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**NOTICE OF MUNICIPAL PLANNING
TRIBUNAL MEETING
OF STELLENBOSCH MUNICIPALITY
FRIDAY, 2023-05-26 FROM 10:00-15:00**

VOLUME 2



ERF 1 LONGLANDS

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THE STELLENBOSCH MUNICIPALITY			
<u>PLANNING REPORT: LAND USE AND LAND DEVELOPMENT APPLICATION:</u>			
REZONING, SUBDIVISION, ADOPTION OF THE DEVELOPMENT'S NAME AND STREET NAMING AND NUMBERING, ARCHITECTURAL GUIDELINES AND HOME OWNERS ASSOCIATION'S CONSTITUTION: REMAINDER ERF 1, LONGLANDS			
Application Reference number	Rem Erf 1, Longlands (LU/11470)	Application Date	2020/06/15

PART A: APPLICANT DETAILS			
First name(s) & Surname	Clifford Heys		
Company name	TV3 Projects (PTY) LTD		
SACPLAN registration number	A/1158/2000		
Registered owner(s)	Longlands Village (PTY) LTD	Is the applicant properly authorised to submit the application	Yes

PART B: PROPERTY DETAILS			
Property description	Remainder Erf 1	Town/ City	Longlands
Physical address	Polkadraai (see ANNEXURE A for locality plan)		
Extent (m² /ha)	±58,9845ha	Current zoning	Agriculture and Rural Zone
Existing Development and Current land use	Vacant		

Any unauthorised land use/building work	No
Title Deed Nr.	T13250/2019 (see ANNEXURE B)

PART C: APPLICATION DETAILS

Applications(s)	<p>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 Erf 1, Longlands:</p> <ol style="list-style-type: none"> 1. The rezoning of the said property from Agriculture and Rural Zone to Subdivisional Area in terms of Section 15(2)(a) of the said Bylaw to allow for the following uses as depicted on plans with reference nr. "Proposed Subdivision/4A and 4B", dated 03 March 2020, and drawn by TV3 Architects and Town Planners: <ol style="list-style-type: none"> a) <i>225 Conventional Residential Zone erven measuring ±14ha to accommodate freestanding single residential units;</i> b) <i>One (1) Private Open Space erf measuring ±5,59ha for purposes of a private road;</i> c) <i>Thirteen (13) Private Open Space erven measuring ±7,35ha for private open space purposes;</i> d) <i>One (1) Community Zone erf measuring 1,84ha for purposes of a clubhouse and ancillary uses;</i> e) <i>Three (3) Utility Services Zone erven measuring 10,97ha for purposes of a public road an authority use;</i> f) <i>Two (2) Agriculture and Rural Zone erven measuring 20,50ha for purposes of agriculture and guest house.</i> 2. The subdivision in terms of Section 15(2)(d) of the said bylaw in accordance with the subdivision plan "Proposed Subdivision/4A and 4B", dated 03 March 2020, and drawn by TV3 Architects and Town Planners, to allow for the development in accordance with the subdivisional zone above;
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	<p><u>OTHER APPLICATIONS:</u></p> <p>3. Approval for the naming and numbering of streets as per the proposed subdivision plan.</p> <p>4. Adoption of the proposed Home Owners Association's Constitution;</p> <p>5. Adoption of the development's name: Longlands Manor Estate;</p> <p>6. Adoption of the proposed Architectural Guidelines;</p> <p>See ANNEXURE C for Subdivisional Plan.</p>
<p>Purpose of Application</p>	<p>To obtain approval for The Longlands Manor residential development which will consist of 255 single residential erven, internal private open spaces, private roads and a clubhouse for the residents.</p>
<p>Pre-consultation</p>	<p>Not applicable</p>

PART D: APPLICATION BACKGROUND

The subject property is located on the M1/Polkadraai Road in the Vlottenburg hamlet, ±5km west of Stellenbosch.

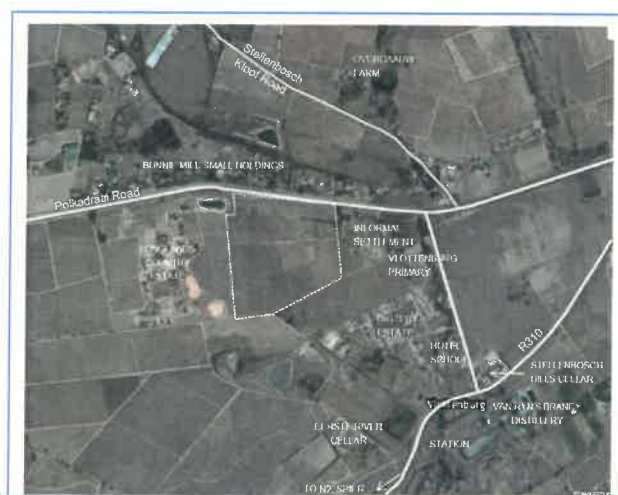


FIGURE 1: LOCALITY MAP

The site itself slopes from west to east, lying below the Longlands Country Estate. The subject property is located in an area with a mixed-use character. It is surrounded by residential developments such as Longlands Country Estate, Bonniemile residential smallholding and numerous commercial facilities (BP service Station, Vlottenburg Kontant Winkel, etc), tourist accommodation establishments (LovanE Boutique Wines Estate and Guest House, Bonniemile Mulberry House, Madajo Guest House, Cultivar Guest Lodge, etc), wine tasting facilities and restaurants (Neethlingsof, Overgaauw, Mulderbosch, Skilpadvlei, etc) and agricultural land.

The subject property is zoned Agriculture and Rural Zone with and approval for a guest house (restricted to an area of 1000m² and six guest suites). The property consists of agricultural land (vineyards) and fallow agricultural land.

The following were previously approved on the subject property (previously known as Farm No. 393/11, Stellenbosch Division): See **ANNEXURE D** for previous approvals.

DATE	DESCRIPTION
January 2009	<p>i) Subdivision of Farm No. 393/11 into three portions of Portion 1 (±10ha Estate Development consisting of 100 single residential erven, with streets and open spaces); Portion 2 (±5ha Agricultural Village consisting of 106 residential erven, with street and open spaces) and a Remainder.</p> <p>ii) The rezoning of Portion 1 and 2 to subdivisinal area, with the remainder zoned Agricultural Zone I.</p>
November 2014	<p>i) The Minister of Rural Development and Land Reform approved a partition plan in terms of the Provision of Land and Assistance Act, 1993 (Act 126 of 1993).</p> <p>An additional 5,6ha available on undeveloped Remainder of Farm No. 393/11, Stellenbosch for the establishment of the rural settlement, consisting of 106 units.</p>
November 2014	<p>i) Determination of Zoning – that a zoning of Business Zone II for the floor area of the existing shop building, Business Zone V for ±2500m² and Agricultural Zone I be determined.</p>
December 2018	<p>i) Amendment of the partition (subdivisinal) plan previously approved by the Department of Rural Development & Land Reform (now indicated as Erf 1, 3, 7, 8 and 9 Longlands);</p> <p>ii) Amendment of general plans;</p> <p>iii) Withdrawal of erf diagrams for Erf 7, 8 and 9;</p> <p>iv) Amendment of conditions of approval;</p> <p>v) Registration of a servitude road over Erf 1 Longlands; and</p> <p>vi) Determination/allocation of zonings for subdivisinal portions.</p>
April 2019	<p>i) The closure of Public Streets Erven 7, 193 and 342, Longlands.</p>

	<p>ii) Amendment of General Plan No. 781/2015 for the relayout of closed Public Street Erf 342 and the creation of an additional Erf, Portion A, comprising of unregistered Erven 196-250, 252-287, 289-342, Longlands; and</p> <p>iii) The consolidation of portion A with Erven 122-195, 251 and 288, Longlands to create Portion B.</p>
June 2019	i) Amendment of a condition of approval 3.4 in councils' letter of approval dated 04 December 2018 in order to amend the requirement that the transfer of land needs to be finalised within 180 days to 360 days after notification for the proposed developments on Erf 1 Longlands.
September 2019	i) Approval for the amended zoning and subdivision plan (Plan 3_REV8_A3, dated 8 February 2019).

PART E: APPLICATION OVERVIEW AND MOTIVATION (SEE ANNEXURE E)

1. The subject property is located within the approved urban edge and is earmarked by the MSDF for future urban development.
2. The subject property is located in the Vlottenburg hamlet. According to the MSDF, Vlottenburg is identified as "a location for development of a structured village node". The MSDF further states, "it is believed that a structured village could be supported at Vlottenburg". The proposed residential development can therefore be deemed desirable as it supports the development of the Vlottenburg hamlet.
3. A consultant was instructed to investigate the temporary employment opportunities that will be created during the project's construction phase. It was concluded that employment for people with different types and levels of skills will be created by the proposed development.
4. The subject property has been the subject of numerous historic land use planning applications and approvals for urban developments. The bulk of the original Farm Longlands No. 393/11, Stellenbosch Division has been developed and it is clear that the subject property has been identified (many years ago) as suitable land to accommodate the spatial growth and expansion of the Vlottenburg hamlet.
5. The proposed development will constitute infill development of the areas between the existing and approved urban developments and will complete the infilling of the Vlottenburg hamlet.
6. According to the MSDF the inadequate supply of 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 and the creation of the much-needed housing opportunities in alignment with all the goals and objectives of the Integrated Development Plan.

7. The subject property has not actively been farmed for the last 10 years. The proposed urban development will be concentrated on the fallow and non-agricultural land. The active agricultural land (i.e the existing vineyards surrounding the Longlands Country Estate) will be retained as part of an agreement with Longlands Country Estates Home Owners' Association.
8. Lyners Consulting Engineers and Project Manager were instructed to investigate the availability of civil engineering services (water, sewerage, stormwater, etc) for the proposed residential development. According to their civil engineering services report all bulk engineering services will be available by June 2022 to accommodate the proposed development.
9. ICE traffic engineers were instructed to undertake a transport impact study for the proposed development. According to the transport impact study report the proposed development is supported from a traffic point of view, but with certain traffic infrastructure upgrades.

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

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 **17 September 2020** to **19 November 2020**. Three (3) valid objections and one (1) late objection from Mr Andre Van Der Walt, were received. Mr Van Der Walt, in the meantime withdrew his objection as soon as discussions between him and the applicant regarding the transfer of 20ha of agricultural land to the Longlands HOA, have been concluded.

The Longlands Country Estate's homeowners Association voted in favour of the proposed development and the owner of Erf 1094 also supported the proposal (see **ANNEXURE G** for comment/objections received).

Methods of advertising				Date published	Closing date for Objections/comments
Press (Eikestad News)	Y	N	N/A	17 September 2020	19 October 2020
Notices	Y	N	N/A	17 September 2020	19 October 2020
Ward councillor	Y	N	N/A	17 September 2020	19 October 2020
On-site display	Y	N	N/A	17 September 2020	19 October 2020
Community organisation(s)	Y	N	N/A	17 September 2020	19 October 2020
State departments	Y	N	N/A	17 September 2020	19 November 2020

2. Public & stakeholder inputs

OBJECTOR	OBJECTION	APPLICANT'S RESPONSE (SEE ANNEXURE H)
Adrian Kennedy Unit 36, Longlands Country Estate (LCE)	<p>The application effectively does away with the agricultural component of the farm as the remaining 20ha will be unsustainable as an agricultural unit between two major development nodes namely that of Longlands Manor and Longlands Country Estate (LCE).</p> <p>I object to the proposed rezoning from arable agricultural land to accommodate the proposed development of 255 single residential erven, which is purely a commercial driven development project.</p>	<p>The proposed urban development of the subject property is supported by Western Cape Government: Agriculture and by the Department of Agriculture, Land Reform and Rural Development. Furthermore, the MSDF has identified the subject property for future urban development.</p> <p>The Provincial and National Departments of Agriculture supports the proposed development.</p>
	The proposed subdivision is not in line with the agreement achieved between the developer and the Longlands	An agreement has been reached between the developer and the HOA

	<p>Country Estate HOA and seeks to further encroach the land between the proposed development and the LCE. The shifting of the boundary line is situated higher up on the hill of the farm, closer to the homeowners situated on the eastern boundary of the Longlands Country Estate.</p> <p>The subdivision excludes the large dam on the northern boundary of the farm and has now earmarked the dam for their own use and conversion for clubhouse and other ancillary facilities.</p> <p>Appropriate height restrictions should be imposed to lessen the visual impact and single height dwellings should be considered along the western boundary of the development. Double height residences, if to be allowed, should only be accommodated from the lower gradient points of the sloped Erf 1 towards the eastern precinct of Erf 1 and not be allowed in the western precinct.</p> <p>Further steps at lowering or cutting of land to a suitable depth or the terracing/stepping down and removal of land on the proposed development site should be considered to lessen the visual impact.</p>	<p>and will be honoured by the developer.</p> <p>Noted.</p> <p>A visual impact assessment (VIA) was undertaken as part of the environmental process. The recommendations of the VIA were implemented with the design of the proposed development. A landscaping aster plan was also prepared, to further soften the development's visual impact. Consequently, the proposed dwellings – which be similar in scale to the Longlands Country Estate's dwellings – will be acceptable from a visual point of view.</p> <p>Noted.</p>
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	<p>High density and double storey dwellings should not be allowed on the western boundary encroachment which will affect the privacy of homeowners. The developer could reduce the number of erven on the western boundary between the proposed development and the Longlands Country Estate.</p> <p>The proposed land development of 255 single residential erven, each with allowance for double height dwellings will have a negative impact on the tranquil country setting of the Cape Winelands and its rural surroundings with respect to, amongst other aspects, vehicular traffic; population density; noise and environmental pollution, as well as access and usage of natural resources.</p> <p>A soil berm could also be introduced at this boundary line with trees and other vegetation to soften the impact of the development on the LCE.</p> <p>The developer's proposed conduct of seeking to squeeze as many single erven</p>	<p>The proposed development is not a high density development, as claimed by the objector. In fact, the proposed development's residential density will be lower than the Longlands Country Estate's density. The proposed dwellings will also be similar in scale to the Longlands Country Estate's dwellings.</p> <p>The MSDF has identified the subject property – as part of the Vlothenburg hamlet – as an area to accommodate the spatial expansion of Stellenbosch. In order to mitigate and limit the proposed development's impact, a traffic impact assessment, environmental impact assessment, visual impact assessment, etc have been undertaken. The recommendations of these studies have all been considered with the design of the development proposal.</p> <p>A soil berm with trees will screen the development but it will also obstruct the objector's view. A landscape master plan was prepared and proposes alternative (green) methods to soften the proposed development's visual impact.</p> <p>The proposed erven will not be "up against" the LCE (as claimed by the</p>
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	<p>with double storey dwellings, up against the boundary with the Longlands Country Estate is contrary to public policy and interest but purely for purposes of satisfying commercial interest.</p> <p>The number of allowable erven should thus be reduced from 255 to a lower densified development such as that of the LCE which consist of 100 erven.</p> <p>To allow the existing subdivision will operate unduly harshly against the LCE's homeowners and produce unjust result having regard to the prejudice which will be suffered by the neighbouring owners and the surrounding environment.</p>	<p>objector). There will be a ±100m wide green buffer between the development and the Longlands Country Estate erven.</p> <p>LCE has a residential density of ±10 units/ha. The proposed Longlands Manor will have residential density of ±8.5 units/ha. In other words, the proposed development is bigger with more erven, but at a lower density.</p> <p>To allow the proposed development will allow the implementation of Council's spatial planning policy (i.e the MSDF).</p> <p>A significant green buffer is proposed between the LCE and the proposed development, to limit the impact of the new development on the homeowners.</p> <p>Furthermore, ±20ha of vineyard land will be donated by the developer to the HOA.</p>
<p>Stellenbosch Ratepayers Association (SRA)</p>	<p>Sacrificing properties such as this for urbanisation will greatly contribute to the destruction of the unique sense of place which makes Stellenbosch what it is.</p>	<p>The proposed development is not urban sprawl (as claimed by the SRA). The subject property is located within the urban edge and is in line with Council's spatial planning policies for the development of Vlottenburg.</p>

	<p>This form of urban sprawl is also not sustainable and will create an additional burden on the existing infrastructure which is already under severe stress.</p> <p>Rather than improving the local economy it will give rise to an ever growing demand for subsidized housing which Stellenbosch is not geared or able to cope with.</p> <p>With the advent of Covid 19 and the concomitant nation-wide decline in the property market, proposed low density developments of this nature, particularly in the rural/agricultural hinterland of Stellenbosch, need to be reassessed ab initio.</p>	<p>An engineering impact study was undertaken by Lyners Consulting Engineers and they have confirmed that engineering services are available for the proposed development (with certain upgrades that will be for the developer's account). The application has also been submitted to the municipal engineering department for their comments and a service level agreement (SLA) between the municipal engineering department and the developer has been signed.</p> <p>We fail to see how the proposed development will lead to a "growing demand for subsidized housing".</p> <p>This is not a development in the rural/agricultural hinterland but a development within the Vlothenburg urban edge.</p>
	<p>Section 3 of the SRA's objection relates to the historic land use planning applications and processes followed to obtain the required development approvals for the LCE, the Longlands Village and the Longlands Low Cost Housing project. The SRA is of the</p>	<p>We take not of the SRA's concern, but these historic land use planning applications – dating back to the mid 2000's – are not pertinent to the Longlands Manor land use planning application on Erf 1, Longlands (currently under review).</p>

	<p>opinion that not all the rules were followed and that these historic approvals and developments should be investigated.</p>	<p>This land use planning application's public participation process is not the forum to air their grievances and concerns regarding previous developments on the farm. We feel this is a deliberate tactic to create confusion and doubt amongst the municipal officials and decisionmakers. If the SRA is serious about this and of the opinion that not all the correct processes were followed with the historic applications, then they should engage with the Municipal Manager to resolve these issues (and not use the public participation platform of this application to protest).</p>
	<p>The SRA noted that i.t.o the principles contained in the MSDF there appears to be no justification for this amendment. The principles in question are summarized below:</p> <p>Maintain and grow our natural assets.</p> <p>Respect and grow our natural heritage.</p>	<p>We believe that the proposed development will comply with the seven key principles outlined in the approved MSDF.</p> <p>The open spaces will be landscaped with Swartland Granite Renosterveld, the natural vegetation that would have occurred naturally on the property, and private property owners will need to also landscape their gardens with granite renosterveld.</p> <p>The developers must ensure that the architectural guidelines and the landscaping guidelines are carried</p>

	<p>Direct growth to areas of less natural and cultural significance as well as movement opportunity.</p> <p>Clarity and respect the different roles and functions of settlements.</p> <p>Clarity and respect the roles and functions of different elements of the movement structure.</p> <p>Ensure balanced, sustainable communities.</p>	<p>out (a condition of approval specified by HWC).</p> <p>The fact that the property contains no natural vegetation and given that the cultural significance is dealt within the second bullet above. In addition, research is currently underway to look at improving the rail network.</p> <p>The use of the strict architectural and landscaping guidelines will guide the development of this settlement.</p> <p>The traffic movement of the proposed development has been addresses by the results of the traffic impact assessment, and traffic controls have been specified for the intersection with the Polkadraai Road. As noted above, research is being undertaken to improve the use of the rail.</p> <p>The planning of Longlands Manor has been undertaken with sustainability in mind by having large connecting corridors that will be naturally vegetated to increase the biodiversity of the area. In addition, the house designs will consist of contemporary winelands architecture.</p>
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	<p>Focus collective energy on critical catalytic projects.</p>	<p>The urban design of the manor project does exactly that and will represent a "village" amongst the surrounding vineyard.</p>
	<p>It is the SRA's point of view that the development proposals are in conflict with the seven principles above, as well as the well-defined policy statements in the MSDF (five of which are quoted below) and must not be permitted, viz"</p> <p>"Even if difficult, it is a matter of now or never. We cannot behave and live like before. We cannot afford to lose more nature and agricultural land, develop at low densities, and prioritise building roads for private cars more than public transport. If we do that, the system will fail. Material wealth will not assist".</p> <p>"Containing settlement footprints by curtailing the further development of peripheral dormitory housing projects".</p>	<p>As responded to above, we believe that the proposed development is not in conflict with the planning principles above, not is it in conflict with the five policy statements noted below, viz:</p> <p>There are no natural areas left on the Longlands property and the agricultural soils are of poor quality according to the agricultural soil analysis undertaken 20 years ago. The low density of development is to safeguard the intrusion into the surrounding cultural landscape, and research is being undertaken by the university into improving the rail service. What is material to the proposed Manor development is that it will substantially contribute to the upgrading of the water, sewage and electrical networks for Vlotenburg, without which the subsidy houses would not have such services.</p> <p>Instead of developing other farms within the Vlotenburg area, the developers have decided to provide mixed use community and residential infill between the subsidy housing in the east and LCE in the west.</p>

	<p>“Containment of settlements to protect nature & agricultural areas and enable public and non-motorised transport and movement”.</p> <p>“A focus on public and non-motorised transport and movement”.</p> <p>“Allow future opportunity to build on existing infrastructure investment”.</p>	<p>The use of low yielding agricultural soils for residential development will protect the better quality soils to the south and west of the Longlands property. The development of the Manor development will mean that the residents of the subsidy village can walk to work. Covid -19 has also shown that staff members can work remotely at home, thereby curtailing the need to commute to their workplace.</p> <p>Public transport and movement have been dealt with above.</p> <p>The development of the Manor residential area will use the existing infrastructure in place but will also improve on the availability of such services as explained above. Instead of using other land for development, that may not be serviced, it makes sustainable sense to use undeveloped intervening land that has services running through the undeveloped land, thereby making efficient use of such services.</p>
	<p>The reason for emphasizing the aforementioned principles and policy statements has to do with the fact that policy has now progressed from simplistic statements that land is either within or outside the urban edge, to a</p>	<p>The above responses speak to the principles of working towards development that moves to more sustainable developments. For example, the land in question had previously been used for agricultural pursuits. We know from agricultural</p>

	<p>more reasoned level of policy, based on principles of sustainable development.</p>	<p>soil tests that the soils were poor agricultural soils with small pockets of medium productive soils. The natural vegetation that used to cover the property had all been removed over the years of undertaking marginal agriculture. The design of the proposed development provides wide corridors that will be rehabilitated with Swartland granite renosterveld species, thereby increasing the biodiversity of the property. The proposed development will pay for the upgrading of the civil services for the whole of the Vlothenburg area. In addition, the existing services running through the property will be used to ensure that the proposed development is fostering sustainable development of the whole Longlands property.</p>
	<p>Elements or parts of the approved MSDF cannot accordingly be viewed in isolation or simplistically. If the proposed development does not comply with the above-mentioned principles and policies that guide the MSDF policy document, then such development cannot be supported.</p>	<p>As noted above, we believe that the proposed Manor development complies with the principles and policies of the approved MSDF as explained above, and as such, such development can be supported.</p>
	<p>Please note that the proposed development does not comply with any of the five afore-mentioned policy guidelines. What the developers need to do is adhere to the facts and not provide an opportunistic statement of</p>	<p>We disagree with the argument put forward by the SRA. What one must realize is that a team of specialists has been responsible for the proposed site development plan from town planners, urban designers, engineers,</p>

	<p>their beliefs. If the Municipality in fact supports the idea of residential infill development on the remainder of Longlands it will also need to rescind the principles and policy guidelines on which the MSDF is based.</p>	<p>landscape architects, heritage specialists, archaeologists, visual impact specialists to environmentalists. The SDP is a team effort to find the best fit of the proposed development into the landscape and which did not happen overnight but has been an iterative process over more than an 3 years long planning process. The professional team has also undertaken such planning in the knowledge of the principles and policies put forward in the approved MSDF. It is important to know that the MSDF is itself a planning exercise that has been based on an iterative process spanning many years, and it has been through a public participation process. As such it is important to note that the planning of the proposed development has not been undertaken in a vacuum.</p>
	<p>The development will be counter-productive to the development of the Adam Tas Corridor, retard densification in the core of Stellenbosch and increase the imbalance between private and public transport.</p>	<p>The ATC project will not be able to absorb all the development pressure in Stellenbosch. For this reason, Council has identified the hamlets surrounding Stellenbosch to be developed, in order to help absorb the development pressures on Stellenbosch. Vlottenburg- and the subject property/proposed development – is a case in point.</p>
<p>Stellenbosch Interest Group (SIG)</p>	<p>The existing Longlands Country Estate owes its origin to a plan for the "Vlottenburg Neighbourhood Area and</p>	<p>This may well have been the case that the original developer may well have obtained the idea of</p>

	<p>Rural Settlement/hamlet" as part of the Winelands Integrated Development Framework. The plan was based on the principle of granting limited rights for subdivision of agricultural land with a view to residential development, from which would derive benefits for environmental conservation and permanent housing, especially for farm workers in the vicinity of the hamlet.</p>	<p>development from the draft document Rural and Urban Settlements: Analysis, Policy and Proposals dated 15 May 2000. To what degree this document became policy is unknown given that it was a "draft" document. Certainly, there have been many SDF documents that have been approved by the Stellenbosch Municipality in the past 20 years.</p>
	<p>The aforementioned document describes how the proposed development on agricultural land would have a positive direct and indirect impact on the environment and on housing shortages in the rural area. The document on rural and urban settlements also emphasized the importance of the design of the small towns and issues such as the availability of services and facilities, and the cooperation of role players (developers and relevant authority) in order to create them. In particular, the need for cross-subsidization was emphasized.</p>	<p>This may well be the case, since 144 social houses are currently being developed on the lower portion of the Longlands property. Longlands village (Pty) Ltd has donated funds and professional services to develop the 144 social houses as well as the land on which the subsidized housing is being undertaken to the Stellenbosch Municipality. It also needs to be noted that the Department of Agriculture has exempted agriculture on Erf 1 of Longlands.</p>
	<p>The Draft Spatial Development Framework for the Vloottenburg Neighbourhood Area and Rural Settlement (May 2001) deals with the planning and implementation aspects of establishing a rural settlement at Vloottenburg. Methods and sources of financing are dealt with in section IV under the headings Broad Financial Model and Private Rural Housing Nodes</p>	<p>Again, the DSDF was a draft document and the methods and sourcing of finance were never pursued. Similarly, the "Wooltru" project never saw the light of day and a Special Management Area for the Vloottenburg area never materialized nor did the so-called Trust fund.</p>

	<p>as Sources of Finance (Annexure B). Reference is made to the "Wooltru" project which was approved subject to conditions. It contains some details about the extent of the project and on financing by means of contributions to the SMA Trust or the Boland District Municipality which would be used for the development and maintenance of the houses and infrastructure. The community including farmers in the area and those needing permanent homes, strongly supported the project.</p>	
	<p>In June 2004 SLC Developers submitted a Draft Environmental Impact Report for the development of the Longlands Estate. The development consisted of 100 upmarket single residential units, the Longlands Village (106 low cost houses to be developed by other institutions), a farm component, including the redevelopment of vineyards and the installation of an appropriate irrigation system, owner's and manager's houses and farm outbuildings.</p>	<p>Planning is a dynamic "science" and many changes to the planning of Vlottenburg have taken place in the intervening 16 years. No farm component on the Longlands property was developed, save for the planting of about 20ha of vineyards around Longlands Country Estate. In terms of the subsequent planning for the Vlottenburg area, the remainder of the Longlands property has been earmarked for mixed use community and residential infill in the approved 2019 MSDF for Vlottenburg. In addition, the National Department of Agriculture has exempted Agriculture on Erf 1 of Longlands. As such, the new developer of the Longlands property has put forward the proposed Longlands Manor development on the remaining land (Erf 1).</p>

	<p>The first general meeting (preceded by meetings with different focus groups) was well attended by farm workers and others who strongly supported the project that would provide the opportunity for permanent home ownership. However, their hopes faded when they learnt that, contrary to their expectation, the municipality would be responsible for the development of the hamlet. The development of the Longlands Estate was eventually approved by the Municipality in November 2009, subject to several conditions relating to the low-cost housing project for which 5.2 has been donated to the Municipality. The conditions included <i>"the cross subsidising funding mechanism in respect of the services as well as the top structures must be clearly defined and form part of the land availability/development agreement"</i> and <i>that clearance certificates will only be issued once the funding mechanism and payment procedures are in place"</i>.</p>	<p>The civil engineering services are currently being installed for 144 social housing units on the Longlands property. The current owners of Longlands Village (Pty) Ltd have played a pivotal role in getting this development off the ground together with the Municipality and Provincial Housing and has donated the land to the Stellenbosch Municipality.</p>
	<p>The development of Longlands Estate continued while people who were desperately hoping for housing in the Agri-village kept waiting in vain. However, before any low-cost housing was created, the owner of Longlands approached the Department for additional approvals. In November 2014, the Department of Land Reform and Rural Development gave permission</p>	<p>The historic approval issued by the Department of Land Reform and Rural Development on the Longlands farm are not pertinent to this application of Erf 1, Longlands.</p>

	<p>for the subdivision of 5,6ha of land into 144 units of which 38 erven (on 1,25ha of land) were to be transferred to the department for allocation to farm workers. The 144 erven are indicated on General Plan No. 178/2015, dated 03 June 2015. It appears that the footprint of the subdivided area is less than the 5,6ha approved by the Department of Land Reform and Rural Development, and even less than the 5,2ha approved by the Municipality in 2009. This means 38 more residential plots will be developed on a smaller area than was previously approved for 106 plots.</p>	
	<p>General Plan n. 781 for the subdivision of another section on Longlands, to the west of the low-cost housing, was also approved on 03 June 2015. The SIG is not aware that such an application has been advertised for comment at any stage.</p>	<p>The subdivision of "another section on Longlands" is not pertinent to this application on Erf 1, Longlands.</p>
	<p>It is clear that significant financial benefits for the owner (or successive owners) have resulted or will result from the development of agricultural land without any housing for farm workers being created so far.</p>	<p>This incorrect. The civil engineering services are currently being installed for 144 social housing erven on the Longlands Property.</p>
	<p>The history of applications and approvals and the involvement of individuals who acted in different capacities, possibly with conflicting interests, to promote development of the farm for residential purposes should be properly investigated. (For example, the same lawyer who in March 2008</p>	<p>Noted. However, these historic land use planning applications – dating back to mid 2000's – are not pertinent to the Longlands Manor land use planning applicatin of Erf 1, Longlands (currently under review).</p>

	<p>questioned the validity of the SIG's appeal against the approval of the Longlands and demanded information to prove the contrary recently acted as adviser to the appellate authority regarding and appeal from the owner of Longlands.</p>	<p>This land use planning application's public participation process is not the forum to air their grievances and concerns regarding previous development on the farm. We feel this is a deliberate tactic to create confusion and doubt amongst the municipal officials and decision makers. If the objector is serious about this and do the opinion that not all the correct processes were followed with the historic applications, then they should engage with the Municipal Manager to resolve these issues (and not use the public participation platform of this application to protest).</p>
	<p>The current application for the development of a massive approx. 30ha of agricultural land for a residential development in a sensitive landscape (Grade IIIB) cannot be supported. Although located within the urban edge, the proposal is in many aspects contrary to the principles of the MSDF.</p>	<p>The subject property is located within the Vloottenburg urban edge and is identified by the MSDF for future urban development. In other words, the development proposal complies with the principles of the MSDF.</p>
	<p>The question can also be asked when and by whom will the complex of GAP housing be developed. What assurance is there that it will be used for the purpose for which it is indicated.</p>	<p>The GAP housing complex is not pertinent to this application.</p>
	<p>Before the current application can be considered, the investigation referred to above should be done, and it must also be ensured that the GAP housing will be realized.</p>	<p>This is incorrect. If the objector wishes to investigate the historic planning approvals on the Longlands farm, they can engage with the Municipal Manager to resolve their concerns. What they cannot do, is hold this</p>

		application ransom, based on their suspicions on other planning application.
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3. Government related inputs received

3.1 The **Department of Agriculture (Elsenburg)** supported the proposal (see **ANNEXURE I** for letters dated 14 June 2019 and 01 April 2022).

3.2 The **Department of Agriculture, Forestry & Fisheries** supported the proposal (see **ANNEXURE J** for letter dated 25 October 2019).

3.3 The **Department of Water and Sanitation** supported the proposal subject to the following conditions (see **ANNEXURE K** for letter dated 15 September 2020):

3.3.1 *All relevant sections and regulations of the National Water Act, 1998 (Act 36 of 1998) regarding water use and pollution management must be adhered to.*

3.3.2 *All relevant sections and regulations of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) must be adhered to.*

3.3.3 *No additional use of surface water and/or storage of water is permitted, unless the applicant has formally obtained an authorisation from this Department in terms of Section 22 of the National Water Act (Act 36 of 1998).*

3.3.4 *No activities may take place within a buffer of 500m boundary radius of a wetland system without formal authorisation thereto obtained from this Department.*

3.3.5 *No permanent structures may be constructed within the 1:100 year flood line or 100m from the edge of the riparian habitat of the watercourse.*

3.3.6 *If any property that receives water from an Irrigation Board or Water User Association is subdivided, sold or consolidated, the Board or Association and this Department must be notified within sixty (60) days after the said transaction took place.*

3.3.7 *If the subdivision will affect the allocation of a water use as registered by this Department, the owner(s) of the new property(ies) must enter into a written mutual agreement to*

determine each property's share in any allocated water or water use and this must be communicated to this Department.

3.3.8 If this subdivision (or consolidation) will affect the allocation of a water use as licences by this Department, the Licencee must contact the Department for the amendment of this licence. This will also be necessary if the property description changes. The Licencee must provide full details of all changes in respect of the properties to the Responsible Authority within 60 days of said change taking place.

3.3.9 It is the duty of the applicant(s) to ensure that all servitudes of aqueduct, access and storage to give effect to the appointment of water uses has been agreed upon prior amongst the property owners and formally registered with the Deeds of Office to give effect thereto upon approval of the application.

3.4 The **Department of Environmental Affairs and Development Planning** granted Environmental Authorisation (EA) subject to certain conditions as per letter dated 14 December 2020 (**ANNEXURE L1**). An appeal was subsequently lodge and the Minister revoked the EA in his letter dated 25 August 2021 (**ANNEXURE L2**). The main reason for the decision is due to the fact that the proposed development does not comply with Condition 4 of the original EA dated 27 March 2007.

The applicant thereafter applied for the **amendment of the appeal record of decision** which was amended on 25 July 2022 (See **ANNEXURE L3**).

i) The amendment entailed the **deletion** of Condition 4 of the initial EA dated 27 March 2007. The condition reads as follows:

"Only the areas indicated for development on Figure 7 (Plan 3, 21 May 2004), i.e the residential erven and Village shall be rezoned to sub-divisional area. The remainder of the property shall remain as Agriculture 1 and shall be used solely for agriculture and agriculture-related development in accordance with applicable zoning scheme."

ii) The **inclusion** of the following:

A residential estate and associated infrastructure on the Remainder of Erf No. 1, Longlands, Vlottenburg which includes certain developments.

iii) Condition 13 was also amended to read as follow:

"13.1" *The EMP must be revised to include both the Longlands Manor and Longlands Village development.*

"13.6" *An ECO must be appointed by the developer for the environmental supervision of the installation of Municipal Services in accordance with the approved EMP and monthly ECO Checklists must be issued by the ECO for both Manor and Villag developments.*

"13.7" *An environmental audit must be undertaken by the ECO at the completion of the installation of Municipal Services and a copy of the audit is to be sent to the DEA&DP and Stellenbosch Municipality for both Manor and Village developments.*

"13.8" *An external environmental audit must be undertaken by an independent EAP no later than 6 months after the completion of the Landscaping of Open spaces and road verges and a copy of the audit is to e sent to the DEA&DP and Stellenbosch Municipality for both Manor and Village developments.*

"13.9" *An external environmental audit should be undertaken once the Longlands Manor Home Owners Association has taken over the control of Longlands Manor Estate and a copy of the audit is to be sent to the DEA & DP and Stellenbosch Municipality. Similarly, such an environmental audit is to be undertaken for Longlands Village.*

3.5 The **Department of Transport and Public Works** supported the proposal subject to the following conditions (see **ANNEXURE M** for letter dated 31 May 2021:

3.5.1 *The development is limited to 255 residential erven as per the Subdivision Plan (Plan No. A4) prepared by TV3 Projects dated 3 March 2020.*

3.5.2 *The only access to Erf 1 must be off Polkadraai Road at the already approved new access at MR177 ±km27.18.*

3.5.3 *Traffic signals at the new access off Polkadraai Road shall only be installed once warranted in terms of the South African Road Traffic Signs Manual (SARTSM) Vol.3. Provision for services ducts for this purpose may be incorporated in the interim.*

- 3.5.4 The detail design of the approved access at MR177 \pm 27.18 as proposed in the TIA must be approved by the Chief directorate Road Design at this Branch (Ms M Hofmeyr – 021 483 3999).
- 3.5.5 Access control gates to Erf 1 must be at least 70m from the edge of Polkadraai Road with 2 lanes out and 2 lanes in plus a service access as proposed in the TIA.
- 3.5.6 The 95m Building Restriction line is relaxed up to 10m from the southern road reserve boundary of Polkadraai Road, and is only applicable over the length of the proposed development along Polkadraai Road.
- 3.5.7 The existing farm access off Polkadraai Road at MR177 \pm km27.31 must be closed permanently, and the road features reinstated (removal of access roadway, drainage pipe and gates, reinstate fence and affected road markings) to the satisfaction of the District Roads Engineer in Paarl (Mr Stewart Bain – 021 863 2020).
- 3.5.8 The temporary construction access at MR177 \pm km27.40 (opposite the existing Bonniemile access) must be closed permanently, the changed road markings reinstated, and the road features reinstated (removal of access roadway, drainage pipe and gates and reinstate fence and affected road markings) to the satisfaction of the District Roads Engineer in Paarl (Mr Stewar Bain – 021 863 2020).
- 3.5.9 Stellenbosch Municipality must provide prove that a consultant has been appointed for the detail design of the diversion of DR1065 (Vlottenburg Rd) to the Stellenboschkloof Rd/Polkadraai Rd intersection.
- 3.5.10 The detail design of the diversion of DR1065 (Vlottenburg Rd) must be approved by the Chief Directorate Road Design at this Branch (Ms Melanie Hofmeyr – 021 483 3999).
- 3.5.11 The closure of Vlottenburg Road at the intersection with Polkadraai Road may only occur once Vlottenburg Road has been aligned to connect with Polkadraai Rd opposite Stellenboschkloof Rd whereafter the new access to the Longlands Low-Cost Housing (144 erven) and the Longlands "Village" (70 erven) developments may be constructed (refer to point 1 and 2 and Figure 5 of the letter 60432096/Proj/Rep/Vlottenburg TIA_Add01 prepared by AECOM dated 4 August 2015).
- 3.5.12 Access to Longlands Village via the approved and registered temporary Right of Way Servitude over Erf 1 to the new access at MR177 \pm km27.18 must be closed as soon as

Vlottenburg Road has been diverted to the Stelelnboschkloof Rd/Polkadraai Rd intersection and access from Vlottenburg Rd is secured.

3.5.13 *All the necessary right of way servitudes must be in place before Section 20, 21 and 28 of the Stellenbosch Municipal and Land Use Planning Bylaw (2015) clearance are issued for the proposed development.*

3.5.14 *The statutory 5m building line must be reserved for all the proclaimed roads affected by the approval of the diversion of these roads; and*

3.5.15 *Please note that this Branch has not budgeted for any road works to be conducted on MR177 (Polkadraai Rd) past the proposed development or for the realignment of DR1065 (Vlottenburg Rd).*

3.6 **Heritage Western Cape** supported the proposal subject to the following conditions (see **ANNEXURE T** for letter dated 19 December 2019):

3.6.1 *A detailed landscaping plan that reflects the heritage indicators set out in Section 8 of the HIA report must be submitted. It is particularly 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 who may request remodelling of the development to ensure that visual impacts are adequately mitigated.*

3.6.2 *Architectural guidelines for the whole development to realize the intentions of the urban design framework and the heritage indicators set out in section 8 of the HIA report must be formulated. The following aspects must be addressed:*

- a) Roof shape and colour with use of pitched roofs and overhanging eaves.*
- b) Height restriction to a maximum of 2 storeys.*
- c) Massing – monolithic building masses are to be avoided in favour of fragmented massing, including the use of lean-to's and pitched roofs.*
- d) Finishes of buildings, using plaster and point in neutral earth tone (no 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 and throughout development.*

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

4. Comments from internal service departments

4.1 The **Manager: Health Services** supported the application, subject to the following conditions: (see **ANNEXURE N** for email dated 06 August 2020).

a) *Environmental Pollution*

i) *No pollution such as water, air, dust or noise pollution may occur on any part of the premises during the operational phase of the proposed development. Proper preventative measures must be put in place beforehand.*

b) *Potable water/Storm water*

i) *The quality of the potable water on the premises must at all times comply with the minimum bacteriological and chemical standards for potable water, as determined by SANS code 241.*

c) *Solid waste disposal*

i) *Refuse collection and storage must be done in a way that will not cause a health nuisance.*

d) *Sewerage/Sanitary facilities*

i) *The sewerage system from the proposed development must be connected to an approved sewerage system according to Stellenbosch Municipality's specifications, conditions and approval.*

ii) *Sewage disposal on the premises must at all times take place in a nuisance-free manner and shall be the owner's responsibility.*

e) General Conditions

i) *This Department reserves the right to set further requirements during the operational phase.*

4.2 The **Manager: Spatial Planning** supported the proposal subject to the following conditions (see **ANNEXURE O** for memo dated 26 September 2022):

4.2.1 *The landscaping plan must be evaluated and approved by the municipality and must include the planting of sufficient mature trees to assist in mitigating extreme temperature fluctuations and to reduce the visual impact particularly from the east.*

4.2.2 *All conditions listed in the HIA and EIA must be made applicable.*

4.2.3 *The architectural guidelines area supported and made applicable to all.*

4.2.4 *All external lighting or illumination should be controlled in such a way as to minimize light pollutions at night to mitigate the vision impact of the estate during darkness.*

4.3 The **Director: Engineering Services** supported the proposal subject to certain conditions as contained in their memo, attached as **ANNEXURE P**, dated 05 July 2021. The applicant however requested that condition 4.d.ii; 4.d.iii and 4.d.iv be amended. This request was partially supported as per the memo dated 18 February 2022.

4.4 The **Manager: Community Services (Senior Environmental Planner)** supported the proposal (see **ANNEXURE Q**, for memo dated 11 August 2020). This section indicated that the development of houses in the areas bordering the cultivated agricultural land, be done in a way that is conscious of agricultural practices that might be regarded as nuisance, whether in terms of air quality (application [spraying] of fertilizer or pesticides) or noise (noise from farm-vehicles and -implements, especially when farming activities occur late at night or early-mornings). The proposed development should make provision in the form of landscaping, set-back lines and/or other measures to mitigate any of these potential disturbances.

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 (2019)
- 1.4 Section 38(1) of the National Heritage Act (Act 25 of 1999)
- 1.5 National Environmental Act 1998 (Act 107 of 1998)

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.

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.

2.2 Applicable MSDF and LSDF's

Erf 1, Longlands is situated within the urban edge of Vlottenburg as proposed by the MSDF. More particularly it is located within transport corridor linking Cape Town with Klapmuts. With the drafting of the MSDF in 2019, Erf 1 was specifically included within the urban edge to be able to develop the land primarily for residential development to "link" Longlands Country Estate (located to the east) with the hamlet of Vlottenburg. The proposal is to provide residential opportunities representing an "income gradient" between Longlands Country Estate and the existing Vlottenburg Hamlet by increasing the density and reducing the erf size and in the process providing housing opportunity for a broader range of groups. The proposed residential development will constitute infill development of the areas between these existing and approved urban developments and will complete the infilling of the Vlottenburg Hamlet.

The Heritage Inventory has given a Grade III grading to the area due to its rural and scenic qualities. No heritage buildings are on the site. A Notice of Intent to Develop was submitted to Heritage Western Cape in terms of Sect 38 of the Heritage Act.

2.3 Applicable planning policies and guidelines

The Provincial Spatial Development Framework (PSDF) sets out a policy framework within which the Western Cape Government will carry out its spatial planning responsibilities. The proposed development aligns with key themes covered in this framework i.e. promoting infill and compact development within the urban edge, ensure functional integration between people of different income groups, the proposal does not perpetuate urban sprawl, opening up opportunities for community and business development and to develop integrated and sustainable settlements.

2.4 Service infrastructure capacity and sustainability

A report on the availability of civil and electrical engineering services was done by Lyners Consulting Engineers and Project Managers (see **ANNEXURE R**, dated September 2019). There is a general lack of bulk infrastructure to accommodate the proposed Longlands Manor development. With current developments in the area, funds on the municipal budget and DC's payable by the Developer, all bulk engineering services will be available by June 2022 at the latest to accommodate the Longlands Manor development.

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.)

A **Traffic Impact Assessment** was done by ICE Consulting Services and the proposal is supported from a traffic impact point of view and the following recommendation were made (see **ANNEXURE S**, dated 13 September 2019).

1. That to accommodate the background traffic:
 - a) The dualling of Polkadraai Road to the west of Vlottenburg Road should be considered by the Roads Authorities.
 - b) When Vlottenburg Road is realigned to opposite Stellenbosch Kloof Rad, the combined Polkadraai Road/Stellen Kloof Road/Vlottenburg Road intersection be signalised (lane layout as per Diagram 1).

2. That to accommodate the proposed development traffic:
 - a) Traffic signals are anticipated to be required at the Polkadraai Raod/Access intersection as soon as the proposed development becomes operational (lane layout as per Diagram 2).

A **Heritage Impact Assessment** (including the visual impact assessment) was done by Lize Malan and David Gibbs (see **ANNEXURE T**). The HIA concluded that the proposed development had been carefully designed to ensure maximum absorption in a landscape already impacted by development (existing and proposed). The overall development is assessed to have an impact of moderate significance, reducing from moderate to low with mitigation in the form of landscaping and architectural controls. Several mitigation measures were suggested and this was all included in the comment of Heritage Western Cape.

2.6 The proposal

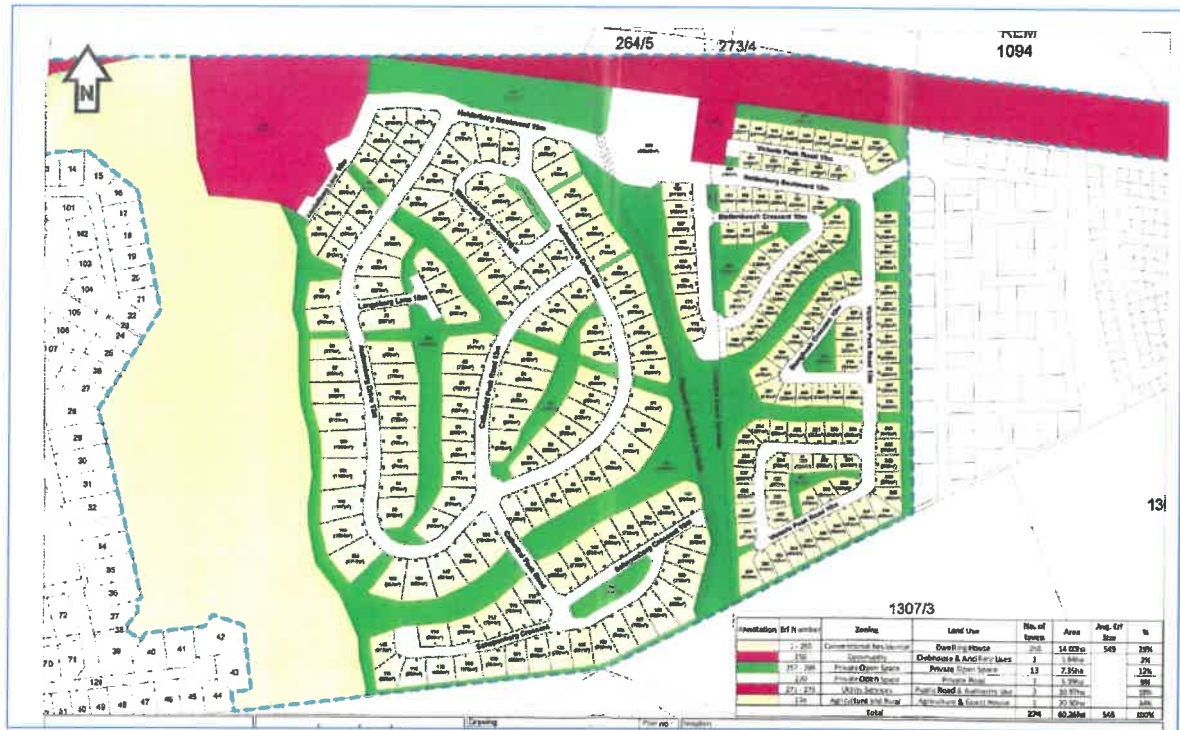


FIGURE 1: SUBDIVISIONAL AND ZONING PLAN

The proposed development consists of 255 conventional residential zone erven; one (1) private open space zone (private road purposes); 13 private open space zone erven for private open space purposes; one (1) community zone erf (clubhouse for residents); three (3) utility services zone for public road and authority zone purposes and the remainder agricultural zone portion.

An access point to the subject property and the approved Longlands Village residential estate (from the M12/Polkadraai Road) has been determined by the Department of Transport and Public Works (MR177 ±km27.18). The new access road and entrance with security structure was constructed recently. The proposed Longlands Manor residential estate will also use this access point and entrance/security structure as their main access.

Longlands Manor is partitioned into two residential precincts, the Western Precinct and Eastern Precinct. The erf sizes range between 300m² and 500m², for the eastern precinct; and between 500m² and 1000m² for the western precinct.

The development will be extensively landscaped to soften the estate's visual impact. New trees and shrubs will be planted to screen the buildings, existing mature trees will be retained (as far as possible) and exterior lighting (i.e street lighting) will be limited (as far as possible).

The building development parameters for conventional residential zone erven are:

Area of land unit	Street boundary building lines (m)	Common boundary building lines (m)	Coverage	Height
Up to 250m ²	2m	1m (see 2(e) below)	70%	2 storeys
251m ² to 500m ²	3m	1m	The greater of 175m ² or 60%	2 storeys
501m ² to 1500m ²	4m	2,5m (see 2(c) below)	The greater of 300m ² or 50%	2 storeys
Greater than 1500m ²	4m	2,5m (see 2(c) below)	The greater of 750m ² or 40%	2 storeys

The application also entails the approval of the development's architectural design guidelines which will function as a substitution scheme with more restrictive parameters than that of the zoning scheme. The implementation of the Architectural Guidelines will facilitate a cohesive architectural character in the estate, responding positively to the agricultural character and the surrounding rural fabric.

As mentioned earlier, Longlands Manor is partitioned into two residential precincts, each applying a different set of urban design guidelines according to setbacks, building form, building heights and interfaces. See **ANNEXURE U** for copy of the design guidelines.

	Western Precinct	Eastern Precinct
Shared boundaries	2,5m; and 4,0m for overlooking features	1,5m; and 3,0m for overlooking features
Front boundaries onto green area	4,0m for major forms; 2,0m for minor forms	4,0m major forms; 2,0m minor forms.
Street boundaries	3,0m 5,0m for garages with access off the street 0m for garages perpendicular to the street	2,5m
Height	6,5m – Single storey double pitch roof	6,0m – Single storey double pitch roof

	8,5m – Double storey double pitch roof	8,0m – double storey double pitch roof.
Parking	2 x residents bays; and 2 x visitor's parking bays	2 x residents bays; and 2 x visitor's parking bays

A homeowner's association will be established to manage the development.

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

a) Compatibility with surrounding properties:

The property is located in the Vlotenburg node. It is bound by the Polkadraai Road to the north, Longlands Country Estate to the west and informal settlement to the east. A small service station, shop, church and a few small holdings area situated to the north east (opposite of Polkadraai Raod) of the subject property. The Digteby Estate and Chantecler Estate (not constructed yet) is situate to the south of the subject property.

The proposal will fill in the area between the approved Longlands Village and the community housing project to the east and the Longlands Country Estate to the west. The proposed residential development will constitute infill development of the areas between the existing and approved urban developments and will complete the infilling of the Vlotenburg Hamlet. The proposed development, together with the existing developments promote compact residential developments that are integrated with Vlotenburg by forming the central northern edge of the settlement.

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 favoured in the MSDF. Security is however a factor that cannot be ignored and must be acknowledge particularly as Longlands Country Estate is already a gated estate.

The proposed development will not detract from the character of the area and should blend in with the surrounding existing land uses in the area as it is surrounded by other residential developments. The proposed development is thus compatible with the surrounding land uses.

b) Density

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 proposal will allow for the better and more effective utilising of the available developable land. The Stellenbosch Zoning Scheme bylaw refer to densities of 50 dwelling units per hectare for a group housing development (note that no densities are prescribed for single dwelling developments).

This development ensures that medium to larger erven can be established that will fit in with the surrounding developments. The erven in Longlands Manor are smaller than the erven in Longlands Country Estate but larger than the erven in Longlands Village, therefore providing housing opportunities for a broader range of groups. The proposal will provide residential opportunities representing an income gradient between Longlands Country Estate and the existing Vlottenburg Hamlet by increasing the density and reducing the erf size. The proposed residential development can therefore be deemed desirable.

c) Impact on existing rights and Visual impact:

The zoning of the residential properties are Conventional Residential Zone and the proposed dwellings/structures will be constructed in accordance the Architectural Guidelines which is to some extent, more restrictive than the parameters of the zoning scheme bylaw. Should a future owner decide to deviate from the development parameters, a land use application is required and a public participation process will follow, at that stage.

The site slopes from west to east, lying below the Longlands Country Estate. Although the site does not sit at the crest of the ridge, it is nonetheless elevated above the valley floor. It is therefore visible from portions of the surrounding context, to varying degrees.

The site is however not regarded as so sensitive that development cannot be successfully undertaken provided that appropriate mitigation is undertaken. The site is located directly below the Longlands Country Estate which sits on an intermediary ridgeline. In this regard it is worth noting that the muted tones of the buildings on the Longlands Estate makes the development far less noticeable in the environment than for instance the stark

white buildings of De Zalze Estate visible from the site. This could be even further improved with the planting of trees for increased visual absorption and screening.

Fragmentation of building forms is also employed to minimise the visual impact of the development as a whole and to ensure the protection of views from neighbouring site.

A detailed landscaping plan that reflects the heritage indicators set out in section 8 of this report should be submitted. It is particularly 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 who may request modelling of the development to ensure that visual impacts are adequately mitigated.

A series of connecting corridors or green lung communal spaces have been introduced in the development ranging in width, together with large scale soft landscaped of domestic gardens all comprised of locally indigenous vegetation. Informal tree groupings, play and outdoor gym areas, winding walkways and trails and water elements will complete the landscaping of the development.

d) Positive impact on economy:

The proposed development will contribute towards the provision of housing opportunities, independent from government subsidies. The project will add revenue and additional employment in the construction sector, which will further strengthen growth in the local economy.

In terms of impacts, the negative qualitative impacts during the construction phase mostly relate to large construction vehicles on access roads, noise and dust, the potential influx of job seekers, as well as criminal activities linked to the presence of construction workers and increased activity at the development site.

Potential positive impacts include the creation of new employment opportunities and a contribution towards local economic development, in particular the construction, retail and services industries.

Additionally, the proposed positive socio-economic impacts that the proposed development of Longlands Manor will provide regarding the necessary capital to upgrade

the water, sewage and electrical requirements within the Vloffenburg area in terms of the Municipal Bulk Service requirements for the area.

The most significant benefits from the proposed development will be large contribution towards employment and local economic income during the construction and operational phase.

e) Agricultural Potential

An investigation into the cultivation potential of the Longlands Farm was undertaken by viticultural consultant, Messrs J Pienaar, revealed that the soils of the property are generally of medium to low potential for wine grapes, with a limited water storage capacity. The dominant agricultural soils forms and their soil potential for the remainder of Erf 1 Longlands are as follows:

The quality of the soils covering the Longlands Manor development area equate to approximately 58% of the area (about 17ha) having medium-low and low quality soils, while 43% (12,5ha) are higher than medium-high quality soils. The rule of thumb in Stellenbosch is that the area for an economical wine grape farming unit, with irrigation, is about 40ha. Given the quality of soils, the lack of irrigation water allotted to this property and that less than 12,5ha contains good quality soils fit for grapes, it can be concluded that this land would not make an economically productive farming venture.

f) Traffic & Access:

Access to the proposed development will be security controlled. The access layout is proposed to consist of two lanes in and two lanes out, with the booms set back ± 70 meters from the edge of Polkadraai Road, which is considered sufficient for the proposed development. A separate services access is proposed which will consist of 4,0m wide lanes, which will be sufficient to accommodate emergency vehicles as well.

Internal streets will measure minimum 5,5m within minimum road reserves of 10m, and the main street will consist of a 6,8m width within a 16m road reserve and the refuse removal will occur kerbside along the internal streets (with access possible via the services access).

A traffic impact assessment was conducted and certain recommendations were made. To accommodate the background traffic, the duelling of Polkadraai Road to the west of

Vlottenburg Road was proposed. To accommodate the proposed development, traffic signals are anticipated to be required at the Polkadraai Road/Access intersection as soon as the proposed development becomes operational. The proposed development was approved by the Department of Transport and Public Works, subject to certain conditions.

g) Public transport and non-motorized transport:

To accommodate public transport, it is suggested that public transport it is suggested that public transport embayments be provided at the proposed development access along the outbound legs of its signalized intersection with Polkadraai Road. As traffic signals will be provided when warranted, pedestrians will be accommodated across Polkadraai Road. Similarly, it is suggested that public transport embayments also be considered at Stellenbosch Kloof Road/Vlottenburg Road-intersection.

To accommodate pedestrians currently crossing Polkadraai Road, it should be ensured that the traffic signals provided at the Stellenboschkloof Road/Vlottenburg Road-intersection make allowance for protected pedestrian phases. Similarly, the traffic signals at the access-intersection should also provide for pedestrians.

Sidewalks currently exist along both sides of Polkadraai Road ($\pm 1,5\text{m}$ wide), up to a point just to the west of the existing Vlottenburg Road-intersection. With the development of the subject property, it is proposed to extend the sidewalk along the proposed development side of Polkadraai Road up to the access. A 2,4m sidewalk along the proposed development side of Polkadraai Road up to the access, linking the development with the existing sidewalk that ends just to the west of the existing Vlottenburg Road Intersection is to be implemented.

2.6.2 Assessment of comments on application

- a) The subject property has **not actively been farmed** for the last 10 years and the proposed urban development will be concentrated on the fallow and non-agricultural land. The active agricultural land (i.e the existing vineyards surrounding the Longlands Country Estate) will be retained as part of an agreement with the Longlands Country Estate's Home Owners' Association. With the drafting of the MSDF in 2019, Erf 1 was specifically included **within the urban edge** to be able to develop the land primarily **for residential development** to line Longlands County Estate with the existing hamlet of

Vlottenburg. The proposal was also **supported by both the Provincial and National Departments of Agriculture.**

- b) The site slopes from west to east, lying below the Longlands Country Estate. Although the site does not sit at the crest of the ridge, it is nonetheless elevated above the valley floor,
- c) The development will thus have a **visual impact** (in that a noticeable change will be perceived) but with **suitable mitigation, the visual impacts can be reduced.** A visual impact assessment (VIA) was undertaken as part of the environmental process and the **recommendations of the VIA were implemented with the design** of the proposed development.
- d) The proposed dwellings, which will be **similar in scale to the Longlands Country Estate's dwellings,** will be acceptable from a visual point of view. The application also entails the **approval of the development's architectural design guidelines which addresses the issues with regards to building height, form, setbacks and colour.** **Fragmentation of building forms** is employed to **minimise the visual impact** of the development as a whole and to ensure the protections of views from neighbouring sites. A Landscaping Master Plan was prepared propose alternative methods to soften the proposed development's visual impact.
- e) The proposed development is **not a high-density development.** It will have a residential density of ± 8.5 units/ha. The proposed development is thus bigger with more even, but at a lower density.
- f) A significant green buffer (± 100 m wide) is proposed between the Longlands Country Estate and the proposed development to limit the impact of the new development on the home owners.
- g) This development is **not urban sprawl** and the subject property is located within the Vlottenburg Urban Edge. Erf 1 was specifically included within the urban edge to be able to develop the land primarily for residential development to line Longlands County Estate with the existing hamlet of Vlottenburg.
- h) An engineering impact study was undertaken and it was confirmed that **engineering services are available for the proposed development with certain upgrades** that will

be for the developer's account. A **service level agreement (SLA) has also been signed** between the developer and the municipality.

- i) A great deal of the concerns deals with the **historic land use planning applications and the processes followed** to obtain the development approvals for the Longlands Country Estate, Longlands Village and Longlands Low Cost Housing project. The application at hand deals with the subdivision and rezoning of Remainder Erf 1, Longlands and must be evaluated according to its desirability. The current application can therefore not be held captive because of previous decisions that have been made. The objector must use other methods/procedures to investigate whether correct processes were followed with the previous applications.
- j) The proposal complies with the **principles of the SDF** and the application was also supported by the Spatial Department.

All objections and comments from the relevant departments were adequately addressed in the assessment of the report.

3. Additional planning evaluation for removal of restrictions

Not applicable.

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. According to the MSDF, Vlotenburg is identified as "a location for development of a structured village node". The proposed residential development can therefore be deemed desirable as it supports the development of the Vlotenburg hamlet.
2. The subject property has been the subject of numerous historic land use planning applications and approvals for urban developments. The bulk of the original Farm Longlands No. 393/11, Stellenbosch Division has been developed and it is clear that the subject property has been identified (many years ago) as suitable land to accommodate the spatial growth and expansion of the Vlotenburg hamlet.

3. The proposed development will constitute infill development of the areas between the existing and approved urban developments and will complete the infilling of the Vlottenburg hamlet.
4. There is a general lack of bulk infrastructure to accommodate the proposed Longlands Manor development. With current developments in the area, funds on the municipal budget and DC's payable by the Developer, all bulk engineering services will be available by June 2022 at the latest to accommodate the Longlands Manor development.
5. The proposal is to provide residential opportunities representing an "income gradient" between Longlands Country Estate and the existing Vlottenburg Hamlet by increasing the density and reducing the erf size and in the process providing housing opportunity for a broader range of groups.
6. The site slopes from west to east, lying below the Longlands Country Estate. Although the site does not sit at the crest of the ridge, it is nonetheless elevated above the valley floor. It is therefore visible from portions of the surrounding context, to varying degrees. The site is however not regarded as so sensitive that development cannot be successfully undertaken provided that appropriate mitigation is undertaken.
7. The HIA concluded that the proposed development had been carefully designed to ensure maximum absorption in a landscape already impacted by development (existing and proposed).
8. The development will be extensively landscaped to soften the estate's visual impact. New trees and shrubs will be planted to screen the buildings, existing mature trees will be retained (as far as possible) and exterior lighting (i.e street lighting) will be limited (as far as possible).
9. An access point to the subject property and the approved Longlands Village residential estate (from the M12/Polkadraai Road) has been determined by the Department of Transport and Public Works (MR177 ±km27.18).
10. The implementation of the Architectural Guidelines will facilitate a cohesive architectural character in the estate, responding positively to the agricultural character and the surrounding rural fabric.
11. Fragmentation of building forms is also employed to minimise the visual impact of the development as a whole and to ensure the protection of views from neighbouring site.
12. A detailed landscaping plan that reflects the heritage indicators set out in section 8 of this report should be submitted. It is particularly 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.

13. The most significant benefits from the proposed development will be large contribution towards employment and local economic income during the construction and operational phase.
14. An investigation into the cultivation potential of the Longlands Farm was undertaken by viticultural consultant, Messrs J Pienaar, revealed that the soils of the property are generally of medium to low potential for wine grapes,
15. In order to mitigate and limit the proposed development's impact, a traffic impact assessment, environmental impact assessment, visual impact assessment, etc have been undertaken. The recommendations of these studies have all been considered with the design of the development proposal.

PART I: RECOMMENDATION

1. 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 Remainder Erf 1, Longlands, namely:
 - 1.1 The **rezoning** of the subject property from Agricultural and Rural Zone to Subdivisional Area in terms of Section 15(2)(a) of the said Bylaw to allow for the following uses:
 - a) Two-hundred and fifty-five (255) x **Conventional Residential Zone** erven (erven 1 – 255) and approximately 14ha in extent, for dwelling houses;
 - b) One (1) x **Community Zone erf** (portion 256) and approximately 1,84ha in extent, for a clubhouse and ancillary use purposes;
 - c) Thirteen (13) x **Private Open Space Zone** erven (257-269) and approximately 7,35ha in extent, for private open space purposes.
 - d) One (1) x **Private Open Zone** erf (portion 270) and approximately 5,59ha in extent for private road purposes.
 - e) Three (3) x **Utilize Services Zone** erven (271-273) and approximately 10,97ha in extent for public road and authority zone.
 - f) One (1) x **Agriculture and Rural Zone** (portion 274) and approximately 20,50ha in extent for agricultural purposes.

1.2 The **subdivision** in terms of Section 15(2)(d) of the said Bylaw of said property to allow for a residential development in accordance with the sub-divisional zone above with associated servitudes.

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:

2. **Conditions of approval:**

- 2.1 The approval only applies to the proposed rezoning and subdivision under consideration, as indicated on the referenced, **Subdivision Plan 4 A & B, dated 03 March 2020, and drawn by TV3 Architects and Town Planners**, attached as **ANNEXURE C** and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
- 2.2 The development must be undertaken in accordance with the subdivision plan as referenced Subdivision Plan 4 A & B, dated 03 March 2020, and drawn by TV3 Architects and Town Planners and attached as **ANNEXURE C**.
- 2.3 New erf diagrams or general plans for the newly created land units be submitted to this municipality for clearance and record purposes.
- 2.4 The applicant submits an electronic copy (shp,dwg,dxf) of the General Plan which was preliminary approved by the SG. The following information must be indicated:
 - a) Newly allocated Erf Numbers
 - b) Co-ordinates
 - c) Survey Dimensions
 - d) Street names (if approved by Council)
- 2.5 All servitudes be registered in the title deeds of the applicable property on registration.
- 2.6 An owner's association for the subject development be established in terms of section 29(1) of the subject Bylaw
- 2.7 A constitution for the owner's association be submitted and approved by the municipality in terms of Section 29(3) of the subject Bylaw prior to the transfer of the first land unit,

which constitution must make provision for the relevant matters in Section 29 of the subject Bylaw.

- 2.8 All common property, inclusive of private road/s and open space/s and land required for services by the owner's association, be transferred at his cost by the applicant to the owners' association, prior to or simultaneously with the transfer or registration of the first land unit or prior to the first building plan approval, whichever occurs first.
- 2.9 All land designated for the provision of municipal service infrastructure and amenities on the subdivision plan must be transferred to the Municipality upon transfer of the first unit/erf in the subdivision, of which the cost for the surveying and transfer of such public land will be for the account of the applicant/developer.
- 2.10 Portions 271 & 272 (Public Roads) is to be transferred to the Department of Transport and Public Works before a clearance certificate will be issued.
- 2.11 A Landscaping Plan be submitted and approved by the Municipality prior to the registration of the first property or the submission of any building plan application, whichever occurs first. The landscaping plan must take the conditions of Heritage Western Cape into consideration (see **ANNEXURE T** for letter dated 19 December 2019).
- 2.12 The development and buildings be designed and undertaken to the satisfaction of the Municipality in accordance with the architectural guidelines attached as **ANNEXURE U**.
- 2.13 The conditions imposed by the **Department of Transport and Public Works** in their letter dated 31 May 2021, attached as **ANNEXURE M**, be complied with to the satisfaction of said department.
- 2.14 The following conditions imposed by the **Manager: Spatial Planning** in their memo dated 26 September 2022, attached as **Annexure O**, be adhered to;
- 2.15 The conditions imposed by the **Director: Engineering Services** in their memo dated 05 July 2021, 22 January 2021 and 18 February 2022, attached as **ANNEXURE P**, be adhered to.
- 2.16 A service agreement regarding the responsibilities for the provision of engineering services be entered into with the Municipality prior to the construction of any engineering services or infrastructure in terms of Section 66(3) and Section 82(4) of the said Bylaw, which service agreement must include and comply with the conditions as imposed by the **Directorate**

Infrastructure Services in their memo dated 05 July 2021 and 18 February 2022, and attached as **ANNEXURE P**.

- 2.17 Development contributions are payable in accordance with the prevailing and applicable Council tariffs at the time of payment prior to the transfer of the first property or submission of any building plans, whichever occurs first, or as may be agreed on in writing with the Directorate Infrastructure Services.
- 2.18 The conditions imposed by **Heritage Western Cape** in their letter dated 19 December 2019, attached as **ANNEXURE T**, be adhere to.
- 2.19 Building plans must be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

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

- a) The subject property is situated within the urban edge of Vloottenburg, and is aligned with the principles of the MSDF.
- b) The proposed residential development constitutes infill development and is therefore in line with the principles of the Spatial Development Framework.
- c) The proposal is not in conflict with the character of the area as it will complement and support the existing developments particular the Vloottenburg area as a whole and the greater Stellenbosch Municipal Area in general
- d) The proposed use will not have a negative impact on high potential agricultural land and will not contribute to urban sprawl.
- e) The proposed development will be landscaped to soften the estate's visual impact.
- f) The proposed development will have a positive impact on the town's local economy as it indirectly will create many new employment opportunities during the construction phase.

4. Matters on the application TO BE NOTED:

- 4.1 That the approval on the name of the development and the naming and numbering of streets as per the proposed subdivision plan, **BE DECIDED** by the delegated official.
- 4.2 Compliance to the conditions of the Environmental Authorisation, dated 25 July 2022 and 27 March 2007, attached as **ANNEXURE L**.
- 4.3 The requirements stated in letter 16/2/7/G200/A/8 by the **Department of Water and Sanitation**, attached as **ANNEXURE K**, be adhered to.
- 4.4 The conditions imposed by the **Cape Winelands District Municipality (Health Services)** in their email dated 06 August 2020, attached as Annexure N, be adhered to.
- 4.5 Building plans be approved by the Municipality prior to any building work commencing.

PART J: ANNEXURES

1. **ANNEXURE "A"** : **LOCALITY PLAN**
2. **ANNEXURE "B"** : **COPY OF TITLE DEED**
3. **ANNEXURE "C"** : **SUBDIVISIONAL & ZONING PLAN**
4. **ANNEXURE "D"** : **PREVIOUS APPROVALS**
5. **ANNEXURE "E"** : **APPLICANT'S MOTIVATION**
6. **ANNEXURE "F"** : **PORTFOLIO OF EVIDENCE**
7. **ANNEXURE "G"** : **OBJECTIONS/COMMENT RECEIVED**
8. **ANNEXURE "H"** : **COMMENT ON OBJECTIONS**
9. **ANNEXURE "I"** : **COMMENT FROM THE DEPARTMENT OF AGRICULTURE (EISENBURG)**
10. **ANNEXURE "J"** : **COMMENT FROM THE DEPARTMENT OF AGRICULTURE, FORESTERY AND FISHERIES**
11. **ANNEXURE "K"** : **COMMENT FROM THE WATER AND SANITATION**
12. **ANNEXURE "L"** : **COMMENT FROM THE DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING (EA)**

13. ANNEXURE "M" : COMMENT FROM THE DEPARTMENT OF TRANSPORT AND PUBLIC WORKS
14. ANNEXURE "N" : COMMENT FROM THE MANAGER: HEALTH DEPARTMENT (CAPE WINELANDS)
15. ANNEXURE "O" : COMMENT FROM THE MANAGER: SPATIAL PLANNING
16. ANNEXURE "P" : COMMENT FROM THE DIRECTOR: ENGINEERING SERVICES
17. ANNEXURE "Q" : COMMENT FROM THE MANAGER: COMMUNITY SERVICES
18. ANNEXURE "R" : REPORT ON AVAILABILITY OF CIVIL AND ELECTRICAL ENGINEERING SERVICES
19. ANNEXURE "S" : TRAFFIC IMPACT ASSESSMENT
20. ANNEXURE "T" : HERITAGE IMPACT ASSESSMENT & COMMENT FROM HWC
21. ANNEXURE "U" : DESIGN GUIDELINES

PART K: COMPILATION OF PLANNING APPLICATION ASSESSMENT REPORT

REZONING, SUBDIVISION, ADOPTION OF THE DEVELOPMENT'S NAME AND STREET NAMING AND NUMBERING, ARCHITECTURAL GUIDELINES AND HOME OWNERS ASSOCIATION'S CONSTITUTION: ERF 1, LONGLANDS

Author of Planning Assessment Report:

Recommended Categorisation of the Application for Authorised Decision Maker:

Name: Louisa Guntz

Capacity: Senior Town Planner

Signature:



Date:

12/05/2023

PART L: REVIEW OF PLANNING APPLICATION ASSESSMENT REPORT

**REZONING, SUBDIVISION, ADOPTION OF THE DEVELOPMENT'S NAME AND STREET
NAMING AND NUMBERING, ARCHITECTURAL GUIDELINES AND HOME OWNERS
ASSOCIATION'S CONSTITUTION: ERF 1, LONGLANDS**

Review of Planning Assessment Report:

Name:

Capacity:

SACPLAN Registration:

Signature:

Date:

PART M: SUBMISSION OF PLANNING APPLICATION ASSESSMENT REPORT**REZONING, SUBDIVISION, ADOPTION OF THE DEVELOPMENT'S NAME AND STREET NAMING AND NUMBERING, ARCHITECTURAL GUIDELINES AND HOME OWNERS ASSOCIATION'S CONSTITUTION: ERF 1, LONGLANDS****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;

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 Coertse

Capacity:

SMPT

SACPLAN Registration:

A/1557

Signature:

[Handwritten Signature]

Date:

12/5/2023

PART N: ADMINISTRATION OF PLANNING APPLICATION ASSESSMENT REPORT**REZONING, SUBDIVISION, ADOPTION OF THE DEVELOPMENT'S NAME AND STREET NAMING AND NUMBERING, ARCHITECTURAL GUIDELINES AND HOME OWNERS ASSOCIATION'S CONSTITUTION: ERF 1, LONGLANDS****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: 26 MAY 2023

Name: LENACIA KAMINGA

Capacity: SENIOR ADMINISTRATIVE OFFICER

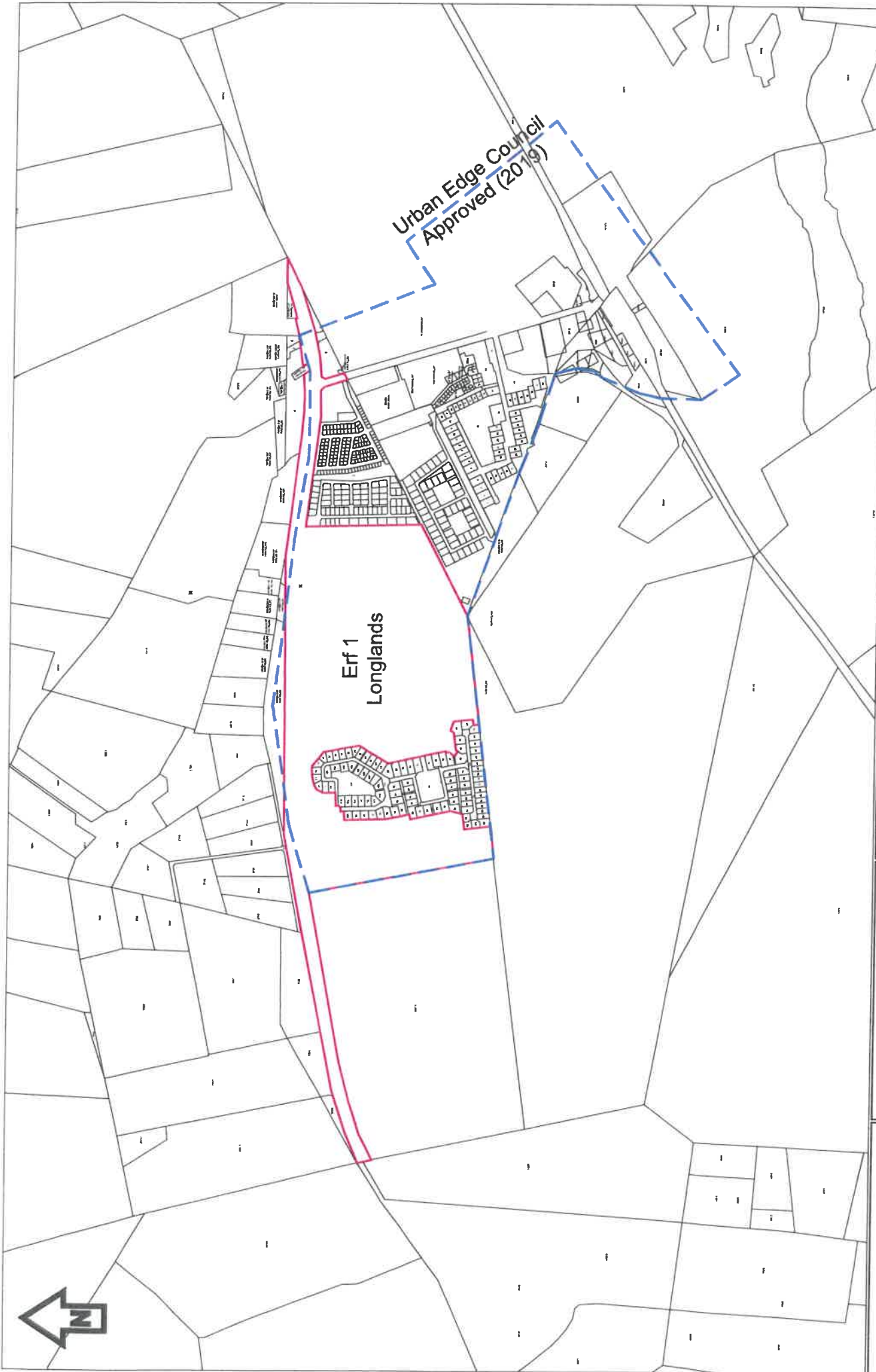
Signature: 

Date: 12.05.2023

ANNEXURE A

**REZONING, SUBDIVISION, ADOPTION OF THE
DEVELOPMENT'S NAME AND STREET NAMING AND
NUMBERING, ARCHITECTURAL GUIDELINES AND
HOME OWNERS ASSOCIATION'S CONSTITUTION:
ERF 1, LONGLANDS**

LOCALITY PLAN



<p>TV3 ARCHITECTS AND TOWN PLANNERS</p> <p>First Floor • La Gratitude Office Building 97 Deep Street • Steinhilberich 7600 tel: (021) 861 3800 fax: (021) 862 8028 e-mail: steig@tv3.ie web: www.tv3.ie</p>	<p>Longlands Manor Erf 1, Longlands</p>		<p>Drawing: Local Locality</p>	<p>Plan no.: 2</p>	<p>Notation:</p>
	<p>Property Description:</p>		<p>Date: 14/02/2020</p>	<p>Scale: NTS</p>	<p>Cadastral information obtained from Surveys and Mapping (DRDLR). Aerial Photography obtained on Google Earth.</p>
<p>Checklist:</p>		<p>Drawn: WH</p>	<p>Drawn: WH</p>	<p>Checked: CH</p>	<p>* All areas and dimensions are approximate and should be verified by a professional land surveyor. * This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved</p>

ANNEXURE B

**REZONING, SUBDIVISION, ADOPTION OF THE
DEVELOPMENT'S NAME AND STREET NAMING AND
NUMBERING, ARCHITECTURAL GUIDELINES AND
HOME OWNERS ASSOCIATION'S CONSTITUTION:
ERF 1, LONGLANDS**

COPY OF TITLE DEED



CONVEYANCER CERTIFICATE

I/We... Anton Michiel Jacobus Melck

(conveyancer's name and surname)

Practising at:

Cluver Markotter Inc.
Cluver Markotter Building, Mill Street, Stellenbosch
7600

(firm and place of practice)

In respect of:

REMAINDER ERF 1, LONGLANDS, IN THE MUNICIPALITY AND DIVISION OF
STELLENBOSCH, WESTERN CAPE PROVINCE
IN EXTENT: 58,9845 (FIVE EIGHT COMMA NINE EIGHT FOUR FIVE) HECTARES
HELD BY DEED OF TRANSFER T13250/2019

(full property description (erf / farm) as it appear in title deed of same)

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

1. Current Holding Title Deed: Deed of Transfer T13250/2019
2. Previous Title Deed: Deed of Transfer T62894/2009
3.
4.
5.
6.
7.
8.

For example Deed of Transfer T12345/2000 or Certificate of Registered Sectional Title ST1234/2000 (description of title deed number and date)



A. IDENTIFY RESTRICTIVE TITLE CONDITIONS (if any)

Categories		Are there deed restrictions (indicate below)		Title Deed and Clause number if restrictive conditions are found
1.	Use of land	Y	N X	
2.	Building lines	Y	N X	
3.	Height	Y	N X	
4.	Number of Dwellings	Y	N X	
5.	Bulk floor area	Y	N X	
6.	Coverage/built upon area	Y	N X	
7.	Subdivision	Y	N X	
8.	Servitudes that may be registered over or in favour of the property	Y X	N	T 13250/2019 Clause 1.I.B; 1.I.C; 1.III.A (see annexure A)
9.	Other Restrictive Conditions	Y X	N	T 13250/2019 Clause 1.I.A (see annexure A)



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

In respect of which it was found that there are/are no restrictive conditions with reference to Section 23(1) (a, b or c) of the Land Use Planning By-law (2015) registered against such property (ies) prohibiting it from being utilised/developed for the following purposes (as elaborated in the accompanying application).

a.	Organ(s) of State that might have an interest in the restrictive condition	Not applicable
b.	A person whose rights or legitimate expectations will be affected by the removal/suspension/amendment of a restriction condition.	Not applicable
c.	All persons mentioned in the deed for whose benefit the restrictive condition applies	Not applicable

C. PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED

(please tick appropriate box)

Application in terms of Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015)	Notarial Deed of Cancellation (Submit Copy of Signed Agreement)	Action by way of court order (Submit Copy of the Court Order)	If Other, Please Specify
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D. UNREGISTERED SERVITUDES

The Diagram of the property makes reference to three unregistered pipeline servitudes as per servitude notes set out in annexure B

Signed at.....Stellenbosch..... (Place) on this.....7th..... (Day)of July.....(Month) of 20.....¹⁹.....

Full names and Surname: Anton Michiel Jacobus Melck.....

Signature:

Firm Postal Address:

Kindly endorse certificate by affixing official stamp here and initial here

Tel: 021 808 5600.....

Email: ..antonm@cluvermarkotter.law....

Cell:-



ERF 1, LONGLANDS (CAPE TOWN)

Deeds Office Property Erf

Suite G01, Waterview 2, Waterview Close, Century

City

Tel: +27 860 340 000

Website: <https://www.searchworks.co.za>

SEARCH INFORMATION

Summary

Search Type	DEEDS OFFICE PROPERTY ERF
Search Description	ERF 1, LONGLANDS (CAPE TOWN)
Reference	CARIN
Date	21/02/2020

ERF INFORMATION

Summary

Deeds Office	CAPE TOWN
Property Type	ERF
Township	LONGLANDS
Erf Number	1
Portion Number	0 (REMAINING EXTENT)
Previous Description	-
Registration Division	STELLENBOSCH RD
Municipality	STELLENBOSCH MUN
Province	WESTERN CAPE
Diagram Deed	-
Size	58.9845 H
LPI Code	C06700370000000100000
Street Address	-

OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
LONGLANDS VILLAGE PTY LTD	201742016307	R68500000.00	26/10/2018

OWNER INFORMATION

Owner 1 of 1

Owner Name	LONGLANDS VILLAGE PTY LTD
ID / Reg. Number	201742016307
Owner Type	COMPANY
Title Deed	T13250/2019
Purchase Date	26/10/2018
Registration Date	04/04/2019
Purchase Price	R68500000.00
Multiple Owners	NO
Multiple Properties	NO
Share	-
Microfilm Reference No.	-

ENDORSEMENT(S)

Document Number	Microfilm Reference Number	Institution	Value
B9507/2019	-	A B S A BANK LTD	R 100 000 000,00
I-2504/2019LG	-	-	UNKNOWN
CONS ST RD 393,393/9	-	-	UNKNOWN
FARM ST 393/11	1985 0071 1866	-	UNKNOWN
RELAYOUT FROM	-	REG DIV STELLENBOSCH RD ,NAME LONGLANDS ,NO 393 ,PRTN 11	UNKNOWN
NOW SUBDIVISION	-	TOWN LONGLANDS ,ERF 3 ,PRTN 0	UNKNOWN
NOW SUBDIVISION	-	TOWN LONGLANDS ,ERF 4 ,PRTN 0	UNKNOWN
NOW SUBDIVISION	-	TOWN LONGLANDS ,ERF 5 ,PRTN 0	UNKNOWN
NOW SUBDIVISION	-	TOWN LONGLANDS ,ERF 6 ,PRTN 0	UNKNOWN

HISTORY INFORMATION

Document Number	Microfilm Reference Number	Owner	Value
-	-	-	UNKNOWN
I-4173/2015LG	-	-	UNKNOWN
-	-	-	UNKNOWN
I-3658/2012C	-	-	UNKNOWN
T13250/2019	-	-	R 29 600 000,00
T62894/2009	2010 0066 0936	LONGLANDS HOLDINGS PTY LTD	R 29 600 000,00

INTERNAL ENQUIRY HISTORY

Company Name	Contact Person	Contact Number	E-mail Address	Enquiry Date
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No information available.

REPORT INFORMATION

Date of Information	21/02/2020 15:07
Print Date	21-02-2020 15:08
Generated By	WAGENER HANEKOM
Reference	CARIN
Report Type	DEEDS OFFICE PROPERTY ERF



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CLUVER MARKOTTER
117

Prepared by me

CONVEYANCER
AREND LEOPOLD DE WAAL

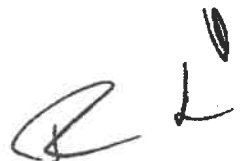
APPLICATION IN TERMS OF SECTION 40(3) OF ACT 47 OF 1937

I, the undersigned

DAVID JOHN LUDDITT duly authorised hereto by a resolution of the
Directors of
LONGLANDS VILLAGE PROPRIETARY LIMITED
Registration Number 2017/420163/07

hereby apply to the Registrar of Deeds at CAPE TOWN in terms of Section 40(3) of Act 47
of 1937 for the issuing of a Certificate of Consolidated Title in respect of:

1. ERF 122 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape
Province
Measuring: 303 (THREE HUNDRED AND THREE) Square Metres
2. ERF 123 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape
Province
Measuring: 472 (FOUR HUNDRED AND SEVENTY TWO) Square Metres
3. ERF 124 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape
Province
Measuring: 472 (FOUR HUNDRED AND SEVENTY TWO) Square Metres
4. ERF 125 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape
Province
Measuring: 472 (FOUR HUNDRED AND SEVENTY TWO) Square Metres
5. ERF 126 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape
Province
Measuring: 472 (FOUR HUNDRED AND SEVENTY TWO) Square Metres
6. ERF 127 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape
Province
Measuring: 472 (FOUR HUNDRED AND SEVENTY TWO) Square Metres



7. ERF 128 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 465 (FOUR HUNDRED AND SIXTY FIVE) Square Metres
8. ERF 129 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 366 (THREE HUNDRED AND SIXTY SIX) Square Metres
9. ERF 130 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 361 (THREE HUNDRED AND SIXTY ONE) Square Metres
10. ERF 131 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 360 (THREE HUNDRED AND SIXTY) Square Metres
11. ERF 132 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 361 (THREE HUNDRED AND SIXTY ONE) Square Metres
12. ERF 133 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 367 (THEE HUNDRED AND SIXTY SEVEN) Square Metres
13. ERF 134 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 348 (THREE HUNDRED AND FORTY EIGHT) Square Metres
14. ERF 135 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 359 (THREE HUNDRED AND FIFTY NINE) Square Metres
15. ERF 136 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 359 (THREE HUNDRED AND FIFTY NINE) Square Metres

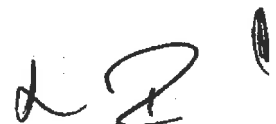
DR

16. ERF 137 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 360 (THREE HUNDRED AND SIXTY) Square Metres
17. ERF 138 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 366 (THREE HUNDRED AND SIXTY SIX) Square Metres
18. ERF 139 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 445 (FOUR HUNDRED AND FORTY FIVE) Square Metres
19. ERF 140 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 451 (FOUR HUNDRED AND FIFTY ONE) Square Metres
20. ERF 141 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 451 (FOUR HUNDRED AND FIFTY ONE) Square Metres
21. ERF 142 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 451 (FOUR HUNDRED AND FIFTY ONE) Square Metres
22. ERF 143 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 450 (FOUR HUNDRED AND FIFTY) Square Metres
23. ERF 144 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 433 (FOUR HUNDRED THIRTY THREE) Square Metres
24. ERF 145 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 433 (FOUR HUNDRED AND THIRTY THREE) Square Metres

25. ERF 146 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 433 (FOUR HUNDRED AND THIRTY THREE) Square Metres
26. ERF 147 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 433 (FOUR HUNDRED AND THIRTY THREE) Square Metres
27. ERF 148 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 433 (FOUR HUNDRED AND THIRTY THREE) Square Metres
28. ERF 149 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 436 (FOUR HUNDRED AND THIRTY SIX) Square Metres
29. ERF 150 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 3 048 (THREE THOUSAND AND FORTY EIGHT) Square Metres
30. ERF 151 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 463 (FOUR HUNDRED SIXTY THREE) Square Metres
31. ERF 152 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 465 (FOUR HUNDRED AND SIXTY FIVE) Square Metres
32. ERF 153 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 465 (FOUR HUNDRED AND SIXTY FIVE) Square Metres
33. ERF 154 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 465 (FOUR HUNDRED AND SIXTY FIVE) Square Metres

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34. ERF 155 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 465 (FOUR HUNDRED AND SIXTY FIVE) Square Metres
35. ERF 156 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 465 (FOUR HUNDRED AND SIXTY FIVE) Square Metres
36. ERF 157 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 465 (FOUR HUNDRED AND SIXTY FIVE) Square Metres
37. ERF 158 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 465 (FOUR HUNDRED AND SIXTY FIVE) Square Metres
38. ERF 159 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 465 (FOUR HUNDRED AND SIXTY FIVE) Square Metres
39. ERF 160 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 474 (FOUR HUNDRED AND SEVENTY FOUR) Square Metres
40. ERF 161 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 321 (THREE HUNDRED AND TWENTY ONE) Square Metres
41. ERF 162 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 321 (THREE HUNDRED AND TWENTY ONE) Square Metres
42. ERF 163 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 322 (THREE HUNDRED AND TWENTY TWO) Square Metres
43. ERF 164 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 322 (THREE HUNDRED AND TWENTY TWO) Square Metres



44. ERF 165 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 323 (THREE HUNDRED AND TWENTY THREE) Square Metres
45. ERF 166 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 323 (THREE HUNDRED AND TWENTY THREE) Square Metres
46. ERF 167 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 322 (THREE HUNDRED AND TWENTY TWO) Square Metres
47. ERF 168 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 322 (THREE HUNDRED AND TWENTY TWO) Square Metres
48. ERF 169 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 305 (THREE HUNDRED AND FIVE) Square Metres
49. ERF 170 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 300 (THREE HUNDRED) Square Metres
50. ERF 171 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 300 (THREE HUNDRED) Square Metres
51. ERF 172 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 300 (THREE HUNDRED) Square Metres
52. ERF 173 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 300 (THREE HUNDRED) Square Metres



53. ERF 174 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 300 (THREE HUNDRED) Square Metres
54. ERF 175 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 300 (THREE HUNDRED) Square Metres
55. ERF 176 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 361 (THREE HUNDRED AND SIXTY ONE) Square Metres
56. ERF 177 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 450 (FOUR HUNDRED AND FIFTY) Square Metres
57. ERF 178 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 429 (FOUR HUNDRED AND TWENTY NINE) Square Metres
58. ERF 179 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 427 (FOUR HUNDRED AND TWENTY SEVEN) Square Metres
59. ERF 180 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 427 (FOUR HUNDRED AND TWENTY SEVEN) Square Metres
60. ERF 181 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 427 (FOUR HUNDRED AND TWENTY SEVEN) Square Metres
61. ERF 182 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 427 (FOUR HUNDRED AND TWENTY SEVEN) Square Metres

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62. ERF 183 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 401 (FOUR HUNDRED AND ONE) Square Metres
63. ERF 184 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 431 (FOUR HUNDRED AND THIRTY ONE) Square Metres
64. ERF 185 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 453 (FOUR HUNDRED AND FIFTY THREE) Square Metres
65. ERF 186 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 453 (FOUR HUNDRED AND FIFTY THREE) Square Metres
66. ERF 187 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 453 (FOUR HUNDRED AND FIFTY THREE) Square Metres
67. ERF 188 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 453 (FOUR HUNDRED AND FIFTY THREE) Square Metres
68. ERF 189 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 361 (THREE HUNDRED AND SIXTY ONE) Square Metres
69. ERF 190 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 361 (THREE HUNDRED AND SIXTY ONE) Square Metres
70. ERF 191 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 361 (THREE HUNDRED AND SIXTY ONE) Square Metres

71. ERF 192 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 364 (THREE HUNDRED AND SIXTY FOUR) Square Metres
72. ERF 193 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 1,3110 (ONE COMMA THREE ONE ONE ZERO) Hectares
73. ERF 194 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 1,1944 (ONE COMMA ONE NINE FOUR FOUR) Hectares
74. ERF 195 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 987 (NINE HUNDRED AND EIGHTY SEVEN) Square Metres
75. ERF 251 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 8 948 (EIGHT THOUSAND NINE HUNDRED AND FORTY EIGHT) Square Metres
76. ERF 288 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 533 (FIVE HUNDRED AND THIRTY THREE) Square Metres
77. ERF 343 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province
Measuring: 2,9862 (TWO COMMA NINE EIGHT SIX TWO) Hectares
- ALL THE AFOREMENTIONED 77 PROPERTIES HELD BY Deed of Transfer Number T13250/2019

WHICH properties have been consolidated and are now known as:

ERF 344 LONGLANDS in the Municipality and Division Stellenbosch, Western Cape Province



Measuring: 9,6393 (NINE COMMA SIX THREE NINE THREE) Hectares

As will more fully appear from Plan S.G. Number 2197/2019

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SIGNED at Stellenbosch on this 7th day of February 2020

AS WITNESSES:

- 1.  _____
- 2.  _____

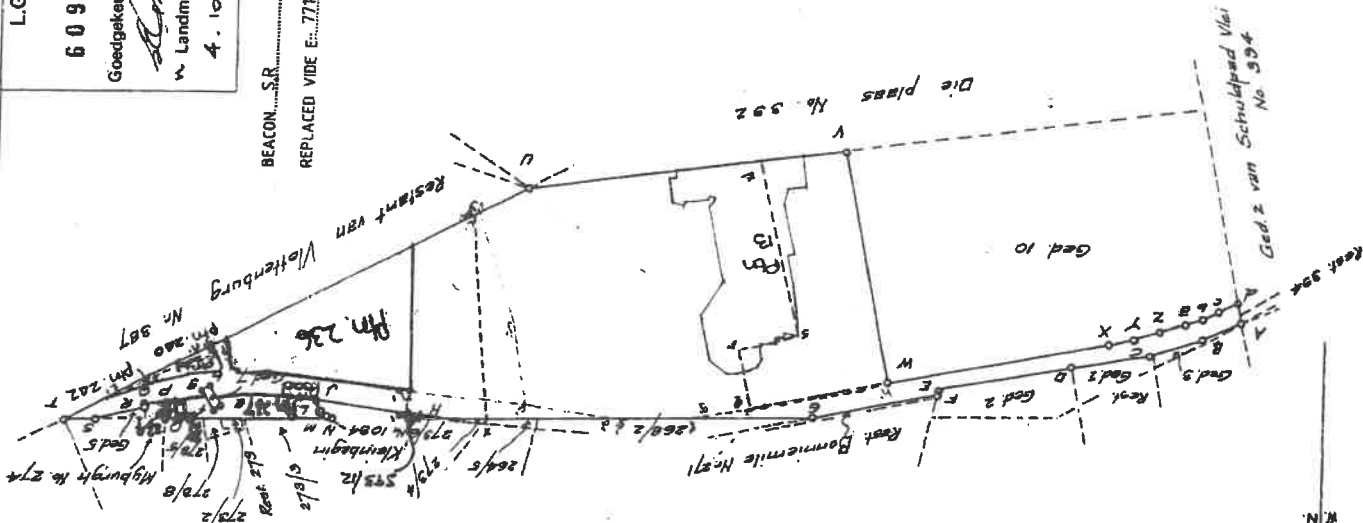


DAVID JOHN LUDDITT obo LONGLANDS
VILLAGE (PTY) LTD

KANTOORAFSKRIF

L.G. No.
609678
Goedgekeur.
v. Landmeter-Genesedi
4.10.78

BEACON...S.R.
REPLACED VIDE E.: 771/96



609678

KOÖRDINATE
Y STELSEL Lo 19° X

SERNITUIT NOTA: Die lyn xy stel die middellyn van n Elektriese Kraglynsaerwituit voor. Sien kaart 8492/1964 geheg aan A/S 552/1966.

(1) Figuur, Wqrstv, wat die Restant van GEDEELTE 9 van die plaas LONGLANDS No.393, voorstel.
Sien Kaart No.2512/1976 geheg aan T/A 2838.52. 1977

(2) Figuur, ABCDEFGHIJKLmnopqrstuvsxyzabcd uitgesluit figuur wat die Restant van die plaas LONGLANDS No.393, voorstel.
Sien Kaart No.8116/1917 geheg aan Grondbrief Stel Q.24.15

* NOW

ERF 1 Longlands

Die figuur ABCDEFGHIJKLmnopqrstuvwxyzabcd uitgesluit figuur efgh stel voor
*GEDEELTE 11 van die plaas LONGLANDS No.393 en bestaan uit :- sien hierbo die Administratiewe Distrik

Stellenbosch Provincie Kaap die Goeie Hoop.

Gemeentelike Saamgestel in Augustus 1978 deur my.

[Handwritten Signature]

Hierdie kaart is geheg aan S.K.T. No. 1922/81 gedateer t.g.v.	Die oorspronklike kaart is soos hierbo beskrywe -No- geheg aan -No- Transpory/Grondbehef	Landmeter Lær No. Stel. 393 M.S. No. Saamgestel. Komp. BH-8DCA(3782)
Registrateur van Aktes	M 3169	N 3169

VIR ENDOSELEMENTE

105

Skaal 1:12500

EI

DATE	REMARKS	DATE	COMPLETER
E-1289/18	2009/10/18		
	The concrete lines of pipe lines were laid 600 metres wide of easement by 08:00' 19" and 07:11' N		
	17/11/2012		
	The line is represented by the centre line of a pipeline outside 5.00 m wide		
	At the line pipe line represents the centre line of a pipeline outside 3.00 m wide		

THE FOLLOWING MEASUREMENTS IS VIEW NUMBER LEAST USED

STAKE	READING	ORDERED-READING	CRS. HA. IN. M.	DATE	SCALE
E378/15	706/199	6412	648 m ²	6/4/2012	1:100
E378/10	671/2010	6413	10.962 m ²		
E1214/12	2634/12	6414			
E378/15	774/15	6415	9.393 m ²	6/30/15	1:100
E378/15	775/15	6416	16.654 m ²	6/30/15	1:100
E378/15	776/15	6417	1021 m ²	6/30/15	1:100
E378/15	777/15	6418	114.2 m ²	6/30/2015	1:100
E378/15	778/15	6419	182 m ²		
E378/15	779/15	6420	68.59 m ²		
E378/15	780/15	6421	1982 m ²		

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Janse van Rensburg Prokureurs Inc.
 3 Herold Street
 STELLENBOSCH
 7600

Prepared by me

CONVEYANCER
 ANITA JANSE VAN RENSBURG

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 68.500.000,00	R. 4.890,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

All paras except paras 2, 74 + 77, 78

VERBOD - **WORTGEBOED**

NO FOR R 100 000 000.00

000009507 / 2019

07 MAY 2019

REGISTRAR

DATA / VERIFY
 04 APR 2019
 DIPONTSENG LEEUW

Para 1, 3 - 73 + 75 - 76

T 000013250 / 2019

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

JACOBUS PETRUS VAN ZYL

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him by

LONGLANDS HOLDINGS PROPRIETARY LIMITED
 Registration Number 2004/016623/07

DATA / CAPTURE
 05 APR 2019
 TAMARA MASIU

which said Power of Attorney was signed at STELLENBOSCH on 26 FEBRUARY 2019

And the appearer declared that his said principal had, on 26 October 2018, truly and legally sold the undermentioned properties by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

LONGLANDS VILLAGE PROPRIETARY LIMITED
Registration Number 2017/420163/07

its Successors in Title or assigns, in full and free property

1. REMAINING EXTENT OF ERF 1 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 58,9845 (FIVE EIGHT COMMA NINE EIGHT FOUR FIVE)
HECTARES

FIRST TRANSFERRED by Certificate of Consolidated Title Number T19922/1981 with Diagram Number 6096/1978 annexed thereto and held by Deed of Transfer Number T62894/2009

I. INsofar it concerns the figure W q r s t V on Diagram Number 6096/1978:

A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) namely:-

(a) The rights of the Governor-General described in Section thirty four of the Land Settlement Act, 1912, which said sections are fully set out hereunder:

Sections 34 of the Land Settlement Act, 1912 read as follows:

34 The Governor-General may at any time and in such manner and under such conditions as he may think fit:

- (a) construct or authorise the construction of dams or reservoirs upon any holding;
- (b) construct or authorise the construction upon, through or under any holding, of water furrows, pipe lines, canals and drains, and conduct or authorise the conducting of water therefrom or thereover for the benefit of the public or any owner or occupier of neighbouring land;
- (c) construct and work or authorise the construction and working, subject to the provision of any law or railways, roads, telegraphs and telephone lines on or over any holding,

and take materials from any holding for the purpose of any such works.

And the undersigned hereby certifies that the said principal part, on 28 October 2012, July and legally sold the undivided portion of the property by Private Order and that the said Applicant in the capacity as stated by virtue of these powers does and transfers to and on behalf of

LONGLANDS VILLAGE PROPRIETARY LIMITED
Registration Number 201742018301

its successors in Title or assigns, in full and free property

1 REMAINING EXTENT OF ERF 2 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 58,234 (FIVE EIGHT COMMAS NINE EIGHT FOUR FIVE)
HECTARES

FIRST TRANSFERRED by Certificate of Consolidation of Consolidated Title Number T82521681 with Diagram Number 0981978 and referred to and held by Deed of Transfer Number T82894302

1 "LONGLANDS" concern the site of the Water Works on Diagram Number 0981978

2 SUBJECT to the following conditions contained in Deed of Grant 53 A October 1923 (Stellenbosch District, Volume 24 No. 17) namely

(a) The rights of the Government-General described in Section thirty four of the Land Settlement Act 1912 which said sections are fully set out hereafter

Section 3 of the Land Settlement Act 1912 read as follows

34 The Governor-General may at any time and in such manner and under such conditions as he may think fit

- (a) construct or improve the construction of dams or reservoirs upon any holding
- (b) construct or improve the construction upon, through or under any holding of water-lanes pipe lines canals and drains and conduits or structures and conduits of water for the purpose of the benefit of the public or any owner or occupier of neighbouring land
- (c) construct and work or improve the construction and working subject to the provision of any law or laws relating to telegraphs and telephonic lines or to any other holding

and take materials from any holding for the purpose of any such works

Compensation shall be paid to the lessee of the holding for any damage sustained by him by reason of the exercise of the powers of this section.

NOTE: The word "lessee" includes a grantee, "holding" includes land held under a Crown grant" (vide Section 2 of the Land Settlement Act, 1912);

- (b) the payment by the grantee of any land taxes payable by law;
- (c) all roads, thoroughfares and rights of outspan being or existing on the land hereby granted remaining free and unencumbered unless the same be cancelled, closed or altered by competent authority;
- (d) that no fencing shall be erected across the main road which runs more or less along the Northern Boundary of the land hereby granted.

- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement reads as follows: -

By Notarial Deed No. 552/1966 the right has been granted to Electricity Supply Commission to convey electricity over the property hereby conveyed together with ancillary rights, and subject to conditions as will more fully appear on reference Notarial Deed and diagram, grosse whereof is hereto annexed.

- C. ENTITLED FURTHER TO the benefit of the servitude endorsement dated 24 February 1969 on Deed of Transfer No.11701/1958, which endorsement reads as follows: -

By Deed of Transfer No 4116/1969 the remainder of the farm Longlands, meas.150,1390 morgen held under para 1 herein is entitled to a servitude right of way over portion 3 of the farm No 273 thereby transferred, which route shall from time to time be agreed upon by the registered owners or their successors in title of the said properties.

- II. INSOFAR it concerns the figure A B C D E F G H I J K L M N O P Q R S T U t s r q X Y Z a b c d on Diagram Number 6096/1978:

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 1.I.A above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 1.I.B above.
- C. SUBJECT FURTHER to the following endorsement dated 22 April 1970 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement reads as follows:-

K
H H

J

"ENDOSSEMENT KRAGTENS ARTIKEL 31(c) VAN WET 47 VAN 1937 SOOS GEWYSIG

Die eiendom hierin vermeld groot 8,4053 hektaar is onteien deur die Afdelingsraad Stellenbosch kragtens Artikel 13 van Ordonnansie 15/1952 Vide Onteieningskennisgewing Nr LOP/74/H/2/11 gedateer 24 Februarie 1970 geliasseer as onteieningscaveat 564/1970 planne in tweevoud geliasseer."

- D. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed Of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 1.I.C above.

III. INsofar it concerns the whole of the property:

- A. SUBJECT to certain endorsements on Deed of Transfer no. T62894/2009 in respect of an access servitude 13,00 metre wide, the middle line of which servitude is represented by the curved line P1 Q1 on Diagram No. 617/2010 annexed to Certificate of Registered Title No. 36181/2010, in favour of Erven 10 – 120 Longlands, as will more fully appear from General Plan SG No. 618/2010.

✓ 2. **REMAINING EXTENT OF ERF 3 LONGLANDS (WHICH LAND HAS BEEN LAID OUT AS A TOWNSHIP) IN THE MUNICIPALITY AND DIVISION STELLENBOSCH WESTERN CAPE PROVINCE IN EXTENT 2,9862 (TWO COMMA NINE EIGHT SIX TWO) HECTARES**

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63933/2015 with Diagram SG Number 774/2015 annexed thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) namely:-

- (a) The rights of the Governor-General described in Section thirty four of the Land Settlement Act, 1912, which said sections are fully set out hereunder:

Sections 34 of the Land Settlement Act, 1912 read as follows:

- 34 The Governor-General may at any time and in such manner and under such conditions as he may think fit:

- (a) construct or authorise the construction of dams or reservoirs upon any holding;
- (b) construct or authorise the construction upon, through or under any holding, of water furrows, pipe lines, canals and drains, and conduct or authorise the conducting of water therefrom or thereover for the benefit of the public or any owner or occupier of neighbouring land;
- (c) construct and work or authorise the construction and working, subject to the provision of any law or railways, roads, telegraphs and telephone lines on or over any holding,

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and take materials from any holding for the purpose of any such works.

Compensation shall be paid to the lessee of the holding for any damage sustained by him by reason of the exercise of the powers of this section.

NOTE: The word "lessee" includes a grantee, "holding" includes land held under a Crown grant" (vide Section 2 of the Land Settlement Act, 1912);

- (b) the payment by the grantee of any land taxes payable by law;
- (c) all roads, thoroughfares and rights of outspan being or existing on the land hereby granted remaining free and unencumbered unless the same be cancelled, closed or altered by competent authority;
- (d) that no fencing shall be erected across the main road which runs more or less along the Northern Boundary of the land hereby granted.

- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement reads as follows: -

"Kragtens Notariële Akte 552/1966 is die reg verleen aan "Electricity Supply Commission" om elektrisiteit oor die hierinvermelde eiendom te vervoer tesame met bykomende regte, en onderhewig aan voorwaardes soos meer volledig sal blyk uit gesegde akte en kaart, afskrifte waarvan hieraan geheg is."

- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement reads as follows: -

By Deed of Transfer No 4116/1969 the remainder of the farm Longlands, meas.150,1390 morgen held under para 1 herein is entitled to a servitude right of way over portion 3 of the farm No 273 thereby transferred, which route shall from time to time be agreed upon by the registered owners or their successors in title of the said properties.

- D. The property hereby transferred has been laid out as part of the township Longlands, in the Municipality and Division Stellenbosch, Western Cape Province, in accordance with General Plan SG No. 781/2015 and remains subject to the provisions of the law relating to townships, and the rights of owners of erven and of other persons to the public street, Erf 193 Longlands, are not affected by this transfer.

✓ 3. **ERF 122 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 303 (THREE HUNDRED AND THREE) SQUARE METRES**

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63937/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

4. **ERF 123 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 472 (FOUR HUNDRED AND SEVENTY TWO) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63938/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

5. **ERF 124 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 472 (FOUR HUNDRED AND SEVENTY TWO) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63939/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 6. **ERF 125 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 472 (FOUR HUNDRED AND SEVENTY TWO) SQUARE METRES**

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63940/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 7. **ERF 126 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 472 (FOUR HUNDRED AND SEVENTY TWO) SQUARE METRES**

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63941/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 8. **ERF 127 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 472 (FOUR HUNDRED AND SEVENTY TWO) SQUARE METRES**

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63942/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.

- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 9. **ERF 128 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 465 (FOUR HUNDRED AND SIXTY FIVE) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63943/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 10. **ERF 129 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 366 (THREE HUNDRED AND SIXTY SIX) SQUARE METRES

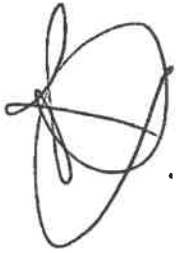
FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63944/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 11. **ERF 130 LONGLANDS** ✓
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 361 (THREE HUNDRED AND SIXTY ONE) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63945/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above.



✓ 12. **ERF 131 LONGLANDS** ✓
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 360 (THREE HUNDRED AND SIXTY) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63946/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 13. **ERF 132 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 361 (THREE HUNDRED AND SIXTY ONE) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63947/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.

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C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 14. **ERF 133 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 367 (THREE HUNDRED AND SIXTY SEVEN) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63948/2015 with General Plan SG Number 781/2015 relating thereto

A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.

B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.

C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 15. **ERF 134 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 348 (THREE HUNDRED AND FORTY EIGHT) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63949/2015 with General Plan SG Number 781/2015 relating thereto

A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.

B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.

C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 16. **ERF 135 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 359 (THREE HUNDRED AND FIFTY NINE) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63950/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 17. **ERF 136 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 359 (THREE HUNDRED AND FIFTY NINE) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63951/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 18. **ERF 137 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 360 (THREE HUNDRED AND SIXTY) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63952/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

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✓ 19. **ERF 138 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 366 (THREE HUNDRED AND SIXTY SIX) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63953/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 20. **ERF 139 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 445 (FOUR HUNDRED AND FORTY FIVE) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63954/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 21. **ERF 140 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 451 (FOUR HUNDRED AND FIFTY ONE) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63955/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.

C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 22. **ERF 141 LONGLANDS** ✓
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 451 (FOUR HUNDRED AND FIFTY ONE) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63956/2015 with General Plan SG Number 781/2015 relating thereto

A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.

B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.

C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above.

✓ 23. **ERF 142 LONGLANDS** ✓
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 451 (FOUR HUNDRED AND FIFTY ONE) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63957/2015 with General Plan SG Number 781/2015 relating thereto

A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.

B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.

C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

24. **ERF 143 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 450 (FOUR HUNDRED AND FIFTY) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63958/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 25. **ERF 144 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 433 (FOUR HUNDRED AND THIRTY THREE) SQUARE METRES**

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63959/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 26. **ERF 145 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 433 (FOUR HUNDRED AND THIRTY THREE) SQUARE METRES**

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63960/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 27. **ERF 146 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 433 (FOUR HUNDRED AND THIRTY THREE) SQUARE METRES**

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63961/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 28. **ERF 147 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 433 (FOUR HUNDRED AND THIRTY THREE) SQUARE METRES**

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63962/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 29. **ERF 148 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 433 (FOUR HUNDRED AND THIRTY THREE) SQUARE METRES**

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63963/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.

C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

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30. **ERF 149 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 436 (FOUR HUNDRED AND THIRTY SIX) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63964/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

 31. **ERF 150 LONGLANDS** ✓
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 3048 (THREE THOUSAND AND FORTY EIGHT) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63965/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

32. **ERF 151 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 463 (FOUR HUNDRED AND SIXTY THREE) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63966/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓
**33. ERF 152 LONGLANDS
 IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
 WESTERN CAPE PROVINCE
 IN EXTENT 465 (FOUR HUNDRED AND SIXTY FIVE) SQUARE METRES**

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63967/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓
**34. ERF 153 LONGLANDS
 IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
 WESTERN CAPE PROVINCE
 IN EXTENT 465 (FOUR HUNDRED AND SIXTY FIVE) SQUARE METRES**

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63968/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓
35. ERF 154 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 465 (FOUR HUNDRED AND SIXTY FIVE) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63969/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above.

✓
36. ERF 155 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 465 (FOUR HUNDRED AND SIXTY FIVE) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63970/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓
37. ERF 156 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 465 (FOUR HUNDRED AND SIXTY FIVE) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63971/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.

C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above.

✓
38. **ERF 157 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 465 (FOUR HUNDRED AND SIXTY FIVE) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63972/2015 with General Plan SG Number 781/2015 relating thereto

A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.

B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.

C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓
39. **ERF 158 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 465 (FOUR HUNDRED AND SIXTY FIVE) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63973/2015 with General Plan SG Number 781/2015 relating thereto

A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.

B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.

C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓
40. **ERF 159 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 465 (FOUR HUNDRED AND SIXTY FIVE) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63974/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 41. **ERF 160 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 474 (FOUR HUNDRED AND SEVENTY FOUR) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63975/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 42. **ERF 161 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 321 (THREE HUNDRED AND TWENTY ONE) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63976/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

43. **ERF 162 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 321 (THREE HUNDRED AND TWENTY ONE) SQUARE METRES**

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63977/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

44. **ERF 163 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 322 (THREE HUNDRED AND TWENTY TWO) SQUARE METRES**

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63978/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

45. **ERF 164 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 322 (THREE HUNDRED AND TWENTY TWO) SQUARE METRES**

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63979/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.

C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 46. **ERF 165 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 323 (THREE HUNDRED AND TWENTY THREE) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63980/2015 with General Plan SG Number 781/2015 relating thereto

A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.

B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.

C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 47. **ERF 166 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 323 (THREE HUNDRED AND TWENTY THREE) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63981/2015 with General Plan SG Number 781/2015 relating thereto

A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.

B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.

C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 48. **ERF 167 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 322 (THREE HUNDRED AND TWENTY TWO) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63982/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above.

✓ 49. **ERF 168 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 322 (THREE HUNDRED AND TWENTY TWO) SQUARE METRES**

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63983/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above.

✓ 50. **ERF 169 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 305 (THREE HUNDRED AND FIVE) SQUARE METRES**

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63984/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above.

✓
51. ERF 170 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 300 (THREE HUNDRED) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63985/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓
52. ERF 171 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 300 (THREE HUNDRED) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63986/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓
53. ERF 172 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 300 (THREE HUNDRED) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63987/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.

C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 54. **ERF 173 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 300 (THREE HUNDRED) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63988/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 55. **ERF 174 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 300 (THREE HUNDRED) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63989/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 56. **ERF 175 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 300 (THREE HUNDRED) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63990/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓
57. **ERF 176 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 361 (THREE HUNDRED AND SIXTY ONE) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63991/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

58. **ERF 177 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 450 (FOUR HUNDRED AND FIFTY) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63992/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓
59. ERF 178 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 429 (FOUR HUNDRED AND TWENTY NINE) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63993/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓
60. ERF 179 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 427 (FOUR HUNDRED AND TWENTY SEVEN) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63994/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓
61. ERF 180 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 427 (FOUR HUNDRED AND TWENTY SEVEN) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63995/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.

C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

62. **ERF 181 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 427 (FOUR HUNDRED AND TWENTY SEVEN) SQUARE METRES**

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63996/2015 with General Plan SG Number 781/2015 relating thereto

A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.

B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.

C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

63. **ERF 182 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 427 (FOUR HUNDRED AND TWENTY SEVEN) SQUARE METRES**

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63997/2015 with General Plan SG Number 781/2015 relating thereto

A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.

B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.

C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

64. **ERF 183 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 401 (FOUR HUNDRED AND ONE) SQUARE METRES**

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63998/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓

65. ERF 184 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 431 (FOUR HUNDRED AND THIRTY ONE) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T63999/2015 with General Plan SG Number 781/2015 relating thereto

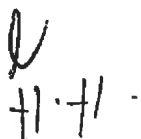
- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above



66. ERF 185 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 453 (FOUR HUNDRED AND FIFTY THREE) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T64000/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above



✓
67. ERF 186 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 453 (FOUR HUNDRED AND FIFTY THREE) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T64001/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above.

✓
68. ERF 187 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 453 (FOUR HUNDRED AND FIFTY THREE) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T64002/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓
69. ERF 188 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 453 (FOUR HUNDRED AND FIFTY THREE) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T64003/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.

C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 70. **ERF 189 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 361 (THREE HUNDRED AND SIXTY ONE) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T64004/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 71. **ERF 190 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 361 (THREE HUNDRED AND SIXTY ONE) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T64005/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 72. **ERF 191 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 361 (THREE HUNDRED AND SIXTY ONE) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T64006/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701, dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

73. **ERF 192 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 364 (THREE HUNDRED AND SIXTY FOUR) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T64007/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

74. **ERF 193 LONGLANDS (PUBLIC STREET)**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 1,3110 (ONE COMMA THREE ONE ONE ZERO) HECTARES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T64008/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 75. **ERF 194 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 1,1944 (ONE COMMA ONE NINE FOUR FOUR) HECTARES**

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T64009/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 76. **ERF 195 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 987 (NINE HUNDRED AND EIGHTY SEVEN) SQUARE METRES**

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T64010/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 77. **ERF 251 LONGLANDS
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 8948 (EIGHT THOUSAND NINE HUNDRED AND FORTY EIGHT)
SQUARE METRES**

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T64011/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.

- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above

✓ 78. **ERF 288 LONGLANDS**
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
WESTERN CAPE PROVINCE
IN EXTENT 533 (FIVE HUNDRED AND THIRTY THREE) SQUARE METRES

FIRST TRANSFERRED and still held by Certificate of Registered Title Number T64012/2015 with General Plan SG Number 781/2015 relating thereto

- A. SUBJECT to the following conditions contained in Deed of Grant dated 6 October 1923 (Stellenbosch Quitrents Volume 24 No. 15) which conditions are more fully set out in paragraph 2.A. above.
- B. SUBJECT FURTHER to the following endorsement dated 29 August 1966 on Deed of Transfer No. 11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.B. above.
- C. ENTITLED FURTHER to the endorsement dated 24 February 1969 on Deed of Transfer No.11701 dated 14 August 1958, which endorsement is more fully set out in paragraph 2.C. above



H.H.



WHEREFORE the said Appearer, renouncing all rights and title which the said

**LONGLANDS HOLDINGS PROPRIETARY LIMITED , Registration Number
2004/016623/07**

heretofore had to the premises, did in consequence also acknowledge him to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

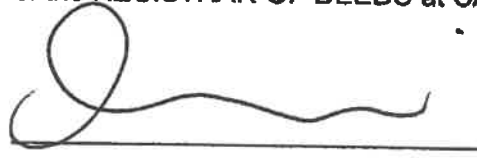
**LONGLANDS VILLAGE PROPRIETARY LIMITED , Registration Number
2017/420163/07**

It Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R68 500 000,00 (SIXTY EIGHT MILLION FIVE HUNDRED THOUSAND RAND), which amount includes VAT at a Zero Rate.

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on

- 4 APR 2019

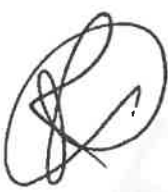
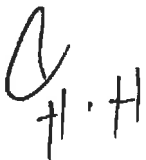


q.q.

In my presence



REGISTRAR OF DEEDS


geomatics africa

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y System: WG19° X		S.G. No.	
		Constants:		± 0,00	± 0,00	617/2010	
AB	27,00	268 44 50	A	+20 069,06	+3 758 625,98	Approved	
BC	11,00	178 45 00	B	+20 042,06	+3 758 625,39	<i>[Signature]</i>	
CD	13,00	268 45 00	C	+20 042,30	+3 758 614,39		
DE	7,07	223 45 00	D	+20 029,31	+3 758 614,11	for	
EF	10,00	178 45 00	E	+20 024,42	+3 758 609,00	SURVEYOR-	
FG	40,90	268 45 00	F	+20 024,63	+3 758 599,00	GENERAL	
GH	40,18	178 45 00	G	+19 983,74	+3 758 598,11	2010. 03. 19	
HJ	22,62	207 20 50	H	+19 984,62	+3 758 557,94	Sheet 1 of 3 sheets	
JK	17,05	240 45 30	J	+19 974,23	+3 758 537,85		
KL	31,87	258 41 20	K	+19 959,35	+3 758 529,52		
LM	26,07	268 39 30	L	+19 928,10	+3 758 523,27		
MN	58,06	308 54 10	M	+19 902,04	+3 758 522,66		
NP	110,91	349 08 40	N	+19 856,86	+3 758 559,12		
PQ	106,89	31 33 00	P	+19 835,97	+3 758 668,05		
QR	14,21	344 04 10	Q	+19 891,90	+3 758 759,14		
RS	163,99	347 21 20	R	+19 888,00	+3 758 772,81		
ST	5,00	77 21 20	S	+19 852,10	+3 758 932,83		
TU	10,00	347 21 20	T	+19 856,98	+3 758 933,92		
UV	17,80	39 11 20	U	+19 854,79	+3 758 943,68		
VW	5,01	347 26 00	V	+19 866,04	+3 758 957,48		
WX	15,00	302 22 00	W	+19 864,95	+3 758 962,37		
XY	7,23	212 22 00	X	+19 852,28	+3 758 970,40		
YZ	54,58	263 05 10	Y	+19 848,41	+3 758 964,29		
ZA1	12,67	212 21 40	Z	+19 794,23	+3 758 957,72		
A1B1	29,77	288 57 10	A1	+19 787,45	+3 758 947,02		
B1C1	59,85	353 04 50	B1	+19 759,29	+3 758 956,69		
C1D1	18,00	83 05 10	C1	+19 752,08	+3 759 016,10		
D1E1	18,00	353 05 10	D1	+19 769,95	+3 759 018,26		
E1F1	320,91	83 05 10	E1	+19 767,79	+3 759 036,13		
F1G1	82,45	173 05 10	F1	+20 086,36	+3 759 074,80		
G1H1	46,99	263 05 10	G1	+20 096,28	+3 758 992,96		
H1J1	5,61	200 09 20	H1	+20 049,62	+3 758 987,30		
J1K1	34,19	194 32 10	J1	+20 047,69	+3 758 982,03		
K1L1	124,00	167 21 20	K1	+20 039,11	+3 758 948,94		
L1M1	16,35	257 21 20	L1	+20 066,25	+3 758 827,95		
M1N1	73,00	167 21 20	M1	+20 050,30	+3 758 824,37		
N1A	127,19	178 45 00	N1	+20 066,28	+3 758 753,14		

The figure A B C D E F G H J K L M N P Q R S T U V W X Y Z A1 B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1

* represents 10.9032 hectares of land being

*** PORTION 13 (A PORTION OF PORTION 11) OF THE FARM LONGLANDS NO 393**

Situate in
Administrative District of Stellenbosch
Province of Western Cape
Surveyed in November 2007 to
January 2010 by me

Now **ERF 2 Longlands**

RCvth

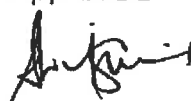
RM Lorton
Professional Land Surveyor
Registration Number 0931

This diagram is annexed to	The original diagram is	File : Stel. 393 V1
No.	S.G. No. : 6096/1978	S.R. : 327/2010
d.d. :	Transfer 1981. .19922	G.P. :
i.f.o.	Grant :	Comp.BHSY-42(M3188)
Registrar of Deeds		LPI C0670000

43008
2008-01-31

Farm 393, Longlands
22.01.2009

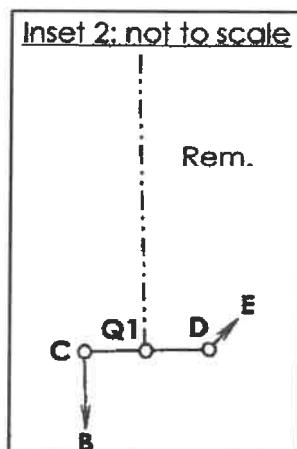
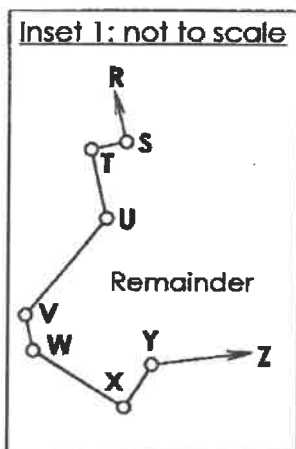
geomatics africa

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES Y System: WG19° X		S.G. No.
Servitude Data:		Constants:		617/2010
			± 0,00	± 0,00
		P1	+20 145,63	+3 758 491,64
		Q1	+20 035,88	+3 758 614,25
Connection Data:				Approved
Q1 C	6,42	223 45 00		
		U34B	⊕ +16 033,75	+3 757 708,60
		T34A	⊕ +15 687,45	+3 757 593,14
				for SURVEYOR- GENERAL 2010.03.19

Sheet 2 of 3 sheets

Description of Beacons

F1 - 20mm round iron peg
All others - 12mm iron peg



Servitude Note

The curved line P1 Q1 represents the centre line of an access servitude 13.00m wide over the Remainder, as shown.

* Now

ERF 2 Longlands

***PORTION 13 (A PORTION OF PORTION 11) OF THE FARM LONGLANDS NO 393**

Situate in
Administrative District of Stellenbosch
Surveyed in November 2007 to
January 2010 by me

RCvtn

RM Lorton
Professional Land Surveyor
Registration Number 0931

geomatics atica

Note:
For inset 1 and 2, see sheet 2

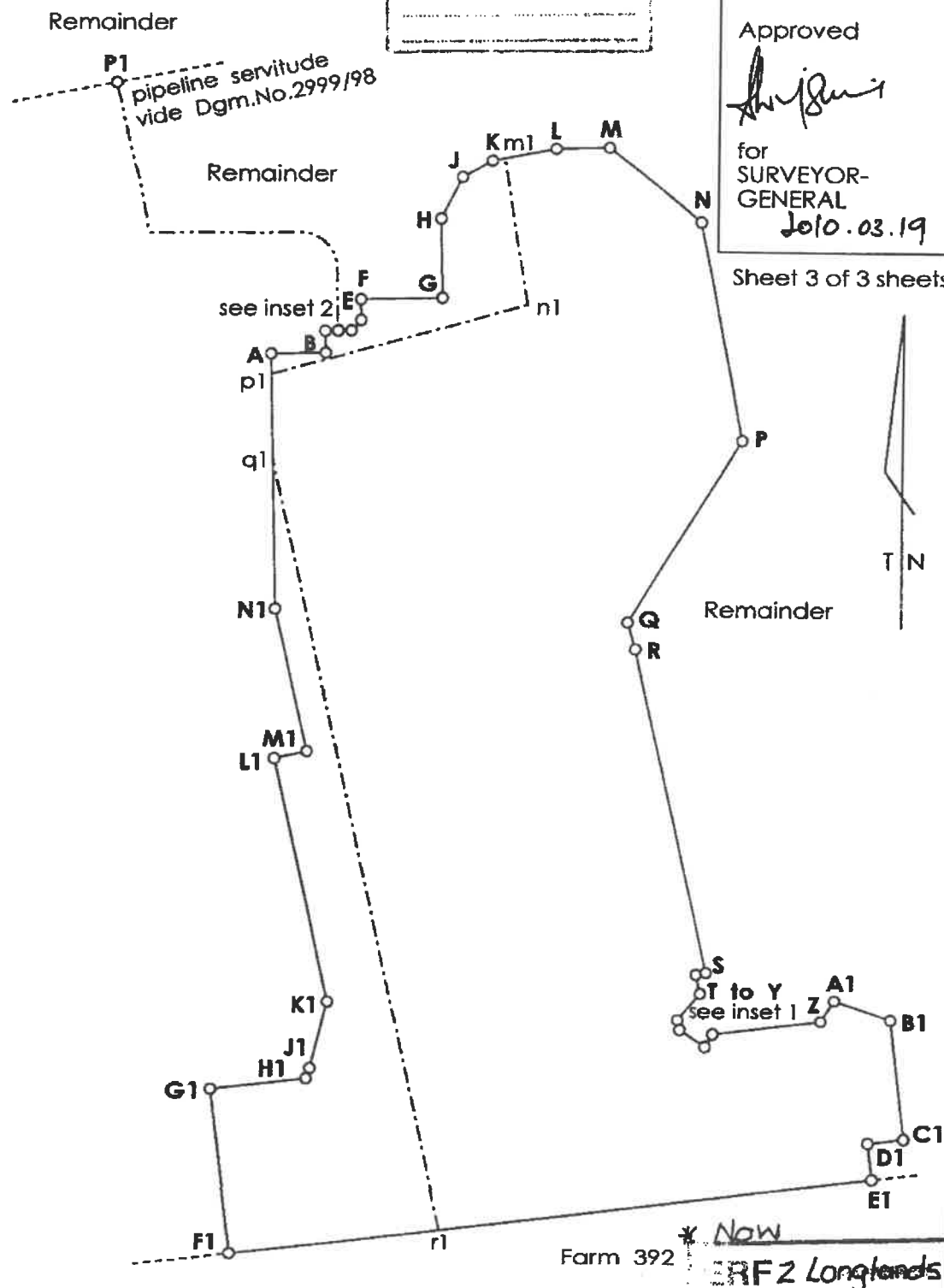
FOR A REVISION OF THE
PROPERTY VINE GENERAL
PLAN 618/2010

S.G. No.
617/2010

Approved

for
SURVEYOR-
GENERAL
Jolo.03.19

Sheet 3 of 3 sheets



Scale 1:3000

*PORTION 13 (A PORTION OF PORTION 11) OF THE FARM LONGLANDS NO 393

Situate in
Administrative District of Stellenbosch
Surveyed in November 2007 to
January 2010 by me

RCvtn

RM Lorton
Professional Land Surveyor
Registration Number 0931

ANNEXURE C

**REZONING, SUBDIVISION, ADOPTION OF THE
DEVELOPMENT'S NAME AND STREET NAMING AND
NUMBERING, ARCHITECTURAL GUIDELINES AND
HOME OWNERS ASSOCIATION'S CONSTITUTION:
ERF 1, LONGLANDS**

SUBDIVISIONAL AND ZONING PLAN



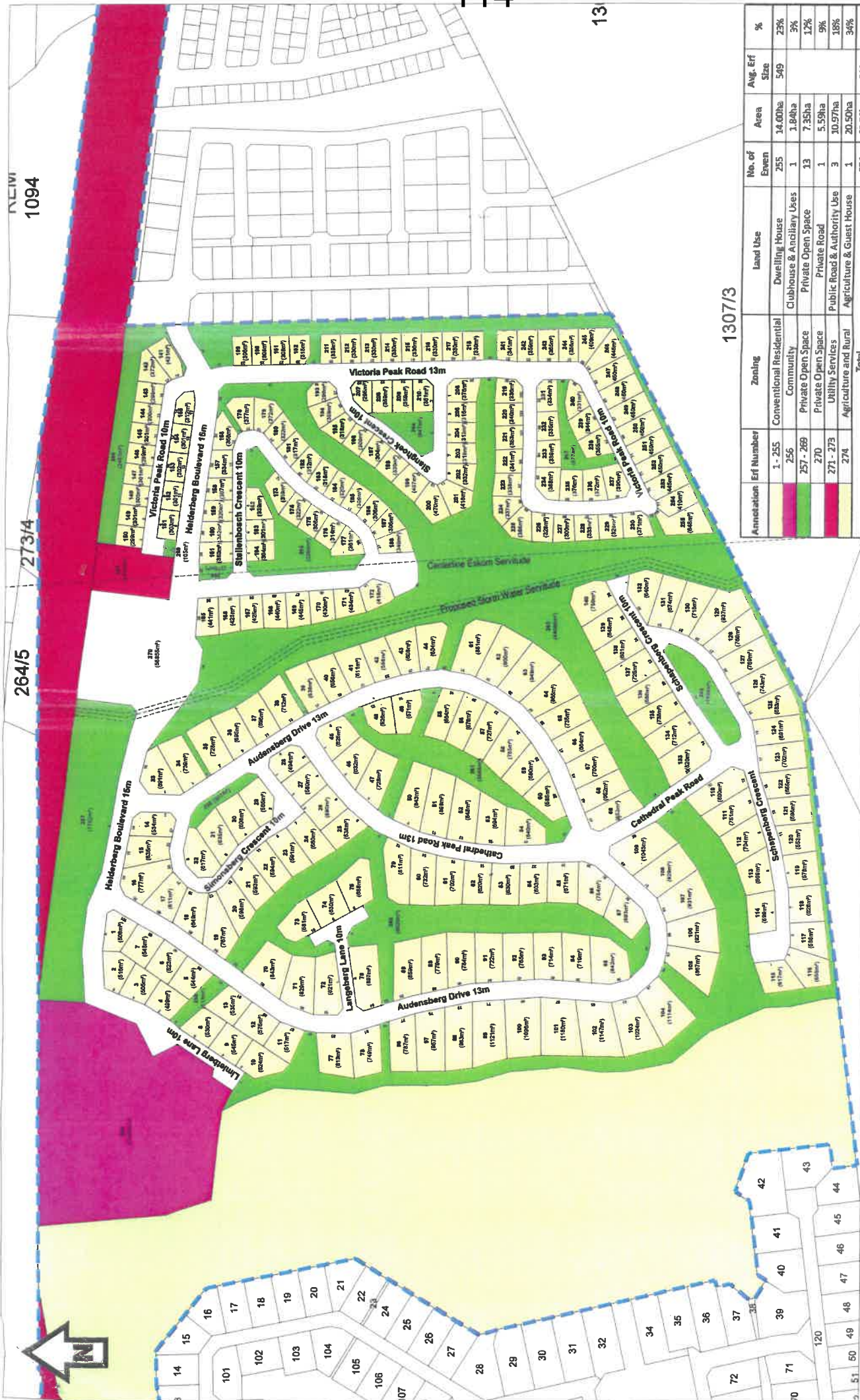
Annotation	Erf Number	Zoning	Land Use	No. of Eriens	Area	Avg. Erf Size	%
	1 - 255	Conventional Residential	Dwelling House	255	14,00ha	549	23%
	256	Community	Clubhouse & Ancillary Uses	1	1,84ha		3%
	257 - 269	Private Open Space	Private Open Space	13	7,35ha		12%
	270	Private Open Space	Private Road	1	5,59ha		9%
	271 - 273	Utility Services	Public Road & Authority Use	3	10,97ha		18%
	274	Agriculture and Rural	Agriculture & Guest House	1	20,50ha		34%
Total				274	60,26ha	549	100%

Notation:
 • All areas and dimensions are approximate and should be verified by a professional land surveyor.
 • This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved.

Drawing: Proposed Subdivision
Plan no.: 4A
Date: 03/03/2020
Scale: 1:7500(A3)
Project no.: 3604-P
Drawn: WH
Checked: CH

Longlands Manor
Erf 1, Longlands

TV ARCHITECTS AND TOWN PLANNERS
 First Floor - L.S. Gerstle Office Building
 97 Dorp Street -
 Tel: (021) 851 3000
 Fax: (021) 852 8025
 e-mail: info@tv3.co.za
 web: www.tv3.co.za



Annexation Erf Number	Zoning	Land Use	No. of Erf	Area	Avg. Erf Size	%
1 - 255	Conventional Residential	Dwelling House	255	14.00ha	549	23%
256	Community	Clubhouse & Ancillary Uses	1	1.84ha		3%
257 - 269	Private Open Space	Private Open Space	13	7.35ha		12%
270	Private Open Space	Private Road	1	5.59ha		9%
271 - 273	Utility Services	Public Road & Authority Use	3	10.97ha		18%
274	Agriculture and Rural	Agriculture & Guest House	1	20.50ha		34%
Total			274	60.26ha	549	100%

Notation:

Cadastral information obtained from Surveys and Mapping (DRDLR).
Aerial Photography obtained on Google Earth.

* All areas and dimensions are approximate and should be verified by a professional land surveyor.
* This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved.

Drawing:	Proposed Subdivision	Plan no.:	4B
Date:	03/05/2020	Scale:	1:2500(A3)
Project no.:	3604-P	Drawn:	WH
		Checked:	CH

Longlands Manor

Property Description: Erf 1, Longlands

First Floor • La Gratitude Office Building
97 Dorp Street • Stellenbosch 7600
t: (021) 881 3600
f: (021) 881 3625
e: mak_sta@tv3.co.za
w: www.tv3.co.za

TV3 ARCHITECTS AND TOWN PLANNERS

ANNEXURE D

**REZONING, SUBDIVISION, ADOPTION OF THE
DEVELOPMENT'S NAME AND STREET NAMING AND
NUMBERING, ARCHITECTURAL GUIDELINES AND
HOME OWNERS ASSOCIATION'S CONSTITUTION:
ERF 1, LONGLANDS**

PREVIOUS APPROVALS



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Navrae / Enquiries
U verwysing / Your ref.
Ons verwysing / Our Ref .
Datum / Date
Telefoon / Telephone
Faks / Fax
E-pos / E-mail

U von Molendorff
-
Farm 393, Longlands, Stellenbosch
2009-01-22
021-808 8682
021-808 8651
ulrichm@stellenbosch.org

BY HAND

TV3 Group
Van der Bijhuis
37 Market Street
STELLENBOSCH
7600

.....
received (signature)

Sir

APPLICATION FOR REZONING AND SUBDIVISION : PORTION 11 OF THE FARM LONGLANDS NO 393, STELLENBOSCH

Your application in the above-mentioned regard refers.

The Planning Heritage and Environment Committee at a recent meeting resolved as follows :

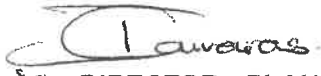
- (a) that in terms of Section 25 of the Land Use Planning Ordinance, 1985 (No 15 of 1985), the subdivision of Farm 393/11, Stellenbosch into three portions of ± 66 ha (Remainder), ± 10 ha (Portion 1) and ± 5 ha (Portion 2), **be approved**;
- (b) that in terms of Section 16 of the Land Use Planning Ordinance, 15 of 1985, the rezoning of Portions 1 and 2 from Agriculture Zone I to Subdivisional Area, **be approved**;
- (c) that in terms of Section 25 of the Land Use Planning Ordinance, 15 of 1985, the subdivision of Portion 1 into 100 single residential erven, streets and open spaces (estate development), **be approved**;
- (d) that in terms of Section 25 of the Land Use Planning Ordinance, 15 of 1985, the subdivision of Portion 2 into 106 single residential erven, streets and open spaces (agricultural village), **be approved**;
- (e) that in terms of Section 16 of the Land Use Planning Ordinance, 15 of 1985, the rezoning of a portion of the remainder, ± 1000 m², from Agriculture Zone I to Residential Zone V to accommodate a guesthouse, **be approved**;
- (f) that in terms of Section 42 of the Land Use Planning Ordinance, 15 of 1985, the following conditions shall be applicable:
 - (i) that the approval applies only to the rezoning and subdivision in question and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council;

- (ii) the erf diagrams of the newly created units must be submitted to this Local Authority (Stellenbosch Municipality) for clearance and record purposes;
- (iii) that prior to the submission of any building plans a revised Site Development Plan and Architectural Guidelines including the following be submitted for approval:
 - landscaping master plan including a plant list;
 - building lines;
 - building height;
 - coverage;
 - colour scheme of buildings;
 - schedule of finishes including roofing;
 - general design and finish of the planned units;
 - lighting;
 - materials used; and
 - fencing;
- (iv) that the layout of the low-cost housing be looked at especially with regard to the positioning of open spaces within the development;
- (v) that the 1:100 year floodline be determined and the finished floor levels of all units shall be above this line;
- (vi) that the 106 low cost housing sites be serviced by the developer to the satisfaction of the Director: Civil Engineering Service including sewerage, water, stormwater, electricity and roads as agreed to in the development agreement;
- (vii) that the recycling of greywater be investigated;
- (viii) that a Home Owners Association be established in terms of Section 29 of the Land Use Planning Ordinance, 15 of 1985;
- (ix) that the number of guest suites in the guesthouse be restricted to 6;
- (x) that a development agreement be entered into between the local authority and the owner/developer;
- (xi) that the utilization of the property and buildings must at all times be within the parameters depicted on the approved Site Development Plan;
- (xii) that the following conditions imposed by the **Department of Water Affairs and Forestry** be adhered to:
 - this department is concerned about the fragmentation of services and recommend that a central sewerage system should be investigated. The possibility of connection of other developments in this region to such a central system should be investigated;
 - investigate a central solid waste transfer station;
 - particulars with regard to the sewer system must be discussed with DWAF and a license to be issued in terms of Section 40 of the National Water Act, 36 of 1940;
 - sufficient water for domestic purposes need to be provided and conform to SABS standards;

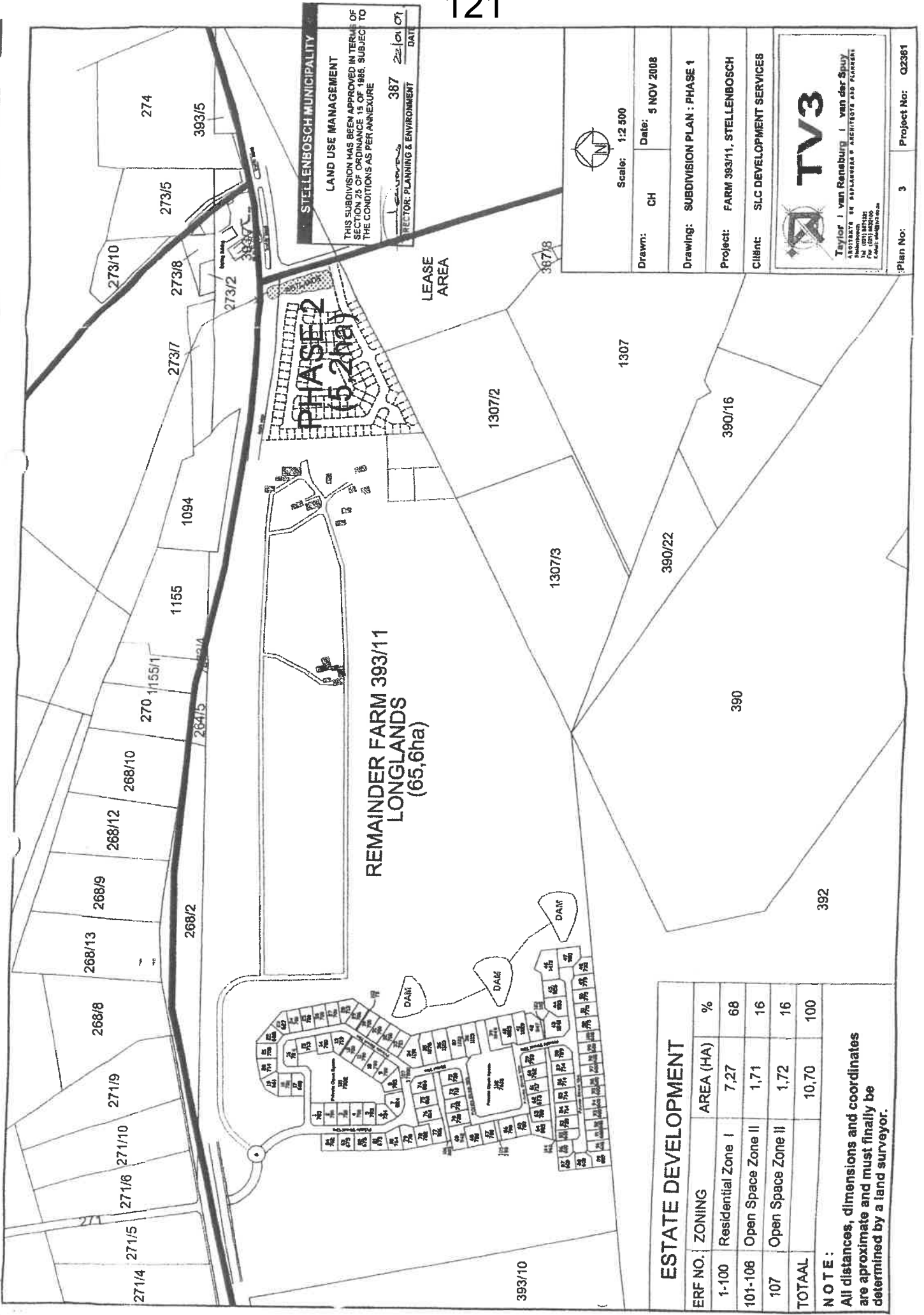
- use or extraction of water resources must be in line with the requirements of the National Water Act, 36 of 1940;
 - handling of solid waste must be in line with the requirements of Section 20 of the Environmental Conservation Act, 73 of 1989. The strategy for waste management to be submitted to DWAF for approval;
 - no surface, ground or storm water may be polluted as a result of any activities on the site;
 - all the requirements of the National Water Act (NWA), 1998 (Act 36 of 1998) must be adhered to at all times; and
 - all solid waste must be removed from the site to a legal solid waste disposal site in accordance with the requirements of Section 20 of the Environmental Conservation Act, 1989 (Act 73 of 1989);
- (xiii) that the following conditions imposed by the **Cape Winelands District Municipality: Health Division** be adhered to:
- no sewage and wash water may cause a nuisance;
 - no water from the swimming pool may be pumped or disposed of in the storm water system or stream/river;
 - sufficient clean piped drinking water may hold be available;
 - if food is prepared on the property to be sold to the public, application must be made to the Stellenbosch Municipality for the necessary license as well as to the Cape Winelands District Municipality for a Certificate of Acceptability in terms of R918 of 30 July 1999;
 - all food preparation and handling surfaces must comply with R918; and
 - if any of the activities on the property creates noise it is the owner's responsibility to do the necessary tests and provide this Department with the results. (The SABS User Code 0103 of 1994 as well as the Regulations of the Environment Conservation Act No 73 of 1989 must be used as a guideline);
- (xiv) that the following conditions imposed by the **Project Management Unit** be adhered to:
- the cross subsidising funding mechanism in respect of the services as well as the top structures must be clearly defined and form part of the land availability/development agreement;
 - clearance certificates will only be issued once the funding mechanism and payment procedure are in place; and
 - the developer will be fully responsible to ensure vacant occupation in favour of the Municipality in respect of the low cost portion as determined by the development agreement;
- (xv) the following condition imposed by the **Manager: Fire and Rescue Services** must be adhered to:
- water availability of 8l/s @ 300kPa regarding fire fighting is applicable on the 100 residential erven and guesthouse;

- (xvi) that detailed geometric and design drawings be submitted to the **District Roads Engineer** for final approval;
- (xvii) that an investigation be done with regard to a slipway for safe access and exit to and from the development to the R310;
- (xviii) that all conditions imposed by the **Department of Environmental Affairs and Development Planning** as stipulated in the Record of Decision be adhered to; and
- (xiv) that a service agreement be entered into between the Municipality and the developer.

Yours faithfully



For DIRECTOR : PLANNING AND ENVIRONMENT



STELLENBOSCH MUNICIPALITY
LAND USE MANAGEMENT
 THIS SUBDIVISION HAS BEEN APPROVED IN TERMS OF SECTION 25 OF ORDINANCE 15 OF 1986, SUBJECT TO THE CONDITIONS AS PER ANNEXURE
 387 22/01/07
 DIRECTOR: PLANNING & ENVIRONMENT DATE



Scale: 1:2 500

Drawn: CH Date: 5 NOV 2008

Drawing: SUBDIVISION PLAN : PHASE 1

Project: FARM 393/11, STELLENBOSCH

Client: SLC DEVELOPMENT SERVICES



Plan No: 3 Project No: Q2361

ESTATE DEVELOPMENT

ERF NO.	ZONING	AREA (HA)	%
1-100	Residential Zone I	7,27	68
101-106	Open Space Zone II	1,71	16
107	Open Space Zone II	1,72	16
TOTAAL		10,70	100

NOTE :
 All distances, dimensions and coordinates are approximate and must finally be determined by a land surveyor.

DEPT VAN LANDELIKE ONTWIKKELING
EN GROND HERVORMING
HOOFDIREKTEUR
PRIVAATSAK / PRIVATE BAG X0169
13 NOV 2014
CHIEF DIRECTOR
KAAPSTAD / CAPE TOWN 8000
DEPT OF RURAL DEVELOPMENT
AND LAND REFORM



**rural development
& land reform**
Department:
Rural Development and Land Reform
REPUBLIC OF SOUTH AFRICA

STELLENBOSCH DISTRICT OFFICE
Private Bag X 5069, 15 Mark Street, STELLENBOSCH, 7599
Tel (021) 887 7448, Fax (021) 887 7510

ROUTE FORM

DEPT VAN LANDELIKE ONTWIKKELING
EN GROND HERVORMING
HOOFDIREKTEUR
PRIVAATSAK / PRIVATE BAG X9159
10 NOV 2014
CHIEF DIRECTOR
KAAPSTAD / CAPE TOWN 8000
DEPT OF RURAL DEVELOPMENT
AND LAND REFORM

REFERENCE: WK6/5/WK 0076 H (W)
PROJECT: LONGLANDS HOLDINGS PROJECT
SUBJECT: LONGLANDS SUBDIVISION PROJECT

REQUEST: APPLICATION FOR THE APPROVAL OF SUBDIVISION OF THE REMAINDER OF THE FARM LONGLANDS DESCRIBED AS PORTION 11 FARM NO 393 IN STELLENBOSCH REGISTRATION DIVISION IN THE WESTERN CAPE PROVINCE FOR LAND REFORM PURPOSES BY THE CHIEF DIRECTOR: PSSC – WC

RANK	INITIALS AND SURNAME (ORIGIN)	TO CD: SIGNATURE / DATE	FROM CD: SIGNATURE / DATE
PROJECT COORDINATOR: CAPE WINELANDS	Mr S Sityata	<i>[Signature]</i> 10/11/2014	
DEPUTY DIRECTOR: CAPE WINELANDS	Ms AM Ramlagan	<i>[Signature]</i> 20/10/2014	
ACTING DIRECTOR: LAND ACQUISITION & RECAPITALIZATION- PSSC-WC	Mr JMH Pheiffer	<i>[Signature]</i> 7/11/2014	
CHIEF DIRECTOR: PSSC - WC	Ms J Fortuin	<i>[Signature]</i> 10/11/2014	

19-11-2014

12-11-2014

STELLENBOSCH DISTRICT OFFICE
Private Bag X 5069, 15 Mark Street, STELLENBOSCH, 7599
DEPARTMENT OF RURAL DEVELOPMENT
AND LAND REFORM



rural development & land reform

Department:
Rural Development and Land Reform
REPUBLIC OF SOUTH AFRICA

CAPE WINELANDSDISTRICT OFFICE

Private Bag X5069, 15 Market Street, STELLENBOSCH, 7599, Tel (021) 887 7448, Fax (021) 887 7510

APPLICATION FOR THE APPROVAL OF THE SUBDIVISION OF THE REMAINDER OF PORTION 11 OF THE FARM LONGLANDS FARM NO.393, IN STELLENBOSCH REGISTRATION DIVISION IN THE WESTERN CAPE PROVINCE FOR LAND REFORM PURPOSES

CHIEF DIRECTOR: PSSC - WESTERN CAPE

REFERENCE NUMBER	WK6/5/WK/0076
PROJECT OFFICER	SIPHO SITYATA
DISTRICT OFFICE	STELLENBOSCH
DISTRICT MUNICIPALITY	CAPE WINELANDS
LOCAL MUNICIPALITY	STELLENBOSCH
PROPERTY DESCRIPTION:	The remainder of Portion 11 Longlands Farm No. 393 (5.6 hectares in extent), in the Cape Winelands District Municipality, Division of Stellenbosch, Western Cape Province.
PLARCC DATE:	23 May 2014

EXECUTIVE SUMMARY:

Project type (ie. Smallholder, AVMP, Labour Tenants/Farm Dwellers or Commercial)	Farm Dwellers
Current Land Use: eg Livestock farming, crop production	Longlands Holdings (PTY) LTD is a development company which requires subdivision of 5,6 hectares of land of

Application for the Approval of the Subdivision of the Remainder of Portion 11 of the Farm Longlands No. 393 in extent of 5.6 hectares situated in Cape Winelands District Municipality, Stellenbosch Registration Division, Western Cape Province

	the farm Longlands by the Department of Rural Development and Land Reform in terms of Section 5 of the Provision of Land and Assistance Act, Act No. 126 of 1993. As part of the application 1.25 hectares will be donated to the Department of Rural Development and Land Reform as they wish it could be designated for housing development for farm dwellers (tenure purposes)
Envisaged Land Use / Commodity Type:	Tenure purpose for farm dwellers
Date of Initial Application	December 2011
Total extent of Property	70.5055 ha
Portion to be Subdivided and consolidated for HDI	5.6 ha
Financial Implications	No financial implications
Agricultural Potential	No Agricultural potential only housing development

1. PURPOSE

1.1 The purpose of this application is to obtain approval:

- 1.1.1 for the designation of land, which has been made available for the purpose of land reform by the owner thereof (Section 2(1) (c) of the Act 126 of 1993). The land referred to is described as the Remainder of Portion 11 of the farm Longlands No 393, in the Cape Winelands District Municipality, Division of Stellenbosch, Western Cape Province in extent 5.6 hectares.
- 1.1.2 that in terms of Section 2 (4) of the Act that the laws governing the subdivision of agricultural land shall not apply on the Remainder of Portion 11 of the farm Longlands No 393, in the Cape Winelands District Municipality, Division of Stellenbosch, Western Cape Province.
- 1.1.3 for the subdivision of the Remainder of Portion 11 of the farm Longlands No 393, in the Cape Winelands District Municipality, Division of Stellenbosch, Western Cape.

Application for the Approval of the Subdivision of the Remainder of Portion 11 of the Farm Longlands No. 393 in extent of 5.6 hectares situated in Cape Winelands District Municipality, Stellenbosch Registration Division, Western Cape Province

- ..4 To give effect to Section 2(2) of the Act by giving notice in the Gazette of the designation of the land for land reform purposes

2. LEGAL AND POLICY PROVISIONS:

- 2.1 According to Section 1 A (d) one of the objectives of the Land Reform: Provision of Land and Assistance Act is to "promote economic growth and the empowerment of historically disadvantaged persons."
- 2.2 Section 2(1) (c) of the Provision of Land and Assistance Act, Act No. 126 of 1993, stipulates that "The Minister may, subject to the provisions of Section 3, designate for the purpose of settlement – any land which has been made available for those purposes by the owner thereof." According to Section 1 of the Act settlement refers to "the settlement of persons on designated land as referred to in Section 8(1) and subsequently in Section 5, which clarifies settlement as: "The developer may, subject to the conditions contemplated in Section 2(3) subdivide the designated land or cause it to be subdivided in accordance with the provisions of this Act into pieces of land for small scale farming, residential, public, community, business or similar purpose."
- 2.3 Therefore the purpose of this application is to obtain approval:
- 2.3.1 for the designation of land, which has been made available for the purpose of the land reform by the owner thereof: Section 2(1) (c) of the ACT 126 OF 1993. The land referred to is described as the Remainder of the Farm Longlands No. 393 Portion 11(5.6 hectares in extent), in the Cape Winelands Municipality, Division of Stellenbosch, Western Cape Province.
- 2.3.2 that in terms of Section 2(4) of the Act the laws governing the subdivision of agricultural land shall not apply on the Remainder of the Farm Longlands No 393 Portion 11, in the Cape Winelands District Municipality, Division of Stellenbosch, Western Cape Province.
- 2.3.4 to give effect to Section 2(2) of the Act by giving notice in the Gazette of the designation of land for land reform purposes.
- 2.4 All approval policies and relevant circulars must be adhered to.

3. DELEGATIONS

- 3.1 Approval for the designation of land as per Section 2(1) (c) is delegated to the Chief Director: PSSC per present delegations, signed 23rd May 2014, item 1, Section 2(1) (c) of the Provision of Land and Assistance Act 126 of 1993 as amended.

Application for the Approval of the Subdivision of the Remainder of Portion 11 of the Farm Longlands No. 393 in extent of 5.6 hectares situated in Cape Winelands District Municipality, Stellenbosch Registration Division, Western Cape Province

- 3.2 Approval that the laws governing the subdivision of agricultural land shall not apply as per Section 2(4), is delegated to the Chief Director: PSSC as per present delegations, signed 23rd May 2014, item 4, Section 2(4) of the Provision of Land and Assistance Act 126 of 1993 as amended
- 3.3 Approval to give notice in the Gazette of land designated under Section 2(1), as per Section 2(2) of the Act, is delegated to Chief Director: PSSC-General as per present delegations, signed 23rd May 2014, item 2, Section 2(2) of the Provision of Land and Assistance Act 126 of 1993 as amended.
- 3.4 Please find attached Delegation Framework as approved by the Minister on 23rd May 2014(Tag A).

4. BACKGROUND

- 4.1 Longlands Holdings Development Company contacted Stellenbosch District office of the Department of Rural Development and Land Reform in order to assist them with the subdivision of land and as part of the application they will make donation for land reform purposes, through Section 2 of the Provision of Land and Assistance Act, 1993(Act 126 of 1993).
- 4.2 The property is known as the Longlands Holdings (PTY) LTD which is the remainder of Portion 11 No.393 of the farm Longlands, situated in the division of Stellenbosch in the Cape Winelands District Municipality, in the Province of the Western Cape and in total is 70.5055 in extent but only 5.6 hectares in extent to be subdivided. Refer to **Tag B** for the Aktex printout.
- 4.3 This portion of land is currently vacant and some patches are occupied by squatter camps.
- 4.4 The owner of Longlands Holdings (PTY) LTD, does not intend to use the land for agricultural purposes instead for integrated housing development.
- 4.5 Longlands is a registered Development Company, and through this application the owner of Longlands seeks to provide for the designation of land for settlement of farm workers and other occupiers.
- 4.6 The sub division of the designated land and the settlement of the identified persons thereon must lead to secure tenure rights to do justice to the proposal.
- 4.7 Longlands Holdings who is the sole owner of Longlands farm will donate 1.25 hectares of land to the Department of Rural Development and Land Reform for

land reform purposes in terms of Section 2(1)(c) of the Provision of Land and Assistance Act, of 1993 Act 126, Attached, as Tag C is the Donation Letter from Longlands Holdings(PTY) LTD and summary of application.

- 4.8 In their request for designation of land, Longlands Holdings indicated that no financial contribution is requested from the department in respect of the transfer of land. Longlands Holdings request that only approval of the donation and subdivision be granted.
- 4.9 A total of 38 families will benefit from this project.

5. PLANNING AND SUPPORT ISSUES

- 5.1 It is the wish of Longlands Holdings Development Company to donate land for tenure purposes to farm workers and will ensure successful development and supply services in that land. Longlands Holdings will take responsibility for the proposed development and make serviced land available for the resettlement of 38 farm workers families of the surrounding area. All the identified beneficiaries will secure a tenure right which always threatens farm workers which will also provide ownership and title deeds in the future.
- 5.2 The Stellenbosch Municipality is in support of possible expansion of low cost housing project which is one of the objectives of Longlands Holdings Development.
- 5.3 The Mayoral Committee considered a report, dealing with rural housing opportunities for farm workers.
- 5.4 Having considered the report, Mayco, inter alia resolved that, Council adopt the concept of rural settlements as a policy of Stellenbosch Municipality.
- 5.5 That Council accept farm workers as a specific focus area for housing delivery.
- 5.6 The Council adopted the concept of partnership with private sector in the provision of housing, especially for farm workers.
- 5.7 The Council endorsed that the following areas be identified as possible pilot projects, aimed at providing housing to farm workers: La Motte, Dwarsrivier, Koelenhof, Raithby and Vlottenburg where this donated land by Longlands Holdings is situated.
- 5.8 With regard to Vlottenburg area, two possible pilot projects were identified.

6 SUBDIVISION AND LAND USE

- 6.1 A proposed partition plan / subdivision plan has been drawn up and is ready for approval by the Department of Rural Development and Land Reform. **See Tag D.**
- 6.2 Attached as **Tag E** is a letter from Stellenbosch Municipality in support of Longlands Holdings (PTY) LTD.
- 6.3 Longlands Holdings will provide support services to the subdivided portion of land.
- 6.4 The proposed subdivision was supported by the Provincial Land Acquisition and Recapitalization Control Committee (PLARCC) on the 23 May 2014. Attached as **Tag G** are the minutes of the PLARCC held on the 23 May 2014.

7. FINANCIAL IMPLICATION

- 7.1 There is no financial implications for the Department of Rural Development and Land Reform

8. RECOMMENDATIONS

It is recommended that the Chief Director: PSSC grants approval;

- 8.1 In terms of Section 2(1) (c) of the Provision of Land and Assistance Act, Act No. 126 of 1993, for the designation of land, which the owner thereof has made available for the purpose of the land reform. The land referred to is described as the remainder of portion 11 to be (subdivided) of the farm Longlands No. 393, Cape Winelands Municipality, Division of Stellenbosch, Western Cape Province, in extent of 5.6 hectares
- 8.2 To motivate for the exemption of donations tax. It is requested that the draft letter addressed to SARS be provided.
- 8.3 To give effect to Section 2(2) of the Act by giving notice in the Gazette of the designation of land and that the Notice attached as **Tag F** be signed by the Chief Director: PSSC.
- 8.4 In terms of Section 2(4) of the Act that the laws governing the subdivision of agricultural land shall not apply on the remainder of portion 11 of the farm Longlands No. 393, in Cape Winelands District Municipality, Division of Stellenbosch, Western Cape Province.


MR S. SITYATA
PROJECT COORDINATOR - STELLENBOSCH DISTRICT OFFICE

DATE: 29/10/2014

Recommendation 8.1 is supported / not supported
 Recommendation 8.2 is supported / not supported
 Recommendation 8.3 is supported / not supported
 Recommendation 8.4 is supported / not supported


MS A. RAMLAGAN
DEPUTY DIRECTOR: CAPE WINELANDS DISTRICT OFFICE
 DATE: 29/10/2014

Application for the Approval of the Subdivision of the Remainder of Portion 11 of the Farm Longlands No. 393 in extent of 5.6 hectares situated in Cape Winelands District Municipality, Stellenbosch Registration Division, Western Cape Province

**APPLICATION FOR THE APPROVAL OF THE SUBDIVISION OF THE
REMAINDER OF THE FARM LONGLANDS PORTION 11 FARM NO 393 IN
STELLENBOSCH REGISTRATION DIVISION IN THE WESTERN CAPE
PROVINCE FOR LAND REFORM PURPOSES**

8. RECOMMENDATIONS

It is recommended that the Chief Director: PSSC grants approval;

- 8.1 In terms of Section 2(1) (c) of the Provision of Land and Assistance Act, Act No. 126 of 1993, for the designation of land, which the owner thereof has made available for the purpose of the land reform. The land referred to is described as the remainder of portion 11 to be (subdivided) of the farm Longlands No. 393, Cape Winelands Municipality, Division of Stellenbosch, Western Cape Province, in extent of 5.6 hectares as per partition plan.
- 8.2 To motivate for the exemption of donations tax. It is requested that the draft letter addressed to SARS be provided.
- 8.3 To give effect to Section 2(2) of the Act by giving notice in the Gazette of the designation of land and that the Notice attached as **Tag F** be signed by the Chief Director:PSSC.
- 8.4 In terms of Section 2(4) of the Act that the laws governing the subdivision of agricultural land shall not apply on the remainder of portion 11 of the farm Longlands No. 393, in Cape Winelands District Municipality, Division of Stellenbosch, Western Cape Province.

Recommendation 8.1 is supported / not supported
 Recommendation 8.2 is supported / not supported
 Recommendation 8.3 is supported / not supported
 Recommendation 8.4 is supported / not supported


 MR J PHEIFFER

ACTING DIRECTOR: LAND ACQUISITION AND RECAPITALIZATION- WC

DATE: 2014.11.07

Application for the Approval of the Subdivision of the Remainder of Portion 11 of the Farm Longlands No. 393 in extent of 5.6 hectares situated in Cape Winelands District Municipality, Stellenbosch Registration Division, Western Cape Province

*Submission to be supported by
 (A) Dip. LTA as this had a tenure
 focus.*

APPLICATION FOR APPROVAL OF THE SUBDIVISION OF THE REMAINDER OF THE FARM LONGLANDS PORTIO 11 FARM NO 393 IN THE STELLENBOSCH REGISTRATION DIVISION IN THE WESTERN CAPE PROVINCE FOR LAND REFORM PURPOSES

8. RECOMMENDATIONS

It is recommended that the Chief Director: PSSC grants approval;

- 8.1 In terms of Section 2(1) (c) of the Provision of Land and Assistance Act, Act No. 126 of 1993, for the designation of land, which the owner thereof has made available for the purpose of the land reform. The land referred to is described as the remainder of portion 11 to be (subdivided) of the farm Longlands No. 393, Cape Winelands Municipality, Division of Stellenbosch, Western Cape Province, in extent of 5.6 hectares as per partition plan.
- 8.2 To motivate for the exemption of donations tax. It is requested that the draft letter addressed to SARS be provided.
- 8.3 To give effect to Section 2(2) of the Act by giving notice in the Gazette of the designation of land and that the Notice attached as **Tag F** be signed by the Chief Director: PSSC.
- 8.4 In terms of Section 2(4) of the Act that the laws governing the subdivision of agricultural land shall not apply on the remainder of portion 11 of the farm Longlands No. 393, in Cape Winelands District Municipality, Division of Stellenbosch, Western Cape Province.

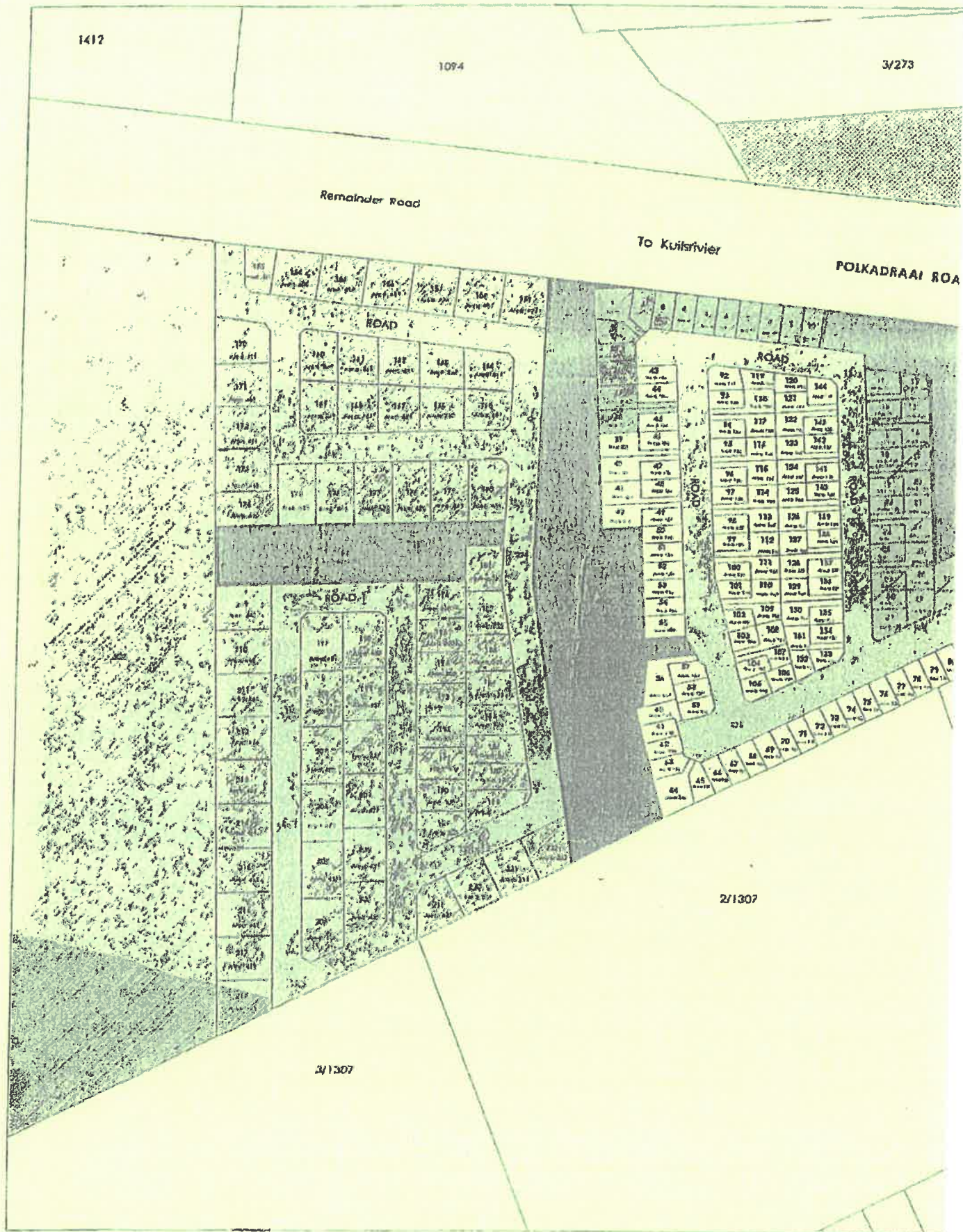
Recommendation 8.1 is supported / not supported
 Recommendation 8.2 is supported / not supported
 Recommendation 8.3 is supported / not supported
 Recommendation 8.4 is supported / not supported



MS J FORTUIN
CHIEF DIRECTOR: PSSC- WESTERN CAPE

DATE: 10/11/2016

Application for the Approval of the Subdivision of the Remainder of Portion 11 of the Farm Longlands No. 393 in extent of 5.6 hectares situated in Cape Winelands District Municipality, Stellenbosch Registration Division, Western Cape Province





STELLENBOSCH

STELLENBOSCH • PNIEI • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

INNOVATION CAPITAL • ISIXEKO ESIZA NENGUQU • INNOVASTIESTAD

Enquiries	P April/H Deacon
Your ref	-
Our ref	Farm 393/11(S)
Application no	LU/3672
Date	2014-11-13
Telephone	021-8088683/8657
Fax	021-8866899

REGISTERED MAIL

TV3
La Gratitude Offices (1st Floor)
97 Dorp Street
STELLENBOSCH
7600

Dear Sir / Madam

APPLICATION FOR THE DETERMINATION OF ZONING: FARM 393/11, STELLENBOSCH DIVISION

Your application in the above regard, received on 2014-08-27, refers.

The Director: Planning and Economic Development resolved as follows:

The amendment of Council's previous approval for the zoning determination on Farm 939/11, Stellenbosch Division, in terms of Section 14 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), to read as follows:

That a zoning of Business Zone II for the floor area of the existing shop building, Business Zone V for ± 2500 m² and Agricultural Zone I be determined on Farm 393/11, Stellenbosch Division, subject to the conditions as per the attached Appendix I.

Kindly also note where applicable, the above approval does not guarantee approval of any related building plan application in terms of the National Building Regulations and Building Standards Act, No 103 of 1977 and that building work may therefore only commence once such plans are formally passed.

Kindly note, you are advised in terms of Section 5 of the Promotion of Administrative Justice Act, No 3 of 2000 that you are entitled to request in writing reasons for the above decision.

In terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000, you may appeal to the Municipal Manager against the above Council decision (including any conditions imposed in case of approval) by giving written notice of such appeal. A detailed motivated appeal with reasons therefore (and not only the intention to appeal), clearly stating in terms of which legislation it is made, as well as payment of the appeal fee to the amount of R 737,00, should be directed to and received by the Municipal Manager, Stellenbosch Municipality, P O Box 17, Stellenbosch, 7599, or if hand delivered, to the Advice office, Land Use Management, Ground floor,

municipal building, Plein Street, Stellenbosch, within 21 days of the date of registration at the Post office of this notification letter (with such registration day not included in the appeal period), provided where the last day for lodging an appeal falls either on a Sunday or public holiday, it shall be deemed to be the next working day thereafter. Where this letter is collected by hand, the above appeal period will be similarly calculated from the next day after collection. Failure to comply with the above requirements may result in the appeal being ruled invalid by the Appeal Authority.

Notwithstanding the above, kindly note, you are not permitted to submit a revised proposal as part of such an appeal. Should this be the case, your submission will not be regarded as an appeal, but rather a new application which should be submitted in the normal manner, as only the above decision can be appealed at this stage.

Please note, appellants are not permitted to canvass the Municipal Manager or members of Council's Appeals Committee before or after the matter is heard.

Important note : *Rights of appeal in terms of Section 44(1)(a), (b), (c) or (d) of the Land Use Planning Ordinance, No 15 of 1985 no longer exist, as such an appeal to the Minister of Local Government, Environmental Affairs and Development Planning, Western Cape has been declared unconstitutional by the Constitutional Court in its unanimous judgment* on 4 April 2014, as such matters fall within the exclusive functions of a municipality in terms of the Constitution.*

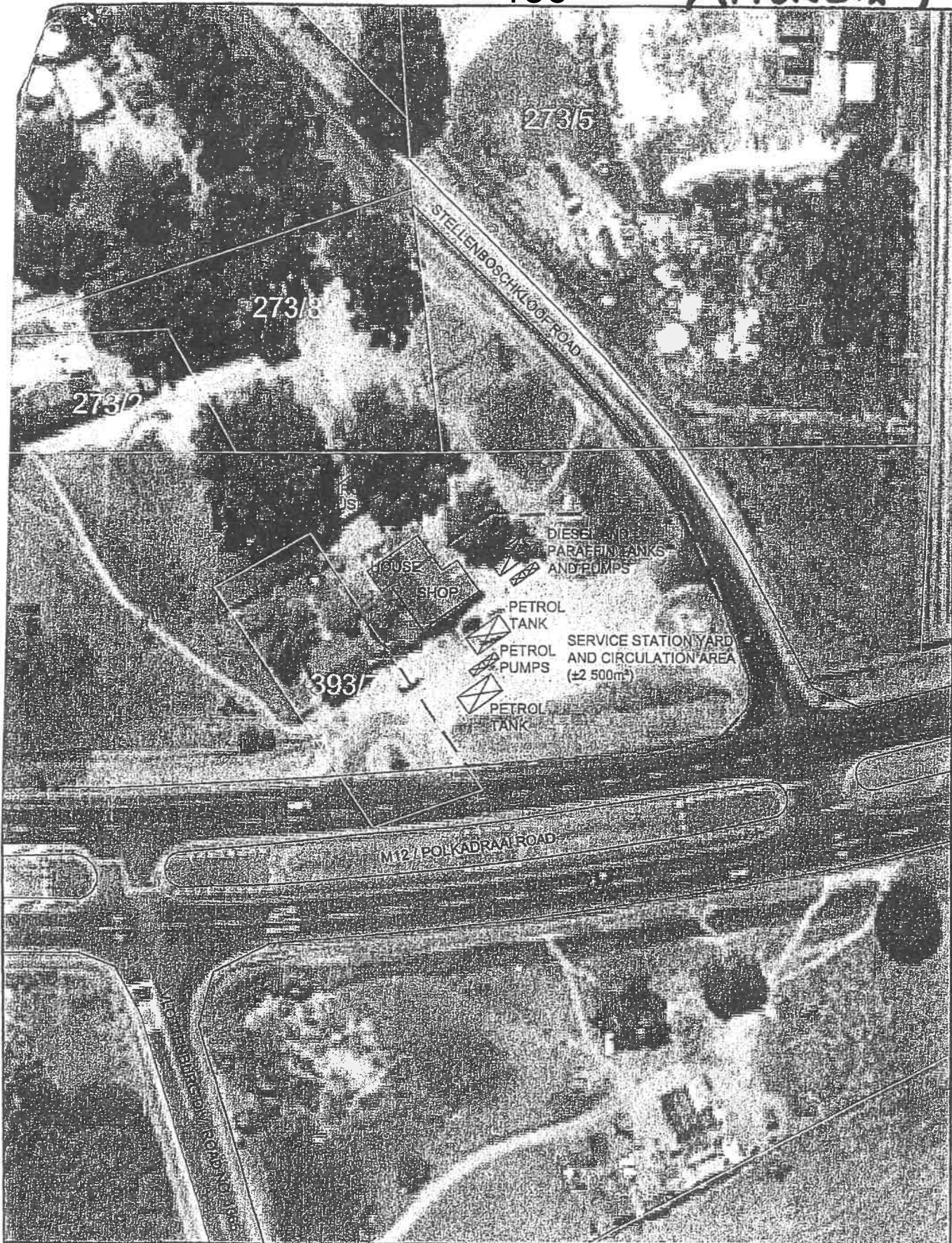
Kindly note the above Council decision is suspended until such time as the period for lodging an appeal in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000 has lapsed, any such appeal has been finalised and you have been advised accordingly.

Yours faithfully




for **DIRECTOR : PLANNING & ECONOMIC DEVELOPMENT**
PL393-11N13


* In *Minister of Local Government, Environmental Affairs and Development Planning, Western Cape v The Habitat Council and Others; Minister of Local Government, Environmental Affairs and Development Planning, Western Cape v City of Cape Town and Others* [2014] ZACC 9 (Case No. CC117/13).



Notes: 1. The shop is zoned Business Zone II. 2. The service station is zoned Business Zone V. 3. The remainder of the farm is zoned Agriculture I.	Drawn: CH	Date: 13 AUG 2014
	Drawing: ZONING PLAN	
	Project: (A PORTION OF) FARM 393/11, STELLENBOSCH	
	Client: SLC DEVELOPMENT SERVICES	



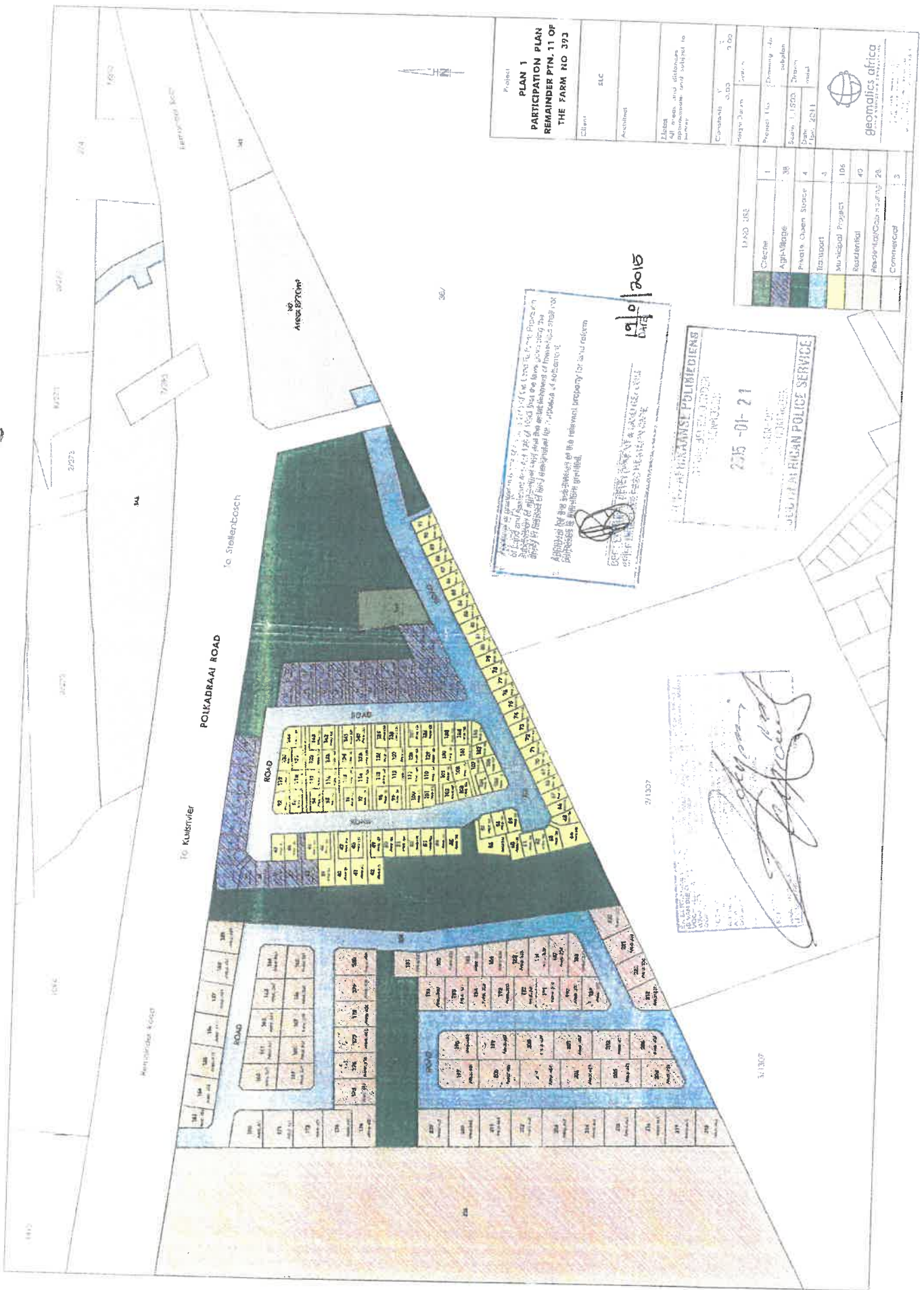
Scale: 1:1 000 (A4)



ARCHITECTS AND TOWN PLANNERS

First Floor • La Gratitude Office Building
97 Corp Street • Stellenbosch 7600
tel (021) 861 3800
fax (021) 882 8025
e-mail: stel@tv3.co.za
web: www.tv3.co.za

Plan No: 1	Project No: Q2361
------------	-------------------



Project
PLAN 1
PARTICIPATION PLAN
REMAINDER PTIN 11 OF
THE FARM NO 373

Client: SEC

Architect:

Notes: Areas and distances approximately and subject to survey.

Contents: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

Scale: 1:1000

Date: 2011

Project No: Drawing No: 11000

Scale: 1:1000

Date: 2011

Scale: 1:1000

Date: 2011

LAND USE	1	2	3	4	5	6	7	8	9	10
Creche										
Agriculture										
Private Open Space										
Industrial										
Municipal Project										
Residential										
Recreation/Community										
Commercial										

Approved for the purposes of the relevant property for use in terms of land and planning Act 107 of 1994 for the purpose of the development of agricultural use and the establishment of a residential area for the purposes of the relevant property for use in terms of land and planning Act 107 of 1994.

19/01/2015

DATE

SEC

19/01/2015

DATE

2/1307

2015-01-21

JULIUS AN RIGAN POLICE SERVICE

Handwritten signature and notes.



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Application Number: LU/7898
 Our File Reference Number: Farm 393/11, Stellenbosch
 Enquiries: Lenacia Kamineth
 Contact No: 021 808 8697
 E-mail address: Lenacia.Kamineth@stellenbosch.gov.za
 Date: 04 December 2018

REGISTERED MAIL

Dr Werner Roux
 Longlands Village (Pty) Ltd
 37 Mark Street
STELLENBOSCH
 7600

E-mail address: werner@rouxcor.com

Dear Dr Roux

NOTICE OF DECISION

APPEAL IN TERMS OF SECTION 79(2) OF THE STELLENBOSCH MUNICIPAL PLANNING BY-LAW (2015) AGAINST THE DECISION OF AUTHORISED EMPLOYEE: APPLICATION FOR THE AMENDMENT OF THE PARTITION(SUBDIVISIONAL) PLAN PREVIOUSLY APPROVED BY THE DEPARTMENT OF RURAL DEVELOPMENT & LAND REFORM IN TERMS OF THE PROVISION OF LAND AND ASSISTANCE ACT, ACT 126 OF 1993 ON FARM 393/11, STELLENBOSCH NOW INDICATED AS ERF 1,3,7,8,AND 9, LONGLANDS); SUBSEQUENTLY THE AMENDMENT OF THE GENERAL PLAN; WITHDRAWAL OF ERF 7,8 AND 9, AMENDMENTS OF CONDITIONS OF APPROVAL; REGISTRATION OF A SERVITUDE ROAD OVER ERF 1, LONGLANDS; DETERMINATION/ALLOCATION FOR THE SUBDIVISIONAL PORTIONS

1. The abovementioned appeal refers.
2. Kindly find attached hereto the decision of the Appeal Authority for your attention.

Yours faithfully,

Ms Geraldine Mettler
 MUNICIPAL MANAGER

Page 1 of 1



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DECISION OF APPEAL AUTHORITY

The Appeal Authority hereby, in terms of Section 81(7) of the Stellenbosch Municipal Land Use Planning By-law 2015:

Tick the appropriate box:

CONFIRM		VARY	<input checked="" type="checkbox"/>	REVOKE	
<p>THE DECISION OF THE AUTHORISED EMPLOYEE FOR THE AMENDMENT OF THE PARTITION (SUBDIVISIONAL) PLAN PREVIOUSLY APPROVED BY THE DEPARTMENT OF RURAL DEVELOPMENT & LAND REFORM IN TERMS OF THE PROVISION OF LAND AND ASSISTANCE ACT, ACT 126 OF 1993 ON FARM NO. 393/11, STELLENBOSCH; (NOW INDICATED AS ERF 1,3,7,8 AND 9, LONGLANDS); SUBSEQUENTLY THE AMENDMENT OF THE GENERAL PLANS; WITHDRAWAL OF ERF DIAGRAMS FOR ERF 7,8 AND 9; AMENDMENT OF CONDITIONS OF APPROVAL; REGISTRATION OF A SERVITUDE ROAD OVER ERF 1, LONGLANDS; DETERMINATION/ALLOCATION FOR THE SUBDIVISIONAL PORTIONS</p>					

DECISION OF APPEAL AUTHORITY:

- On 24 July 2018, Longlands Village (Pty) Ltd (the Developer) submitted an appeal in terms of Section 79(2) of the Stellenbosch Municipality: Land Use Planning By-Law (the By-Law) against the partial approval of a number of land development applications submitted in terms of Section 15(2) of the By-Law. The aforementioned decisions are recorded in a notification letter of the Municipality dated 28 June 2018.



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2. On 22 October 2018, the Developer amended its applications in terms of Section 52 of the By-Law.
3. When I considered and determined the appeal and amendment to the applications, I had regard to all relevant information including the following:
 - 3.1. The land development applications submitted in terms of Section 15(2) of the By-Law, with all supporting documents;
 - 3.2. All documents, information and comments prepared or submitted as part of the application and appeal processes as contained in the municipal records;
 - 3.3. The Developer's appeal dated 24 July 2018 and all annexures thereto;
 - 3.4. The amendment application dated 22 October 2018 with supporting documents;
 - 3.5. Appeal Assessment Report prepared in terms of Section 79(2) of the By-Law;
 - 3.6. The submissions of the Appellant in terms of Section 81(6) of the By-Law.



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1. The following applications are approved:

1.1. The consolidation of the following erven:

1.1.1. All erven indicated on sheet 2 of General Plan 781/2015.

1.1.2. The land indicated on sheet 3 of GP 781/2015 with the consolidated land indicated on sheet 2 of GP 781/2015.

1.2. The subdivision of the following land indicated on Appendix A1.

1.2.1. consolidated property referred to in paragraph 4.1 as indicated on Appendix A1 (i.e. phases 2 (A1 to A79) and phase 3 (B1 – B149)).

1.2.2. The subdivision of the land comprising phase 4 (C1 – C3) as indicated on Appendix A1.

1.3. The amendment of GP 781/2015 to indicate the layout of erven in conformity with the subdivisional approvals referred to in 1.2; alternatively the cancellation of GP 781/2015 and the registration of a new General Plan in conformity with the subdivisional approvals granted in 1.2.

1.4. The cancellation of the following surveyor general diagrams:

1.4.1. Diagram No. 778/2015 (Erf 7, Langlands)



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1.4.2. Diagram No. 779/2015 (Erf 8, Longlands)

1.4.3. Diagram No. 780/2015 (Erf 9, Longlands)

1.5. The determination of the following zonings

1.5.1. Phase 2 (A1 to A79) – Residential Zone II for 70 erven (A1 – A70), 1 private road (A71) and Open Space Zone II for 7 private open space erven (A72 – A79, please note that no A75 is listed on the plan.)

1.5.2. Phase 3 (B1 to B149) – Informal Residential Zone for 144 erven (B1 – B145, please note B105 will have a different zoning), Institutional Zone I for 1 crèche site (B105), Open Space Zone II for 3 private open spaces (B146, 147 & 148) and Transport Zone II for 1 public road for the remainder, with all erven in Phase 3 to be transferred to the Municipality.

1.5.3. Phase 4 (Erf 4, Erf 5, Erf 6, C1, C2 & C3) – Business Zone I for 4 erven (remainder Erf 4, excluding the filling station site, Erf 6, C1 and C3) and Transport Zone II for 2 erven (Erf 5 and C2).

1.6. The Municipality hereby certifies:

1.6.1. That the subdivision of the servitude road over remainder Erf 1 in favour of phase 2 is a subdivision which is exempted from an application for subdivision as envisaged in terms of Section 24(2) of the By-Law.

1.6.2. As the previous subdivisions granted, not any part thereof relevant to this



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approval was confirmed in terms of section 21 of the By-Law, the ownership of the land comprising a public place does not vest in the Municipality.

2. The following applications are refused:

All the other land development applications submitted by the Developer in terms of Section 15(2) of the By-Law are refused.

3. The abovementioned approvals are subject to the following conditions imposed in terms of Section 66 of the By-Law:

- 3.1. The approval applies only to the subdivisional amendments and zoning determinations in question (See Appendix A1), and shall not be construed as authority to depart from any other applicable law or from any requirements of Council;
- 3.2. That a revised subdivision plan which reflects the above-mentioned approvals be submitted for approval and endorsement by the Director: Planning and Economic Development;
- 3.3. New erf diagrams or general plans for the newly created land units be submitted to this municipality for clearance and record purposes;
- 3.4. All erven on the Langlands Subsidy Housing site, Phase 3 (B1 to B149) on Appendix A1 – which includes 144 erven zoned Informal Residential Zone (B1 to B145, please note B105 will have a different zoning). 1 creche site zoned



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Institutional Zone I (B105), 3 private open spaces zoned Open Space Zone II for (B146, 147 & 148) and 1 public road for the remainder zoned Transport Zone II, simultaneously with the first transfer of any subdivision to a third party or within a period of 180 days from date of this approval, whichever date occurs first;

- 3.5. Demolition certificates be obtained from the relevant municipal department and applicable heritage authorities before the demolition of any building on site can take place;
- 3.6. The relocation of any legal occupier of any building be done by legal agreement before applications for demolition certificates can be submitted to the competent authorities;
- 3.7. Access roads and servitudes be constructed to the satisfaction of the Director: Engineering Services;
- 3.8. Subject to paragraph 3.9, this approval is subject to the conditions of the Directorate: Engineering Services, in Appendix A2 at all times be adhered to and the required documentation and services plans be submitted for their evaluation and approval, with only the amendment to allow for a 10m private road in Phase 2 for the 70 open market erven;
- 3.9. It is recorded that the Municipality can only currently provide the bulk municipal services of water and sewerage to the development of phase 3 (B1- B149) as indicated on Appendix A1 and that the development of the remainder of the development proposal approved in terms of this approval will be subject to the following conditions:



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- 3.9.1 That approval be granted by the City of Cape Town to amend the current bulk water supply agreement between the City of Cape Town and Stellenbosch Municipality to increase the current allocation from the current allocation from the Blackheath Water Treatment Works to Stellenbosch Municipality to provide the quantity of mega litres water acceptable to the Municipality to ensure sufficient capacity within the Polkadraai Bulk water scheme for the development approved in terms hereof as well as other proposed developments in the Vloffenburg area.
- 3.9.2 That the Council of the Municipality, within the validity period of this approval or any extension thereof, approve a capital budget for the upgrading of the required water and sewerage bulk infrastructure services for the Vloffenburg area and undertakes the required planning, design and construction of such infrastructure. No occupation of any erven over and above erven of phase 3 (144 erven) will be given before completion of such bulk infrastructure; or
- 3.9.3 That the Municipality enters into a services agreement with the Developer and/or other developers of properties in the Vloffenburg area on the following basis:
- a) Before the development of phases 2 and 4 can proceed, the Developer and/or other developers in the Vloffenburg area shall plan, design and construct the required bulk infrastructure services or any part thereof as required by the Municipality.
 - b) A cost-apportionment model will form part of the services agreements which will serve as the basis on which cost incurred by



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developers in respect of bulk infrastructure services will be apportioned amongst the developers in the Vloffenburg area and the Municipality.

- c) The direct and related costs, as approved by the Municipality, expended by any developer in respect of the planning, design and construction of the aforementioned bulk infrastructure services shall be taken into account and be set off against any other development charges payable by any one or more of the developers in terms of the approved development charged policy of the Municipality.

3.10. The conditions of the Manager: Spatial Planning, Heritage and Environment (Spatial Planning Comment), in Appendix A3 at all times be adhered to and the required documentation and plans be submitted for their evaluation and comment;

3.11. That the conditions of Western Cape Department of Transport and Public Works (Road Network Management) dated 29 July 2016 (Appendix A4) be adhered to;

3.12. A suitably qualified Environmental Control Officer is appointed to oversee the construction phase of the development, to ensure compliance with the relevant environmental authorisation as well as to ensure that no activity on site leads to any avoidable environmental degradation or surface-/groundwater pollution;

3.13. That all previous conditions of approval and agreements, remain applicable



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unless it is replaced by this approval;

- 3.14. That building plans must be submitted to this Municipality for consideration and approval;
- 3.15. The approval will lapse if not implemented within 5 years from date of final notification of the approval;
- 3.16. The approvals do not exempt the Developer from complying with any other applicable law, including any environmental authorisation granted by the competent environmental authority in terms of the National Environmental Management Act 107 of 1998 and the approval of the Land Reform Department in terms of the Land Reform: Provision of Land and Assistance Act 126 of 1993.
- 3.17. The Developer shall be obliged to procure the consent of the Land Reform Department for the transfer of the 38 subsidy housing erven to the Municipality which erven were previously donated to the Department.
- 3.18. Simultaneously with the transfer of any erf/erven in phase 2 of the proposed development, a servitude of access will be registered over the remainder erf 1 in favour of the transferee of any subdivision, either as a permanent or a temporary servitude and on conditions acceptable to the Municipality.
- 3.19. The Developer shall be liable to pay development charges in respect of the 70 developers erven in accordance with the Development Charges Policy adopted by Council and as may be annually reviewed by the Municipality.



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- 3.20. An engineering services agreement/s must be concluded between the Municipality and the owner of the land in respect of the installation of internal and link services to the subsidy housing component of the Development, as well as the other phases to be developed by the Developer which agreement will be drawn up by an attorney nominated by the Municipality.
- 3.21. The Developer shall be obliged to establish a home owners association in terms of Section 29 of the By-Law in respect of the approval of the subdivision of the 70 developers erven. The constitution of the home owners association must be approved by the Municipality before transfer of the land unit can take place.
- 3.22. The applicant submits an electronic copy (shp, dwg, dxf) or A4 hard copy of the SG diagrams, which was approved by the SG. The following information must be indicated:
- ✓ Newly allocated Erf Numbers,
 - ✓ Co-ordinates, and
 - ✓ Survey Dimensions.
- 3.23. No building plans will be approved prior to the submission of an approved SG Diagram/ General Plan (electronic or hard copy, containing a GP number and signed by the Office of the SG), or alternatively, in the case of less than 10 erven, the approved SG diagram (electronic or hard copy, containing a SG number and signed by the Office of the SG).
- 3.24. This approval is granted without prejudice to any previous agreement entered into between the Municipality and the Developer or its predecessor in title.
- 3.25. The approval in terms of Act 126 provides for 106 erven and 3 Commercial



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erven. On this basis I consider the subdivision of the berm specifically intended for private open space as desirable and that this portion of the property not be transferred to the municipality.

4. Recommendation by the Appeal Authority

The appellant offered during his oral presentations to the Appeal Authority that he will assist the municipality with the process to increase the supply of bulk water to the development. The Appeal Authority recommends that the municipality and the appellant negotiate a mutually beneficial agreement in this regard.

5. Reasons for the decision

- 5.1 The main reason for the approval of the land development applications in part is to formalise the previous approvals granted in terms of the Land Reform: Provision of Land and Assistance Act 126 of 1993 (Al 126) and to comply with the conditions imposed by the controlling authority in terms of the Advertising on Roads and Ribbon Development Act 21 of 1940 (Roads and Ribbon Act) and the Road Ordinance 19 of 1976.
- 5.2 As it is necessary to comply with the conditions imposed by the controlling authority in terms of the Roads and Ribbon Act and the Road Ordinance, it is necessary to amend or cancel General Plan 781/2015 and the other approved diagrams.
- 5.3 The determination of the different zonings has been done in conformity with the previous approval granted in terms of Act 126. I have therefore duly



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considered the lawful utilisation of the land or the purpose for which it could be used in terms of the Act 126 approval. I consider the determination of the zonings to be the most compatible uses with the approval granted in terms of Act 126.

- 5.4 The appellant in his oral representations specifically referred to the written memorandum of agreement between the municipality and Longlands Village Pty (Ltd). The agreement defines "the property" as "a portion of erf 3". This portion is further defined in the memorandum:

Clause 2.1.1 stipulates clearly that "the property" as defined in the memorandum shall be transferred to the municipality free of charge.

Clause 2.2.1 deals with the development of the property and stipulates the obligation of the developer to service the 106 and 3 sites prior to transfer to the municipality.

Following on this, the remainder of clause 2.2 stipulates the obligation of the parties in respect of the services on said 106 and 3 erven.

There is no provision in the memorandum of agreement for the services or transfer of an additional 70 GAP erven. It would therefore be an unfair interpretation to the developer to also be required to service and then transfer the 70 GAP erven to the municipality.

- 5.5 The Municipality is currently not in a position to provide bulk municipal services of water and sewerage to any other part of the Development



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except Phase 3 (subsidy housing development) and it will therefore be necessary to increase the allocation of water from the City of Cape Town by means of an appropriate bulk water supply agreement between the City of Cape Town and the Municipality. See recommendation herein above in paragraph 3.25

5.6 The exemption from the payment of development charges in terms of the agreement of 11 January 2018 only relates to the subsidy housing component of the application.

5.7 The approval in terms of Act 126 did not include a rezoning or sub-divisional approval in respect of the remainder of Erf 1. The Developer has now (in the amendment application) also applied for the rezoning of the remainder of Erf 1 to that of a sub-divisional area for purposes of single residential erven. Such application was not appropriately motivated in terms of the By-Law and will be subjected to the required public participation process in terms of the By-Law. A separate application will have to be submitted to obtain the required rezoning of the land concerned.

SIGNATURE:

Adv. Gesle van Deventer

DATE:

30/11/2018

Adv. Gesle van Deventer

EXECUTIVE MAYOR (Appeal Authority in terms of Section 79(1) of the Stellenbosch Municipal Land Use Planning By-law 2015)



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APPENDIX A1

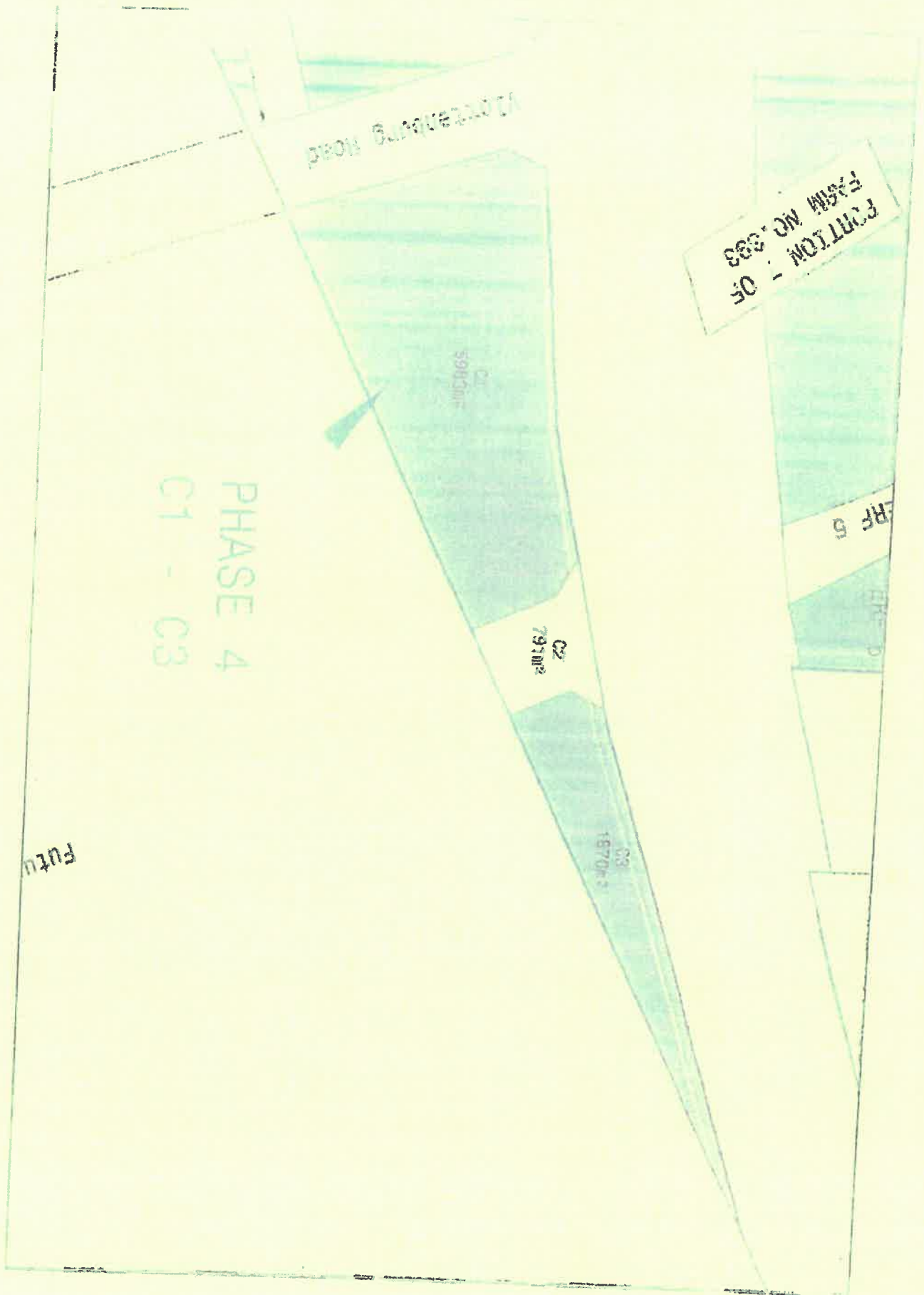
**The Amended Zoning and Subdivision Plan of Friedlaender, Burger &
Volkanann for Erven 1 and 3 Longlands, Stellenbosch**

(Dwg: LONG1_SUBDIV_P - REV7.dwg)

dated 25 June 2018



PHASE 2
A1 - A79



PHASE 4
C1 - C3

Futu

ALCANTARA ROAD

PORTION OF
EASEM NO. 393

PRF 5

C2
791sqm

C3
1870sqm

C1
5913sqm



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Our Reference: LU/7898
 Erf Number: Farm 393/11, Stellenbosch
 Your Reference Number: Letter dated 20 February 2019
 Enquiries: H Dednam
 Contact No: 021 808 8674

Collected

H Burger
 11/4/19

REGISTERED MAIL

Dr Werner Roux
 Longlands Village (Pty) Ltd
 37 Mark Street
 STELLENBOSCH
 7600



Dear Sir

ROAD CLOSURES RELATED TO THE APPROVAL OF THE AMENDMENT OF THE PARTITION (SUBDIVISIONAL) PLAN PREVIOUSLY APPROVED BY THE DEPARTMENT OF RURAL DEVELOPMENT & LAND REFORM IN TERMS OF THE PROVISION OF LAND AND ASSISTANCE ACT, ACT 126 OF 1993 ON FARM NO. 393/11, STELLENBOSCH: (NOW INDICATED AS ERF 1,3,7,8 AND 9, LONGLANDS); SUBSEQUENTLY THE AMENDMENT OF THE GENERAL PLANS; WITHDRAWAL OF ERF DIAGRAMS FOR ERF 7, 8 AND 9; AMENDMENT OF CONDITIONS OF APPROVAL; REGISTRATION OF A SERVITUDE ROAD OVER ERF 1, LONGLANDS; DETERMINATION/ALLOCATION FOR THE SUBDIVISIONAL PORTIONS

1. Your letter, dated 20 February 2019 and SG status reports, STEL393 v.2 pages 146 and 147, dated 11 February 2019 have reference.
2. **Consent** is hereby given for:
 - 2.1 The closure of Public Streets Erven 7, 193 and 342, Longlands, and
 - 2.2 The amendment of General Plan No 781/2015 in terms of Section 23(1) of Stellenbosch Municipality Land Use Planning By-Law, 2015 by:

- 2.2.1 the layout of closed Public Street Erf 342 and the creation of an additional Erf, Portion A, comprising of unregistered Erven 196-250, 252-287, 289-342, Longlands, and
- 2.2.2 the consolidation of Portion A with Erven 122-195, 251 and 288, Longlands to create Portion B,

On condition that:

- a) The approval applies only to the application in question (See **APPENDIX 1** for **Dwg: PLAN 1_A4, dated 17 October 2018** and **Dwg: PLAN 2-REV1_A4, dated 2 April 2019**) and shall not be construed as authority to depart from any other legal prescriptions or requirements from all other internal and external departments;
- b) That all previous conditions of approval and agreements remain applicable unless it is replaced by this approval, and
- c) Council reserve the right to impose further conditions if deemed necessary.

3. **Reasons** for the above consent are as follows:

- a) The Appeal Authority has already granted consent for the amendment of the General Plan on which the new public streets are indicated. See Appeal Authority Decision, dated 4 December 2018, attached as **APPENDIX 2**
- b) There can conceivably be no prejudice to anybody.

Yours faithfully



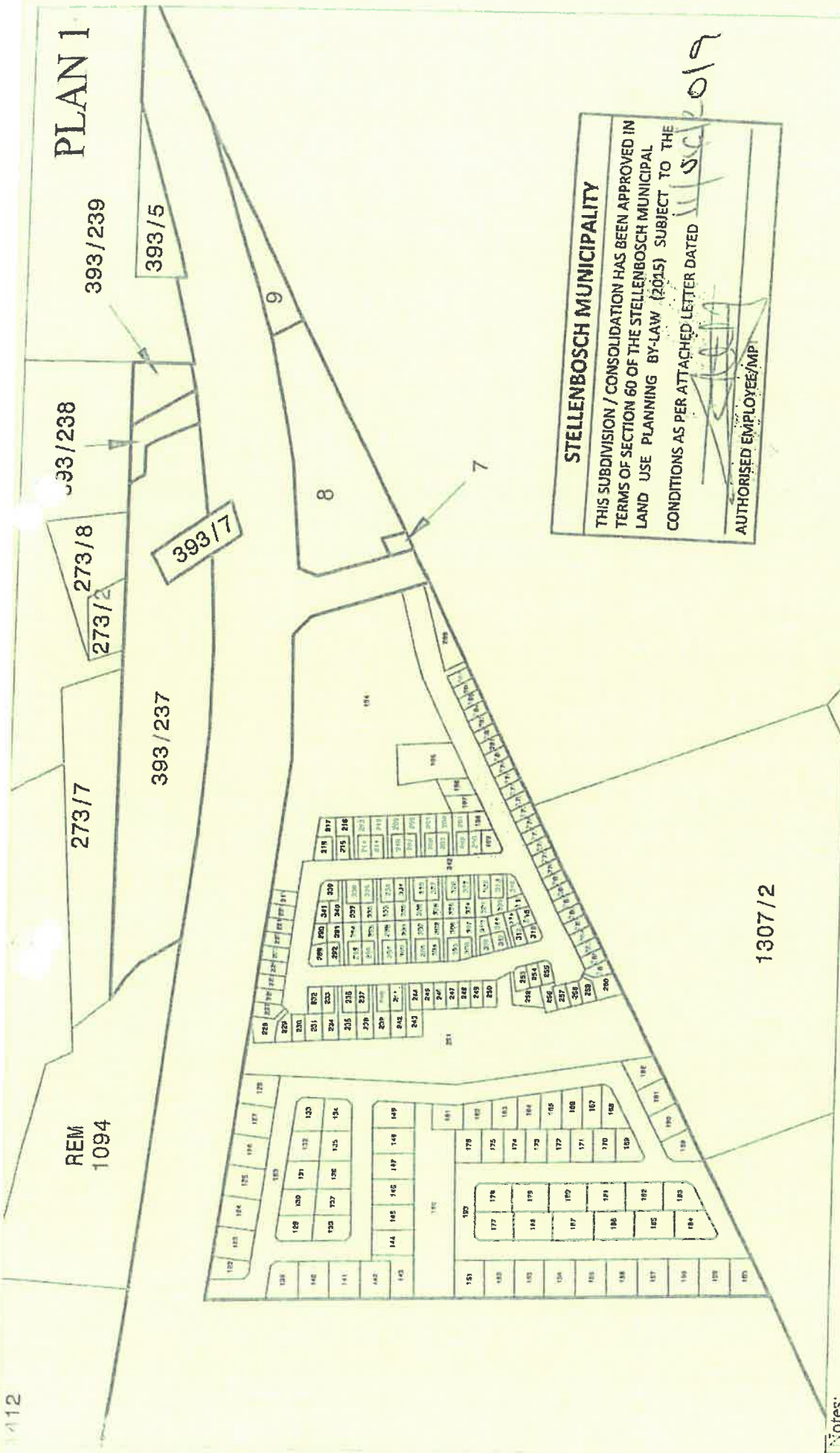
AUTHORISED EMPLOYEE: TABISO MFEYA
DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

11/04/2019
 DATE

APPENDIX 1

Dwg: PLAN 1_A4, dated 17 October 2018

Dwg: PLAN 2-REV1_A4, dated 2 April 2019



STELLENBOSCH MUNICIPALITY
 THIS SUBDIVISION / CONSOLIDATION HAS BEEN APPROVED IN
 TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL
 LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE
 CONDITIONS AS PER ATTACHED LETTER DATED 11/05/2019
 AUTHORIZED EMPLOYEE/MP

Notes:

Caveat
 1. Any areas and dimensions are provisional and will be finalised at time of subdivision survey.
 2. All levels are to be confirmed prior to construction.



Scale: N/A
 Date: 17/10/2018
 System: WG 19

Contours: N/A
 ROAD CLOSURE
 ERVEN 7, 193 AND 342 LONGLANDS
 Ref: LONG1
 Dwg: PLAN 1_A4

friedlaender, burger & volkmann
 201440 Street, Stellenbosch, 7601 • P.O. Box 181, Stellenbosch, 7601
 021 887 51 424 • 021 887 51 425 • 021 887 51 426

STELLENBOSCH MUNICIPALITY**CLOSING OF PUBLIC STREETS:
ERVEN 193 AND 342, LONGLANDS**

Notice is hereby given in terms of Section 43(1)(f) of the Land Use Planning Act, Act 3 of 2014 that Public Streets: Erven 193 and 342, Longlands, has been closed.

(Reference: STEL.393 v.2 p146)

(Notice No. P14/19)

MUNICIPAL MANAGER

14 June 2019

57906

STELLENBOSCH MUNISIPALITEIT**SLUITING VAN PUBLIEKE STRATE:
ERWE 193 EN 342, LONGLANDS**

Kennis geskied hiermee ingevolge die bepalinge van Artikel 43(1)(f) van die Wet op Grondgebruikbeplanning, Wet 3 van 2014 dat Publieke Strate: Erwe 193 en 342, Longlands gesluit is.

(Verwysing: STEL.393 v.2 p146)

(Kennisgewing Nr P14/19)

MUNISIPALE BESTUURDER

14 Junie 2019

57906

STELLENBOSCH MUNICIPALITY**CLOSING OF PUBLIC STREET ERF 7, LONGLANDS**

Notice is hereby given in terms of Section 43(1)(f) of the Land Use Planning Act, Act 3 of 2014 that Public Street: Erf 7, Longlands, has been closed.

(Reference: STEL.393 v.2 p147)

(Notice No. P15/19)

MUNICIPAL MANAGER

14 June 2019

57907

STELLENBOSCH MUNISIPALITEIT**SLUITING VAN PUBLIEKE STRAAT, ER 7, LONGLANDS**

Kennis geskied hiermee ingevolge die bepalinge van Artikel 43(1)(f) van die Wet op Grondgebruikbeplanning, Wet 3 van 2014 dat Publiekestraat: Erf 7, Longlands, gesluit is.

(Verwysing: STEL.393 v.2 p147)

(Kennisgewing Nr P15/19)

MUNISIPALE BESTUURDER

14 Junie 2019

57907

OVERSTRAND MUNICIPALITY**REMOVAL OF RESTRICTIVE CONDITIONS:
ERF 527, GANSBAAI****OVERSTRAND MUNICIPALITY BY-LAW ON
MUNICIPAL LAND USE PLANNING, 2015**

Notice is hereby given in terms of Section 35(1) of the Overstrand Municipality By-law on Municipal Land Use Planning, 2015, that the Authorised Employee has removed Clauses C.4(a), C.4(b), C.4(c) and C.4(d), as contained in Deed of Transfer T37651/2017 applicable to Erf 527, Gansbaai.

Municipal Notice: E3/2019

MUNICIPAL MANAGER, OVERSTRAND MUNICIPALITY,
PO Box 20, HERMANUS, 7200

14 June 2019

57908

OVERSTRAND MUNISIPALITEIT**OPHEFFING VAN BEPERKENDE VOORWAARDES:
ERF 527, GANSBAAI****OVERSTRAND MUNISIPALITEIT VERORDENING VIR
MUNISIPALE GRONDGEBRUIKBEPLANNING, 2015**

Kennis word hiermee gegee ingevolge Artikel 35(1) van die Overstrand Munisipaliteit Verordening op Munisipale Grondgebruikbeplanning, 2015, dat die Gemagtigde Amptenaar Voorwaardes C.4(a), C.4(b), C.4(c) and C.4(d), soos veran in Titelakte T37651/2017 van toepassing op Erf 527, Gansbaai, opgehef het.

Munisipale Kennisgewing: E3/2019

MUNISIPALE BESTUURDER, OVERSTRAND MUNISIPALITEIT,
Postbus 20, HERMANUS, 7200

14 Junie 2019

57908



STELLENBOSCH

STELLENBOSCH • ENLIG • FRANSCHUIDER

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/9621
 Property Number: Erf 1, Longlands
 Your Reference Number: 3604-P
 Enquiries: P April
 Contact No: 021 808 8683

REGISTERED MAIL

TV3 Architects and Town Planners
 97 Dorp Street
 La Gratitude Offices (1st Floor)
 Stellenbosch
 7600

Sir/Madam

APPLICATION FOR AMENDMENT OF A CONDITION OF APPROVAL: ERF 1, LONGLANDS:

1. The application in terms of Section 15(2)(h) of the Stellenbosch Municipal Land Use Planning By-law for the amendment of the condition of approval 3.4 in councils letter of approval dated 04 December 2018 in order to amend the requirement that the transfer of land needs to be finalised within 180 days to 360 days after notification for the proposed developments on Erf 1 Longlands, refers.
2. The Authorised Employee hereby approves, in whole your application as mentioned above in terms of Section 60 of the Stellenbosch Municipal Land Use Planning By-law, on condition that:
 - The approval applies only to the amendment of the condition of approval (See APPENDIX 1 for applicant's motivation) and shall not be construed as authority to depart from any other legal prescriptions or requirements from all other internal and external departments;
 - All other conditions of approval remains applicable, unless replaced by this approval and must be complied with at all times;
 - The validity period of the approval, notwithstanding the date of this amendment of condition, is still 5 years from the date of notification on 04 December 2018;
 - The Municipal decision making authority reserves the right to impose further conditions if deemed necessary

Page 1 of 3

3. Reasons for the above decision are as follows:


- The application was previously processed and all comments were considered during the decision making processes.
- All other conditions of approval will remain applicable and the validity period of the approval will not be altered;
- No surrounding property owners will therefore be materially affected by this application for the amendment of the subject condition of approval to grant extension for the period within which properties needs to be transferred and no further advertising was deemed necessary.

4. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) and that all appeal submissions and processing must be in compliance with the procedures for appeals stipulated in section 80 of the said legislation.

5. If you intend to appeal, the appeal form must be completed and can be obtained from our Advice Centre; Land Use Management, Ground floor, Plein Street, Stellenbosch or the municipal website at www.stellenbosch.gov.za/planning_portal, and should be directed to the Appeal Authority and received by the Municipal Manager at P O Box 17, Stellenbosch, 7599 or faxed to 021 886 6899, or hand delivered to the Advice centre, within 21 days of notification of this decision together with proof of payment of the appeal fee.

6. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Yours faithfully



 THE AUTHORISED EMPLOYEE (Tabiso Mfeya)
 DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT



 DATE



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Reference: LU/7898
 Erf Number: Farm 393/11, Stellenbosch
 Your Reference Number: Letter dated 20 February 2019
 Enquiries: H Dednam
 Contact No: 021 808 8674

REGISTERED MAIL

Dr Werner Roux
 Langlands Village (Pty) Ltd
 37 Mark Street
STELLENBOSCH
 7600

Dear Sir

AMENDED ZONING AND SUBDIVISION PLAN RELATED TO THE APPROVAL OF THE AMENDMENT OF THE PARTITION (SUBDIVISIONAL) PLAN PREVIOUSLY APPROVED BY THE DEPARTMENT OF RURAL DEVELOPMENT & LAND REFORM IN TERMS OF THE PROVISION OF LAND AND ASSISTANCE ACT, ACT 126 OF 1993 ON FARM NO. 393/11, STELLENBOSCH: (NOW INDICATED AS ERF 1,3,7,8 AND 9, LONGLANDS); SUBSEQUENTLY THE AMENDMENT OF THE GENERAL PLANS; WITHDRAWAL OF ERF DIAGRAMS FOR ERF 7, 8 AND 9; AMENDMENT OF CONDITIONS OF APPROVAL; REGISTRATION OF A SERVITUDE ROAD OVER ERF 1, LONGLANDS; ZONING DETERMINATION/ALLOCATION FOR THE SUBDIVISIONAL PORTIONS

1. Your letter, dated 20 February 2019 has reference.
2. **Approval** is hereby granted for the amended zoning and subdivision plan as indicated on Dwg: PLAN 3_REV8_A3, dated 8 February 2019, subject to the following conditions:
 - a) The approval applies only to the amended zoning and subdivision plan in question (See **APPENDIX 1** for Dwg: PLAN 3_REV8_A3, dated 8 February 2019) and shall not be construed as authority to depart from any other legal prescriptions or requirements from all other internal and external departments;

Page 1 of 3

- b) That all previous conditions of approval and agreements remain applicable unless it is replaced by this approval, and
- c) The municipality reserves the right to impose further conditions if deemed necessary.
3. That in terms of section 63(1) of the Stellenbosch Municipality Land Use Planning By- law, 2015 the following error in the wording of the Appeal Authority's decision is hereby corrected:
- a) The reference to *Residential II* in the Appeal Authority's Decision, dated 4 December 2018, paragraph 1.5.1, attached as **Appendix 2** should read ***Residential III*** instead of Residential II.
4. **Reasons** for the above decision are as follows:
- a) The Appeal Authority has already granted consent for the amendment of the Partition (Subdivisional Plan) with a condition that an amended zoning and subdivision plan, which reflects the approvals, be submitted for approval and endorsement by the Director: PED. (See Appeal Authority Decision, dated 4 December 2018, condition 3.2, attached as **APPENDIX 2**);
- b) The determination of the zoning for the 70 eNen (A1-A70) in Phase 2 as referred to in the Appeal Authority's Decision, dated 4 December 2018, paragraph 1.5.1, attached as **APPENDIX 2** has been done in conformity with the previous approval granted in terms of Act 126. See paragraph 5.3 of the said decision. The Partition (Subdivisional Plan) as it was approved in terms of Act 126, is attached as **APPENDIX 3**;
- c) The Stellenbosch Municipality Land Use Planning By-Law, 2015, in terms of section 63(1), makes provision for the correction of an error in the wording of a decision. The Appeal Authority confirmed in writing that the reference to Residential Zone II in her appeal decision of 4 December 2018, was due to an error and should have been a reference to Residential Zone III. This error is hereby corrected;
- d) The abovementioned correction does not change the decision of the Appeal Authority or result in an alteration, insertion, suspension or deletion of condition of approval;
- e) The revised subdivision plan was approved on 11 April 2019 in order to finalise the related Land Surveyor Diagrams (See approval letter attached as **APPENDIX 4**);



- f) Approval was granted to amend a condition of approval in order to extend the period, for the transfer of land to be finalised, to 360 days after final notification. (See letter, dated 21 June 2019 attached as APPENDIX 5).

Yours faithfully


THABISO MFEYA

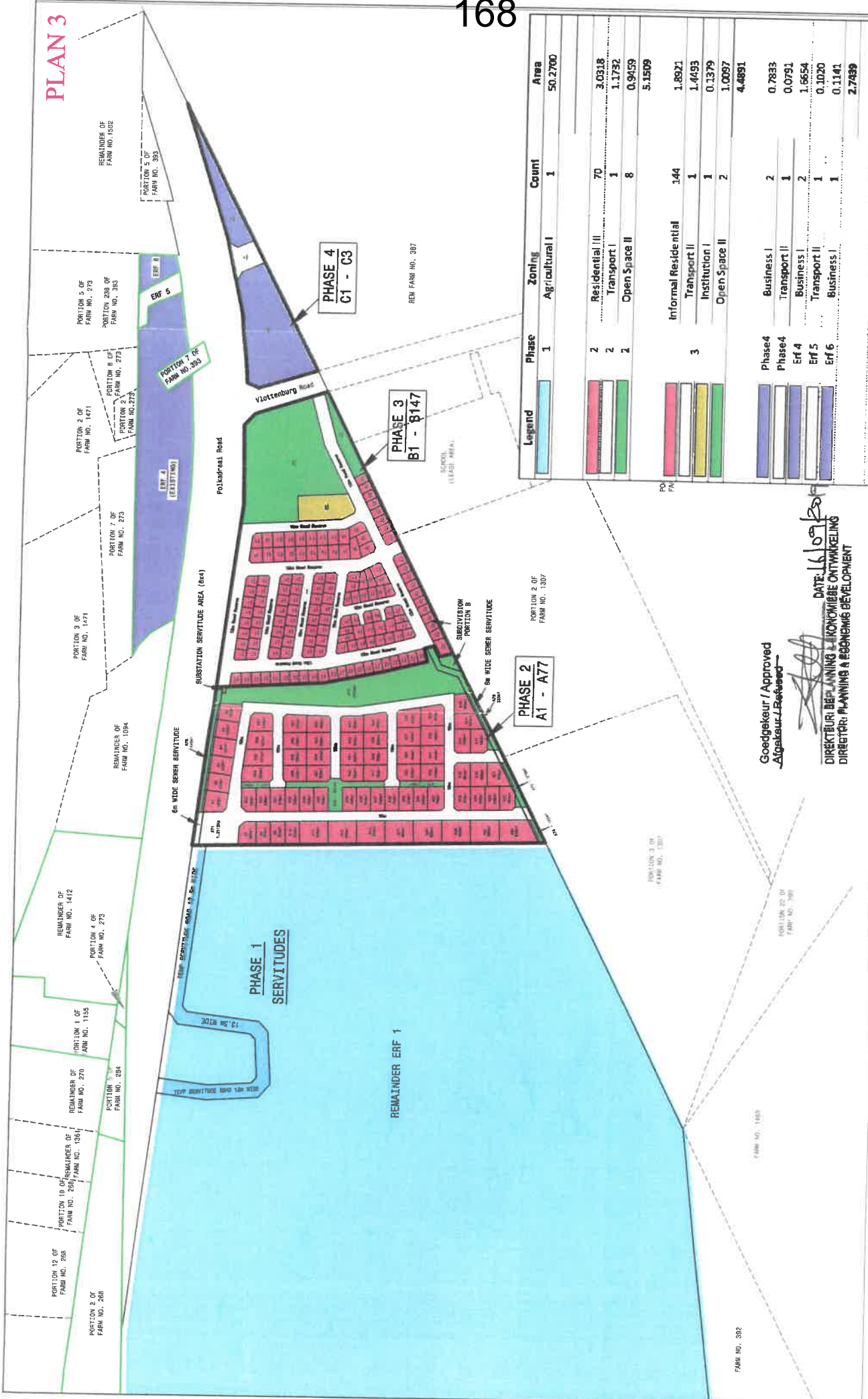
16/09/2019
DATE:

DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

APPENDICES:

APPENDIX 1	Dwg; Plan 3_REV8_a3, dated 8 February 2109
APPENDIX 2	Appeal Authority Decision, dated 4 December 2018
APPENDIX 3	Approved Partition (Subdivisional Plan) in terms of Act 126
APPENDIX 4	Approval letter for subdivision plan, dated 11 April 2019
APPENDIX 5	Approval letter for amendment of condition of approval, dated 21 June 2019

PLAN 3



Legend	Phase	Zoning	Count	Area
[Light Blue Box]	1	Agricultural I	1	50.2700
[Red Box]	2	Residential III	70	3.0318
[Green Box]	2	Transport I	1	1.1792
[Green Box]	2	Open Space II	8	0.9459
[Pink Box]		Informal Residential	144	5.1509
[Yellow Box]	3	Transport II	1	1.8921
[Green Box]		Institution I	1	1.4493
[Green Box]		Open Space II	2	0.1379
[Green Box]				1.0097
[Green Box]				4.8891
[Blue Box]	Phase 4	Business I	2	0.7833
[Blue Box]	Phase 4	Transport II	1	0.0791
[Blue Box]	Erf 4	Business I	2	1.5654
[Blue Box]	Erf 5	Transport II	1	0.1020
[Blue Box]	Erf 6	Business I	1	0.1141
				2.7439
			Total Area	62.6539

NOTES:

- Erven 7, 8 and 9 to be withdrawn.
- Servitude road over Remainder Erf 1 to be registered in favour of Phase 2.
- Phases 4 subdivision of Remainder Erf 1 Longlands.
- Phases 2 and 3 subdivision of Portion B Longlands, see PLAN 2.

Caveat
 1. Any areas and dimensions are provisional and will be finalised at time of subdivision survey.
 2. All levels are to be confirmed prior to construction.

Scale 1: 3500

Date: 08/02/2019

System: WG 19

AMENDED ZONING AND SUBDIVISION PLAN
 for Remainder Erf 1 and Portion B Longlands
 Stellenbosch

Ref: LONGI

Dwg: PLAN 3_REV8_A3

Goedgekeur / Approved
~~Algekeur / Refused~~

DATE: 16/07/2019
DIREKTUUR BEPLANNING & MONITORING ONTVANGING
DIREKTORIE PLANNING & ECONOMIESE ONTVANGING

friedlaender, burger & volkmann
 101 West Street, Stellenbosch, 7601 • Tel: 027 799 1151 • Email: info@friedlaender.co.za



ANNEXURE E

**REZONING, SUBDIVISION, ADOPTION OF THE
DEVELOPMENT'S NAME AND STREET NAMING AND
NUMBERING, ARCHITECTURAL GUIDELINES AND
HOME OWNERS ASSOCIATION'S CONSTITUTION: ERF
1, LONGLANDS**

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 applications as set out in **Section A** of this report, to obtain planning approval for the proposed Longlands Manor residential development on Erf 1, Longlands [hereafter referred to as the subject property]. A company resolution and 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. T13250/2019 as Erf 1, Longlands. A copy of the Deed of Transfer is attached hereto (see **Section D**).

1.3 Ownership

Longlands Village (Pty) Ltd is the registered owner of the subject property.

1.4 Size

The subject property is 58.9845ha in extent.

1.5 Title deed search

A title deed search was undertaken by Cluver Markotter attorneys and they have confirmed that there are no title conditions that will restrict the proposed residential development on the subject property. A copy of their Conveyancer Certificate is attached hereto (see **Section D**).

2. LOCAL PLANNING CONTEXT

2.1 Locality

The subject property is located on the M12 / Polkadraai Road in the Vlotenburg hamlet, ±5km west of Stellenbosch, as indicated on Figure 1 below.

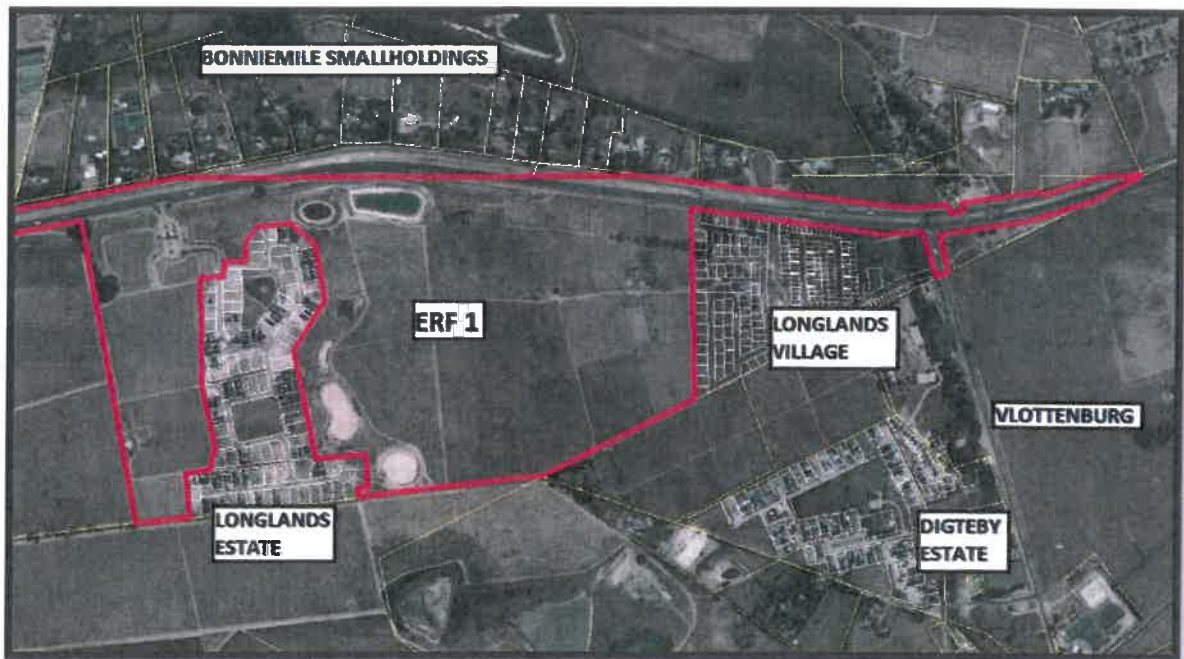


Figure 1: Locality and surrounding land uses

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 located in Vlotenburg, in an area with a mixed-use character. It is surrounded by residential developments (Longlands Country Estate, Digteby Estate, Bonniemile residential smallholdings, etc.), numerous commercial facilities (BP Service Station, Vlotenburg Kontant Winkel, etc.), tourist accommodation establishments (LovanE Boutique Wine Estate and Guest House, Bonniemile Mulberry House, Madajo Guest House, Cultivar

Guest Lodge, etc.), wine tasting facilities and restaurants (Neethlingshof, Overgaauw, Mulderbosch, Skilpadvlei, etc.) and agricultural land.

2.3 Present zoning and land use

The subject property is zoned *Agriculture and Rural Zone* with an approval for a guest house (restricted to an area of 1000m² and six guest suites – based on the municipal approval of 22 January 2009). A copy of the municipal letter of approval is attached hereto (see **Section H**).

The subject property consists of agricultural land (vineyards) and fallow agricultural land.

3. LONGLANDS MANOR RESIDENTIAL DEVELOPMENT PROPOSAL

Application is made to the Stellenbosch Municipality for the planning approval of the proposed Longlands Manor residential estate. The estate will consist of 255 single residential erven, internal private open spaces, private roads and a clubhouse for the residents. A subdivision-and-zoning plan is attached hereto for municipal approval (see **Section E**).

The following additional applications are also made to accommodate the proposed residential estate, namely:

- Approval of the residential development's name: *Longlands Manor Estate*.
- Approval of residential development's street names and numbers. The street names are *Audensberg Drive, Schapenberg Crescent, Cathedral Peak Road, Langeberg Lane, Limietberg Lane, Helderberg Boulevard, Simonsberg Crescent, Victoria Peak Road, Slanghoek Crescent* and *Stellenbosch Crescent*. Find attached hereto the street name-and-number plan for your approval (see **Section E**).

- An in-principle approval of the preliminary Home-Owners' Association (HOA) Constitution that will also be established to manage the proposed residential estate. The proposed Longlands Manor residential development will use the existing Longlands Country Estate's HOA Constitution document as the basis of their constitution (to be finalised with receipt of planning approval). Find attached hereto a copy of the Longlands Country Estate HOA Constitution (see **Section F**).
- Approval of the development's Architectural Guidelines that have been drafted to provide a framework for the design of the individual houses in the estate. The implementation of the Architectural Guidelines will facilitate a cohesive architectural character in the estate, responding positively to the agricultural character and the surrounding rural fabric. Find attached hereto a copy of the Architectural Guidelines for your approval (see **Section G**).
- Relaxation of the M12 / Polkadraai Road's 95m building restriction line to 5m (as imposed by the Advertising on Roads and Ribbon Development Act, 21 of 1940).

The proposed residential development will be extensively landscaped to soften the estate's visual impact. New trees and shrubs will be planted to screen the buildings, existing mature trees will be retained (as far as possible) and exterior lighting (i.e. street lighting) will be limited (as far as possible). A Master Landscape Plan for the proposed development is attached hereto for your consideration (see **Section E**).

An access point to the subject property and the approved Longlands Village residential estate (from the M12 / Polkadraai Road) has been determined by the Department of Transport and Public Works. The developer is currently busy with the building plan process to construct the new access road and entrance / security structure as indicated on Figure 3 below.

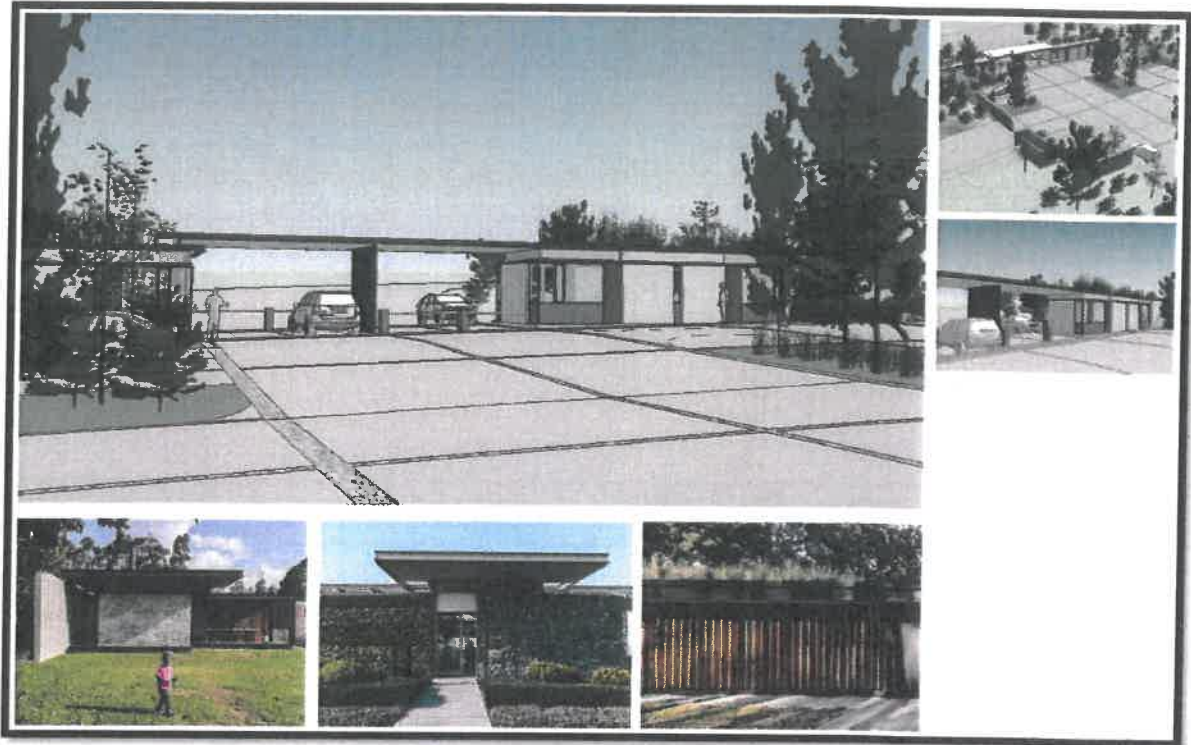


Figure 2: Entrance gate

The proposed Longlands Manor residential estate will also use this access point and entrance / security structure as their main access; i.e. a new or separate access point will not be created for the Longlands Manor development.

The subject property has an existing perimeter security fence and for this reason no new boundary wall or fence will be erected for the proposed development.

4. PLANNING MOTIVATION FOR NEED AND DESIRIBILITY

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

4.1 Compliance with the Stellenbosch Municipality's Spatial Development Framework

The urban development proposal supports the principles (and is compliant with) the Stellenbosch Municipality's Spatial Development Framework (MSDF). The subject property is located within the approved urban edge and is earmarked by the MSDF for future urban development, as indicated on Figure 3 below.

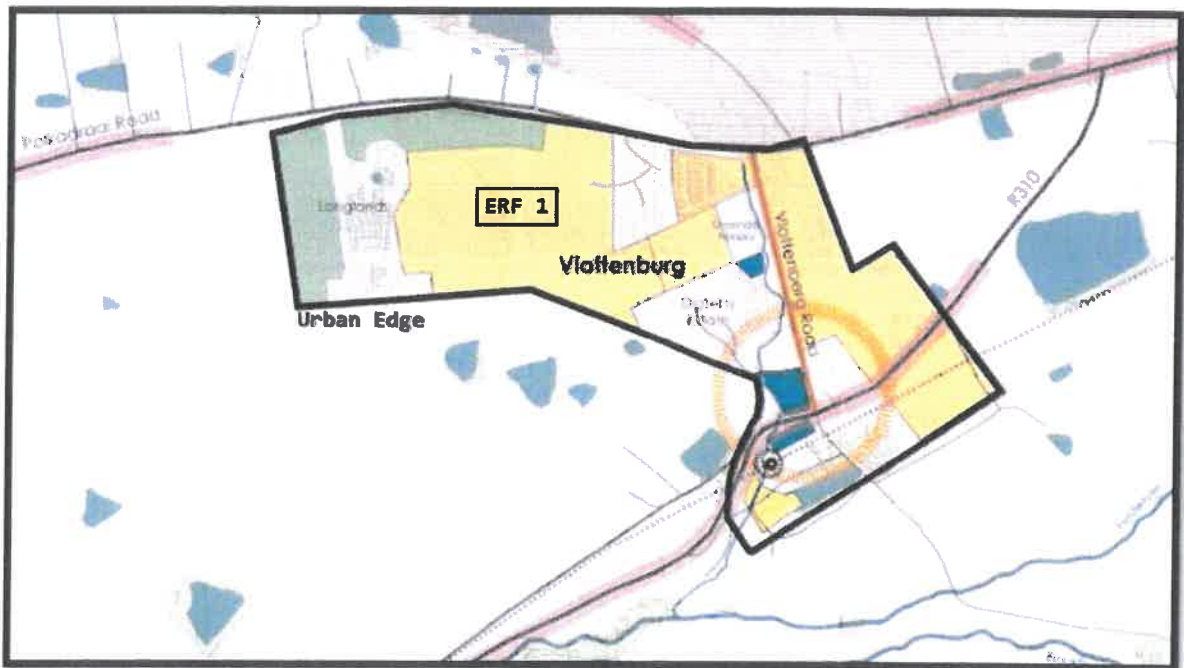


Figure 3: Extract of the approved MSDF (11 Nov 2019)

4.2 Development of the Vlotenburg hamlet

The subject property is located in the Vlotenburg hamlet. According to the MSDF Vlotenburg is identified as “a location for development of a structured village node”. The MSDF further states, “it is believed that a structured village could be supported at Vlotenburg”. The proposed residential development can therefore be deemed desirable as it supports the development of the

Vlottenburg hamlet.

4.3 New employment opportunities

4.3.1 Nature of impact

Dr Jonathan Bloom (Multipurpose Business Solutions) was instructed to investigate the temporary employment opportunities that will be created during the project's construction phase. He concluded that employment for people with different types and levels of skills will be created by the proposed development.

4.3.2 Scope and consequence of impact

The assessment of the employment contribution is at best very risky. The results are driven largely by its assumptions, which entail the following:

- The structure and composition of the Western Cape economy will remain unchanged. This is necessary to enable the use of multiplier analyses.
- No significant political and other administrative changes will take place on a national or provincial level.
- A 10-year period is assumed for the assessment of employment.
- The supply of skilled labour will be a limiting factor in the construction process.

Demand for labour (employment) in economic terms is considered as a derived demand; a forecast for labour demand can therefore be derived from the planned increase in spending. The basic assumption focuses on the relationship between growth in nominal spending and growth in labour demand. If growth in labour demand equals the growth in nominal spending, labour productivity will stay constant. If labour productivity increases, the demand for

labour will grow at a slower rate than nominal spending.

Three scenarios are evaluated: Firstly, it is assumed that productivity stays constant and the additional labour demand follows the long-term trend of employment per Rand Million of Gross Value Added considered from 1995 (Figure 3 below) for the Construction Sector of the Western Cape Province and Stellenbosch Municipal area. Secondly, labour productivity increases per annum and labour demand therefore increases by 0.90 using an adjusted power function trend. Thirdly, labour demand is forced to increase by 1.1 above the long-term trend, which is caused by external influences. Only total labour demand will be considered; no race, gender or skill level is considered.

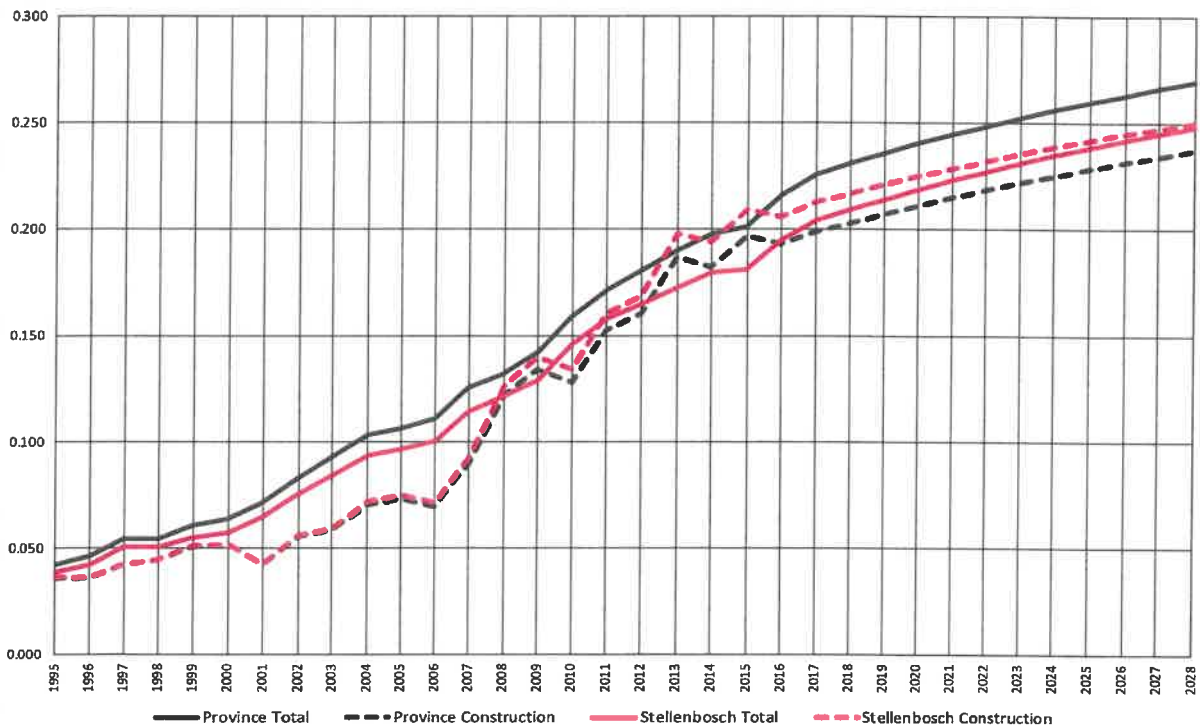


Figure 4: Long-term GVA, R million GVA at current prices per employee trend for the Construction Sector of the Western Cape Province and Stellenbosch Municipal area (Note: The period 2019 to 2028 is estimated by fitting an adjusted power function trend)

The results summarised in Table 1 below indicate total employment given the assumptions listed above. The realistic outcome is probably the first scenario given the assumptions applied in the analysis. Based on sound business practices, the second scenario with increased productivity and thus lower labour demand, is preferable.

TV3 PROJECTS (PTY) LTD – ARCHITECTS AND TOWN PLANNERS

		Scenario 1:	Scenario 2:	Scenario 3:	Scenario 1:	Scenario 2:	Scenario 3:
		Productivity constant	Productivity increases	External influences on demand	Productivity constant	Productivity increases	External influences on demand
CAPEX Year 1		15.95	15.95	15.95			
Employment in 2018		159715	159715	159715	Employment contribution per year		
Year	Trend value Western Cape: Construction						
1	0.20702	159792	159784	159800	77	69	85
CAPEX Year 2		23.92	23.92	23.92			
2	0.21108	159905	159886	159924	113	102	125
CAPEX Year 3		47.85	47.85	47.85			
3	0.21492	160128	160087	160169	223	200	245
CAPEX Year 4		63.80	63.80	63.80			
4	0.21855	160420	160349	160490	292	263	321
CAPEX Year 5		159.49	159.49	159.49			
5	0.22201	161138	160996	161281	718	647	790
CAPEX Year 6		191.39	191.39	191.39			
6	0.22530	161988	161761	162215	849	765	934
CAPEX Year 7		159.49	159.49	159.49			
7	0.22845	162686	162389	162983	698	628	768
CAPEX Year 8		79.75	79.75	79.75			
8	0.23147	163030	162699	163362	345	310	379
CAPEX Year 9		31.90	31.90	31.90			
9	0.23438	163167	162821	163512	136	122	150
CAPEX Year 10		23.92	23.92	23.92			
10	0.23717	163267	162912	163623	101	91	111
Total					3552	3197	3908
CAPEX Year 1		15.95	15.95	15.95			
Employment in 2018		4036	4036	4036	Employment contribution per year		
Year	Trend value Stellenbosch: Construction						
1	0.22116	4108	4101	4115	72	65	79
CAPEX Year 2		23.92	23.92	23.92			
2	0.22508	4214	4197	4232	106	96	117
CAPEX Year 3		47.85	47.85	47.85			
3	0.22877	4424	4385	4462	209	188	230
CAPEX Year 4		63.80	63.80	63.80			
4	0.23226	4698	4632	4764	275	247	302
CAPEX Year 5		159.49	159.49	159.49			
5	0.23559	5375	5241	5509	677	609	745
CAPEX Year 6		191.39	191.39	191.39			
6	0.23875	6177	5963	6391	802	721	882
CAPEX Year 7		159.49	159.49	159.49			
7	0.24178	6837	6556	7117	660	594	726
CAPEX Year 8		79.75	79.75	79.75			
8	0.24468	7162	6850	7475	326	293	359
CAPEX Year 9		31.90	31.90	31.90			
9	0.24747	7291	6966	7617	129	116	142
CAPEX Year 10		23.92	23.92	23.92			
10	0.25015	7387	7052	7722	96	86	105
Total					3351	3016	3686

Table 1: Employment outcomes for different scenarios based on estimates of capital (construction) expenditure per year at current prices (Once an allocation of the capital expenditure envisaged per annum over the timeframe of the project is known, these figures would be revisited to enable more accurate calculations. Note that if there is no capital expenditure in any year, there will be no employment impact.)

The findings of the employment analysis are considered in the context of the entire development with capital expenditure phased in over a 10-year period. Based on the different scenarios, the project could initially in Year 1 sustain 77 jobs in the Western Cape Province if productivity remain constant, increasing to 85 jobs in Year 1 if external influences on demand are considered. The extra employment from Year 1 to Year 2, etc., depends on two factors, namely the capital expenditure of that year as well as the trend value as derived from Figure 1. It is imperative to understand that the phasing of the project results in an incremental increase in the number of jobs created; some overlap between the phases may occur. Therefore, total employment for the project can be less than the sum over 10 years.

At the local level (Stellenbosch), the situation changes. Based on the different scenarios, the project could initially create 72 jobs in Year 1 and 335 jobs per annum over the 10 years envisaged for the construction should productivity remain constant, increasing to 79 jobs in Year 1 or 368 jobs per annum if external influences on demand are considered.

Based on Scenario 1 that reflects constant productivity, our analysis of the impact on the Western Cape indicates an estimated total of 355 direct, indirect and induced jobs per annum on average during the construction period over 10 years, or 335 direct, indirect and induced jobs per annum on average when the impact on the Stellenbosch Municipal area is considered. These temporary job opportunities include direct, indirect and induced employment creation impacts. Once again, it is imperative to understand that the phasing of the project results in an incremental increase in the number of jobs created. Some overlap between the phases may occur, but this is uncertain at this stage.

4.4 Contribution towards local economic development

4.4.1 Nature of impact

Dr Jonathan Bloom (Multipurpose Business Solutions) was instructed to investigate the development project's contribution towards the local economy. He concluded that the Stellenbosch, Cape Winelands District, Western Cape and National economies will significantly benefit from the proposed Longlands Manor development due to the procurement of goods and services and the spending of wages and salaries.

4.4.2 Scope and consequence of impact

The construction costs for the proposed Longlands project are based on quantity surveyor estimates provided by the Rode Report (2019:1). Construction would commence once all environmental and planning processes have been completed and approvals obtained from the relevant authorities.

As far as the construction phase is concerned, it has been assumed that part of the initial investment is partly sub-contracted to construction enterprises operating within the Stellenbosch Municipal area. These industries spend part of the initial investment on imported materials and the rest on paying wages, salaries and rentals to workers and owners in the local construction sector (and related industries). The initial increase in income that sets in motion a multiplier process also accounts for forward and backward linkages between sectors operating in the Provincial and local economies, with specific reference to the construction sector.

An assessment of the construction cost estimates suggests that an initial amount of R624 million will be introduced with varying expenditure over the

period envisaged for the construction, i.e. 10 years. The total capital expenditure is estimated to be R780 million (including an estimate for internal infrastructure but excludes Development Charges). No contingency and escalations have been applied but are reflected in the use of GVA figures in current terms.

Table 2 below provides an estimate of the economic impact based on the methodological principles discussed as part of the approach used for the assessment of the methodology.

Construction costs	
Construction cost (excl. Infrastructure & Fees) (R' million)	R 756
Infrastructure (internal)	R24
Total construction cost (excluding VAT) (R 'million)	R 780
Initial import leakage (Western Cape)	20%
Net total capital expenditure (R' million)	R 624
Western Cape Province	
Multiplied increase in net capital expenditure (R' million) which assumes an open economy with no significant constraints	R 8 611,2
Stellenbosch GVA contribution to the Western Cape	
Attributable GVA increase for Stellenbosch due to the initial capital expenditure stated above (R' million)	R 235,95
2,74%	
Source: Multi-Purpose Business Solutions	
Note: Multiplier adopted for the analysis is an output multiplier	

Table 2: An indication of the assumptions and preliminary impact of initial construction costs for the Longlands Manor on the Western Cape and Stellenbosch economy

Estimated values for the initial capital investments include material costs, contractors' fees, wages and salaries, allowance for an escalation factor and contingencies. Initial import leakages are assumed to equal 20% of total construction expenditure (including wages and salaries). In this manner, it is possible to capture the inter-regional affects caused by the extended outreach for goods and services from other provinces in South Africa and the rest of the

World. The income multiplier is based partly on estimated consumption and import propensities and direct and indirect tax propensities for the region. Our assessment for the construction phase is based on the Western Cape Province and an attributable portion of the GVA is allocated to the Stellenbosch Municipal area based on the contribution of the Municipal area to the Western Cape Provincial economy.

A combined initial investment of R780 million (R624 million net of the initial import leakage) will give rise to a multiplied increase in GVA of R8 611,2 million in the Western Cape Province. The GVA contribution of Stellenbosch to the Western Cape Provincial economy in 2018 was approximately 2,74% (Quantec, 2019). Based on the initial direct expenditure, a large propensity to import goods and services, and the contribution of the Stellenbosch area to the Western Cape Province, approximately R235,95 million will accrue to the area over and above the initial direct capital expenditure on these components. Note the latter figure represents a snapshot and does not take the period into account for the completion of the said components.

4.5 Historic planning approvals on the subject property

The subject property has been the subject of numerous historic land use planning applications and approvals for urban developments, such as:

- In 2009 the rezoning and subdivision – to create the Longlands Country Estate (100 residential erven) and the Longlands Agri-Village (106 residential erven) – was approved by the Department of Environmental Affairs and Development Planning.
- In 2014 the commercial zoning – for a service station and shops – was approved by the Stellenbosch Municipality.

- In 2015 the rezoning and subdivision – to create the Longlands Village (70 residential erven) and commercial areas – was approved by the Department of Rural Development and Land Reform.
- In 2019 the amended subdivision plan – for the Longlands Agri-Village (144 residential erven), the Longlands Village (70 residential erven) and the two commercial erven – was approved by the Stellenbosch Municipality.

Copies of these urban developments' approved subdivision-and-zoning plans are attached hereto (see **Section H**).

The bulk of the original Farm Longlands No. 393/11, Stellenbosch has been developed and it is clear from the above that the subject property has been identified (many years ago) as suitable land to accommodate the spatial growth and expansion of the Vloottenburg hamlet. Of the original ±82ha farm, there is only ±50ha of non-urban land left.

4.6 Compatibility with the surrounding land uses

The subject property is surrounded by residential developments, such as the Longlands Country Estate, Digteby Estate, the approved Longlands Agri-Village (144 residential erven), the approved Longlands Village (70 residential erven) and the approved Chantecler Estate (54 residential erven) – see Figures 5 and 6 below.



Figure 5: The Digteby residential estate (located adjacent to the subject property)



Figure 6: The Longlands residential estate (abutting the subject property)

The proposed residential development on the subject property will constitute infill development of the areas between these existing and approved urban developments and will complete the infilling of the Vlotenburg hamlet (as recommended by the MSDF).

4.7 Addressing the town’s housing needs and backlog

According to the MSDF the inadequate supply of 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 the goals and objectives of the Integrated Development Plan.

4.8 Support from the Department of Agriculture

The subject property – on which the new residential development is planned – has not actively been farmed for the last 10 years. The proposed urban development will be concentrated on the fallow and non-agricultural land. The active agricultural land (i.e. the existing vineyards surrounding the Longlands Country Estate) will be retained as part of an agreement with the Longlands Country Estate’s Home Owners’ Association.

The land use planning application for the urban development of the subject property was submitted to Western Cape Government: Agriculture (Eisenburg) and the Department of Agriculture, Forestry and Fisheries (Pretoria). These departments confirmed that they have no objection against the proposed urban development. Find attached hereto copies of their letters of “no objection” (see **Section I**).

4.9 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

Lyners Consulting Engineers and Project Managers were instructed to investigate the availability of civil engineering services (water, sewerage, stormwater, etc.) for the proposed residential development. According to their civil engineering services report all bulk engineering services will be available by June 2022 to accommodate the proposed development. A copy of their civil engineering services report is attached hereto (see **Section J**).

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 supported from a traffic point of view, but with certain traffic infrastructure upgrades (as listed in their report). A copy of the transport impact study report is attached hereto (see **Section K**).

6. CONCLUSION

From the above motivation the proposed Longlands Manor residential development can be deemed desirable as it:

- Is located within the Vlothenburg urban edge;
- Is compliant with the provisions of the MSDF;
- Will provide additional housing opportunities;

- Will contribute to local economic development;
- Will create new employment opportunities;
- Will increase the municipal tax base;
- Will contribute to the upgrading of municipal infrastructure;
- Is compatible with surrounding land uses; 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 land use planning applications be granted.

7. SIGNATURE OF APPLICANT


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

2020/3/17
.....
DATE

DEEMED TO SATISFY NOTES

- GLZ015**
- All glazing to comply with the requirements of SANS 10177-2 SANS 10007-1-1. At least 5 windows to be fully glazed & safety glazing is required on each on glass.
 - All structural steel to be made & galvanized to meet outdoor service conditions.
 - All structural steel to be made & galvanized to meet outdoor service conditions.
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 - All structural steel to be made & galvanized to meet outdoor service conditions.

STELLENSCH MUNICIPALITY ZONING SCHEME BY-LAW 2018

- REQUIREMENTS**
- FOOTPRINT COVERAGE
 - FOUNDATION WALLS
 - ROOF WORK (Internal & External)
 - STRUCTURE AND OTHER SPECIALIZED EQUIPMENT
 - TELEVISION
 - PAVING
 - APPROVED DRIVEWAY
 - WATERPROOFING
 - ALL ROOF WORK TO BE APPROVED BY THE ENGINEER
 - ALL ROOF WORK TO BE APPROVED BY THE ENGINEER
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 - ALL ROOF WORK TO BE APPROVED BY THE ENGINEER

ZONING

ZONING: AGRICULTURAL, CLASSIFICATION: (OFFICES & SURVEILLANCE BUILDING) and (RESERVE AREA)

POPULATION & PEOPLE

PARKING: 1 PER BAY

PEOPLE WITH DISABILITIES MANAGEMENT: 3 PER BAY

SERVICE PROVIDERS: 3 PER BAY

PHOTO BAYS: N/A

FOOT PRINT AREAS

FOOTPRINT COVERAGE	55.50%
ALL EXIST BUILDING	55.50%
WAITING AREA	48.20%
ROOFED DRIVEWAY	68.80%
RESERVE AREA	157.70%
TOTAL	1070.80%
SITE	24.80ha
COVERAGE	0.444%
COVERAGE PERMITTED	N/A

- ROOF ASSEMBLIES** - see 24 REPORT by engineer
- FENESTRATION** - see 24 REPORT by engineer
- SOLARHEAT GAIN
 - CONDENSATION
- NO GEYSERS - COLD WATER ONLY**
- LAMP POSTS** - None included
- REFUSE WASTEBIN/STORAGE** - 1400L, wheelie bin allowed

FIRE

Based on the site of the building and the location of the property, the fire engineer does not deem it necessary to separate the plot as all the requirements in the building code are met, as follows:

This building is a single storey of less than 250m² floor area and is not a high rise building as per the definition in terms of SANS 10400 Part 1 Clause 4.2.1.1.

1- and 2- storey DCC Fire Extinguisher will be provided, as per SANS 10400 Part 1 Table 11.

- TREES**
- None included
- PROPOSED NEW TREES**
- (A) PLANTING: AGRICULTURAL (Fruit-bearing)
 - (B) ORNAMENTAL PLANTING: No more than 1000, consider ORNAMENTAL PLANTING: No more than 1000, consider

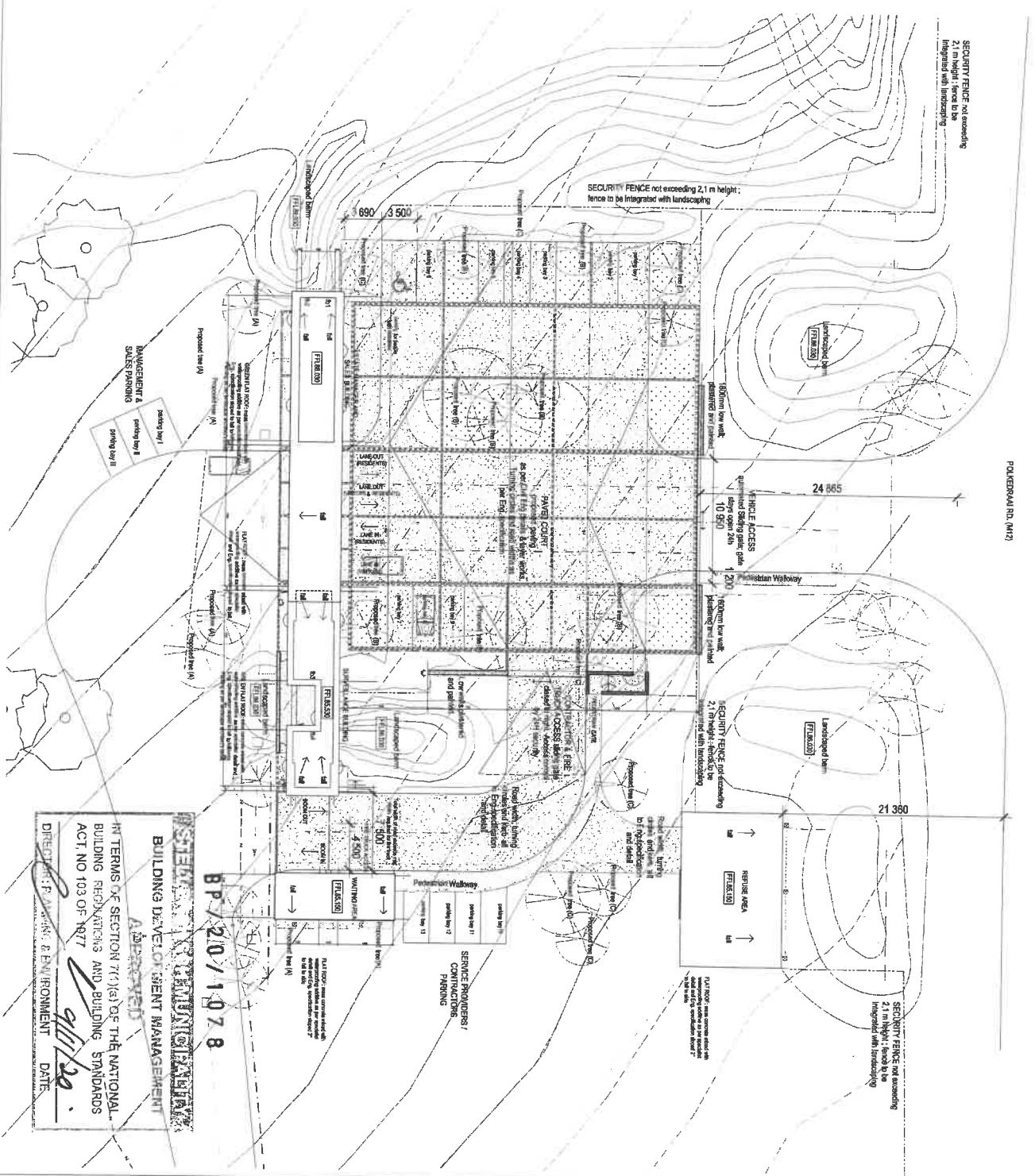


Roof Plan
SCALE 1 : 200

ORIGINAL DOCUMENT DATE

DOCUMENT VARIATION REGISTER

NO.	DATE	DESCRIPTION



STELLENSCH MUNICIPALITY

BUILDING DEVELOPMENT MANAGEMENT

APPROVED

IN TERMS OF SECTION 77(1)(a) OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT NO 103 OF 1977

DIRECTOR: PLANNING & ENVIRONMENT

DATE: 20/10/2018

DRAWING STATUS CODES:

Legend: A - Approved, B - Under 1:1 Consideration, C - Revoked

PROJECT DESCRIPTION: REF 184 STELLENSCH LONGLANDS HOUSING DEVELOPMENT

DRAWING DESCRIPTION: ROOF PLAN

PROJECT CLIENT: LONGLANDS: GATIFOLISE PRECINCT

ARCHITECTS AND TOWN PLANNERS: FV3

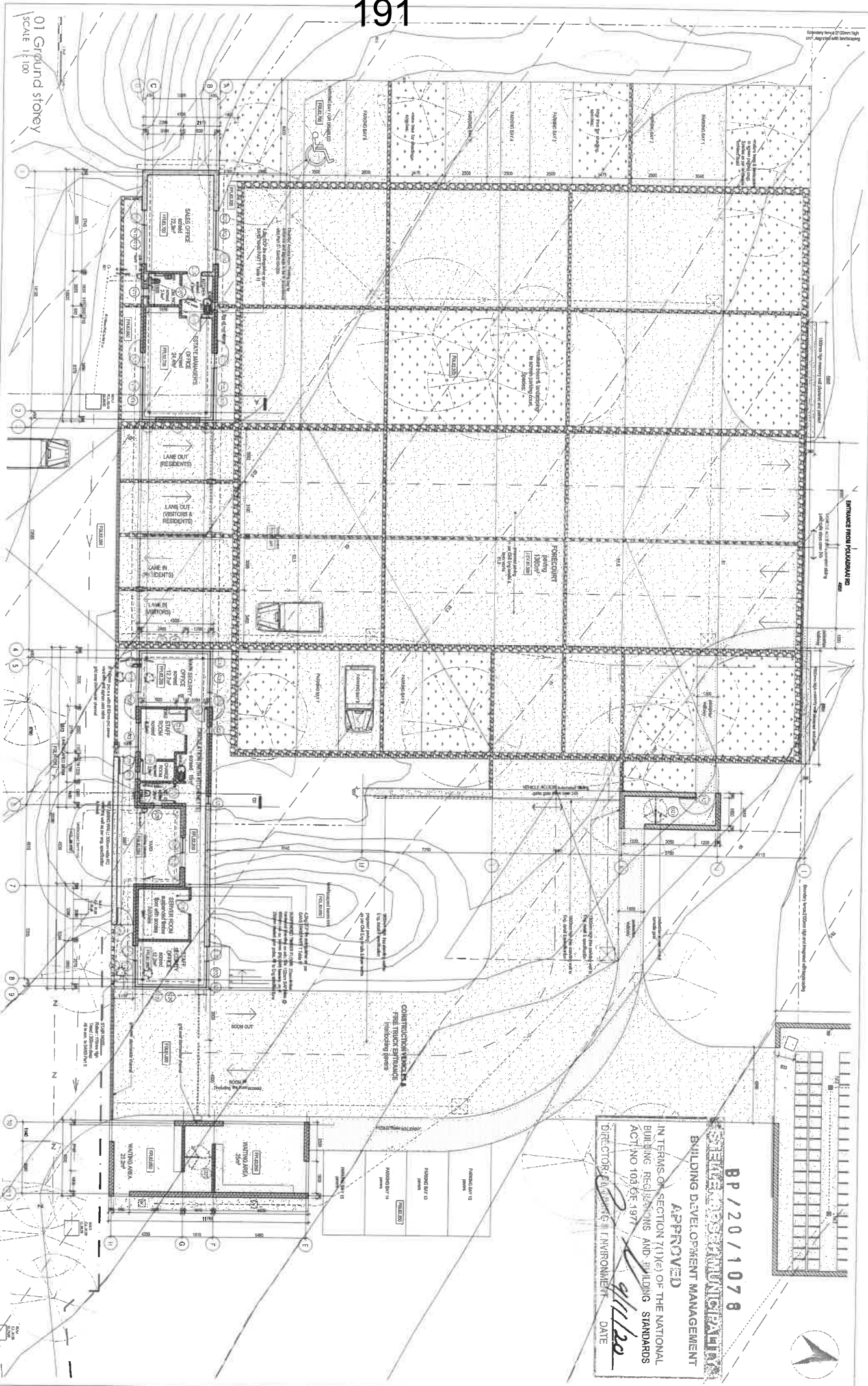
DRAWING NO.: 3675/IC/105

DATE: 20/10/2018

SCALE: 1:200

DRAWING STATUS: MUNICIPAL

01 Ground storey
SCALE 1:100



ORIGINAL DOCUMENTS

NO	DATE	DESCRIPTION

DRAWING STATUS CODES:
 A: Approved
 C: Checked
 P: Prepared
 R: Rejected
 S: Submitted
 T: Taken
 U: Under Review
 V: Validated
 W: Withdrawn
 X: Expired
 Y: Yanked
 Z: Zoned

PROJECT DESCRIPTION:
 REF 184 STELLENBOSCH
 LONG ISLANDS HOUSING DEVELOPMENT

PROJECT CLIENT:
 LONG ISLANDS
 GATEHOUSE PRECINCT

DATE: 2023/06/03
DRAWN: NC
CHECKED: NC
SCALE: 1:100
DRAWING NO.: 3675/C/102
PROJECT NO.: 00

DRAWING DESCRIPTION:
 GROUND STOREY

ARCHITECTS AND TOWN PLANNERS:
FV3

MUNICIPAL

BP/20/1078

APPROVED

BUILDING DEVELOPMENT MANAGEMENT

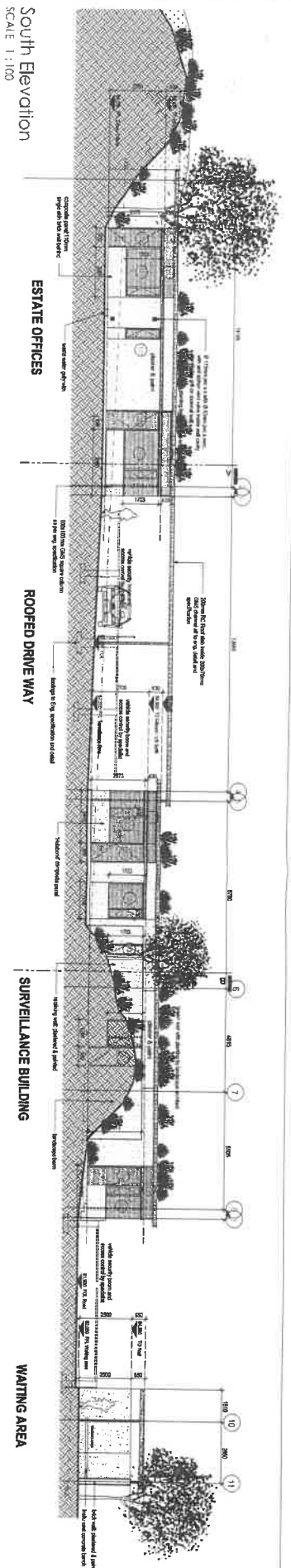
IN TERMS OF SECTION 110(e) OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT NO 103 OF 1977

[Signature]
 DATE: 01/11/20

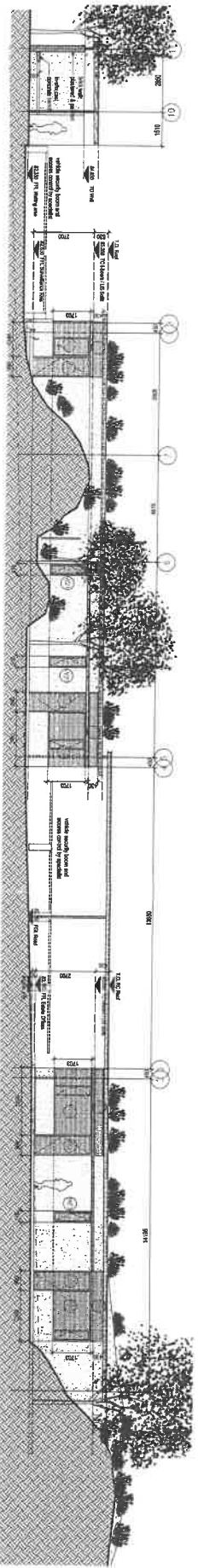
**CONSTRUCTION PHASE 4
 FIRE TRUCK ENTRANCE**

PROPOSED BY 11
 PROPOSED BY 14
 PROPOSED BY 15

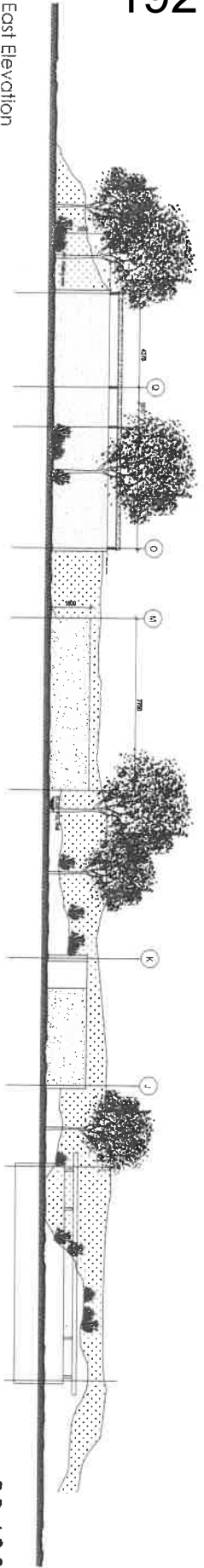




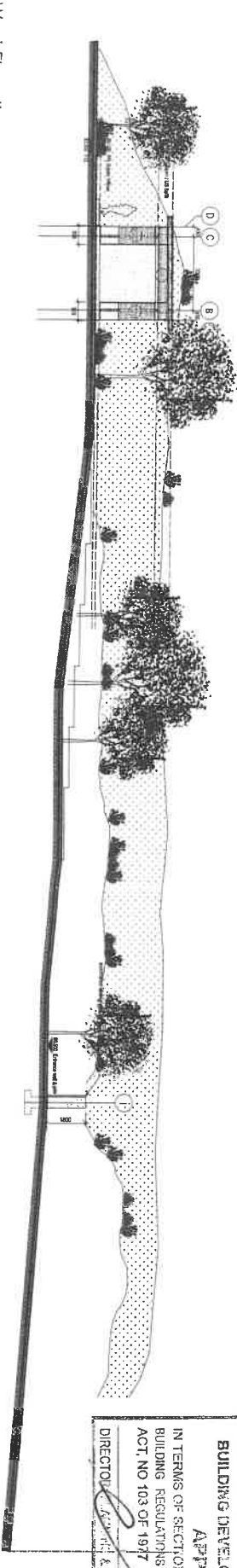
South Elevation
SCALE 1 : 100



North Elevation
SCALE 1 : 100



East Elevation
SCALE 1 : 100



West Elevation
SCALE 1 : 100

SYSTEMS MANAGEMENT
BUILDING DEVELOPMENT MANAGEMENT
APPROVED
 IN TERMS OF SECTION 7(1)(a) OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, NO 103 OF 1977
[Signature]
 DIRECTOR OF PLANNING & ENVIRONMENT DATE

BP/20/1078

ORIGINAL DOCUMENT DATE: 14.12.17		DRAWING STATUS CODES:		PROJECT / CLIENT:	
DOCUMENT VARIATIONS REGISTER:		K: Design & Drafting / Client / To Refer / Erection / Final		LONGLANDS: GATEHOUSE PRECINCT	
NO	DATE	DESCRIPTION	PROJECT DESCRIPTION:	DATE:	Z020/0/02
			LONGLANDS HOUSING DEVELOPMENT	DRAWN:	MC
			DRAWING DESCRIPTION:	CHECKED:	MC
			ELEVATIONS	SCALE:	1:100
				DRAWING No:	3675/C/104
				DRAWING STATUS:	00
					MUNICIPAL

ANNEXURE F

**REZONING, SUBDIVISION, ADOPTION OF THE
DEVELOPMENT'S NAME AND STREET NAMING AND
NUMBERING, ARCHITECTURAL GUIDELINES AND
HOME OWNERS ASSOCIATION'S CONSTITUTION:
ERF 1, LONGLANDS**

PORTFOLIO OF EVIDENCE



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DEPARTMENT OF DEVELOPMENT MANAGEMENT

LAND DEVELOPMENT APPLICATION:

PUBLIC PARTICIPATION PROCESS PORTFOLIO OF EVIDENCE CHECKLIST AND DECLARATION

Erf/Erven Farm no	Erf 1	Portion(s) if farm	Allotment Area	Longlands			
Owner/ Applicant	TV3 Projects (Pty) Ltd		LU/#	LU/11470			
Notice Period	From:	17 Sep 2020		To:	19 Oct 2020		
CONFIRMATION OR DOCUMENTATION SUBMITTED				OWNER/APPLICANT			ADMIN VERIFY
				YES	NO	N/A	
1. The declaration is duly signed				X			
2. Applicant confirms that the public participation process was duly undertaken as instructed and attached to this POE.				X			
3. Approval for notices were obtained prior to the public participation process and attached to this POE.				X			
4. Municipality informed of the start date and closure date.				X			
5. The advertisement period complies with the required 30 days (60 days for state entities).				X			
6. If applicable, confirms that the site notice was placed and kept on site for the duration of the public participation process.				X			
7. All communications (other than notices) in respect of the public participation process attached.				X			
Proof of notices published							
8. If applicable, photo evidence to confirm site notice.				X			
9. Wording of the advertisement accurate as approved & attached.				X			
10. Proof of notices published (Publication date visible)				X			
Proof of notices served							
11. Wording of notice accurate as approved and attached				X			
12. Proof of all notices served to neighbouring properties attached				X			
13. Proof of all notices to Interest & Community Groups attached				X			
14. Proof of all notices to Govt. Dept's and Entities attached				X			
Comments received							
15. All objections/comments received attached				X			
16. All comments from internal Municipal Departments received (must also be attached to POE).					X		
17. Applicant's comments on all the objections attached				X			

Please complete and sign the following declaration on above:

DECLARATION

I, (full names & surname) CLIFFORD REX HEYS and ID#: 7205295013088, as the Applicant for the above application, hereby confirms that the public participation process for the subject application was duly undertaken in accordance with the instruction for such process and the associated requirements stipulated in the Stellenbosch Municipal Land Use Planning Bylaw, and that the information contained in the above checklist and the accompanied information and documentation in the portfolio of evidence for the concluded public participation process, are accurate and complete:

Duly signed by the APPLICANT CLIFFORD HEYS on this date / month / year 8 NOVEMBER 2020 at place STELLENBOSCH.



Signature Applicant

23 APRIL 2021

Date

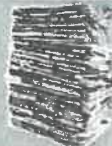
<i>For office use only</i>	
CHECKED BY ADMINISTRATIVE OFFICER	
CHECKED BY TOWN PLANNER	
DATE VERIFIED	

NOTES TO BE RECORDED:

NETWORK# Eikestad NUUS

GRATIS | FREE
Maak net vir jou self 1950

BOEDELS VEILINGS
BETREKKINGS KENNISGEWINGS
ESTATES AUCTIONS
VACANCIES OFFICIAL NOTICES



MOENIE SUIG NIE! NEE

vir plastiek strooitjies

It only takes 30 min to save 3 lives!

Remember to eat a
balanced meal within 4
hours
before you donate blood.

Western Cape Blood Service
Do something remarkable
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www.wcbss.org.za
SMS: 021 507 6300 • 021 507 6300 (R1.50 per SMS)

#DonateBlood #WPBlood #3LivesSaved

**LAERSKODOL
EIKESTAD**
**ALGEMENE ASSISTENT
(TERREINWERKER/SKOOVMAKER)**

OMGEE + RESPEK +
VERANTWOORDELIKHEID + EERLIKHEID +
INTEGRIEIT

- Ideale kandidaat moet die waardes van ons skool uitleef
- Beskik oor goeie kommunikasie vermoë
- Die vermoë om te kan funksioneer in 'n span
- Behoefte aan fisiese kondisie
- Onderwyservaring in skool/Aktiwiteite
- Vriendelike en hardwerkende persoon wat insake kan neem
- Mats- en dienssaansoekers wettom
- Aanstellings wat onderhawig wese en suksesvolle polisieklaring

Stuur volledige CV aan: ekurstad@eike.co.za
of lewer per hand af by
Laerskool Eikestad, Doornboschstraat,
Stellenbosch

Navrae: 021 887 4610
Sluitingsdatum: Maandag
28 September 2020
Diensaanvaarding: 1 November 2020

Indien daar geen terugvoer is na 2 weke, moet
aanvaar word dat die aansoek onsuksesvol was.

LIQUIDATION AUCTION

DATE: THURSDAY, 8 OCTOBER 2020 @ 12:00
VENUE: ON SITE - THE FARM SUNIRAC 184, DEVON VALLEY



LIFESTYLE OPPORTUNITY IN STELLENBOSCH, WESTERN CAPE



GLACIER VIEW PROPERTIES 30 CC (IN LIQUIDATION) - MASTER'S REF. NO.: C750/2019

The Farm Sunirac No.184 is situated in the exclusive Devon Valley wine-of-origin region. Set on a sprawling 28.8729 hectares, potential buyers have a unique opportunity to create a commercially viable lifestyle asset, in the Western Cape's premier agricultural belt.

- A modern, 442m² eco-friendly designed 3 bedroom home, with an open plan living area, tasting room, wine cellar & workshop is located at the top of the site, offering superb vistas over the valley.

For more information please contact Mark Kleynhans on 083 225 6995

TERMS: R50 000 refundable deposit (strictly bank guaranteed cheque or cash transfer only). Bidders must provide original proof of identity and residence on registration. No cash will be accepted at the auction. No exceptions. All bids are exclusive of VAT. Aucor Property may bid up to reserve on behalf of the seller. Subject to change without notification. For rules of auction please visit www.aucorproperty.co.za Auctioneer: Jacques Van Der Merwe

WWW.AUCORPROPERTY.CO.ZA

NOTICE OF LAND DEVELOPMENT APPLICATION IN THE STELLENBOSCH MUNICIPAL AREA

APPLICATION FOR REZONING, SUBDIVISION, DEVELOPMENT'S NAME, STREET NAMING AND NUMBERING, CONSTITUTION, ARCHITECTURAL GUIDELINES AND RELAXATION OF STREET BUILDING LINE: ERF 1, LONGLANDS

Application Address: M12 / Polkadraai Road, Vlothenburg
Applicant: TV3 Projects (Pty) Ltd - C. Heys (contact details: 021 861 3800)
Owner: Longlands Village (Pty) Ltd - M. Lange (contact details: 021 886 5262)
Application Reference: LU/11470

Application is made in terms of the Stellenbosch Municipal Land Use Planning Bylaw, promulgated by notice number 354/2016, dated 20 October 2016, on Erf 1 Longlands for:

- The rezoning of the said property from Agriculture and Rural Zone to Sub-divisional Area in terms of Section 15(2) (a) of the said Bylaw to allow for the following uses as depicted on plans with reference to "Proposed Subdivision 4A and 4B," dated 03 March 2020, and drawn by TV3 Architects and Town Planners:
 - 225 Conventional Residential Zone erven measuring ±14ha to accommodate freestanding single residential units;
 - One (1) Private Open Space erf measuring ±5,50ha for purposes of a private road;
 - Thirteen (13) Private Open Space erven measuring ±7,35ha for private open space purposes;
 - One (1) Community Zone erf measuring 1,84ha for purposes of clubhouse and ancillary uses;
 - Three (3) Utility Services Zone erven measuring 10,97ha for purposes of a public road and authority uses;
 - Two (2) Agriculture and Rural Zone erven measuring 20,50ha for purposes of agriculture and guest house.
- The subdivision in terms of Section 15(2)(d) of the said bylaw in accordance with the subdivision plan "Proposed Subdivision 4A and 4B," dated 03 March 2020, and drawn by TV3 Architects and Town Planners, to allow for the development in accordance with the Sub-divisional zone above.

OTHER APPLICATIONS:

- Approval for the naming and numbering of streets as per the proposed subdivision plan;
- Adoption of the proposed Home Owners Association's Constitution;
- Adoption of the development's name: Longlands Manor Estate;
- Adoption of the proposed Architectural Guidelines.

Notice is hereby given in terms of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: https://www.stellenbosch.gov.za/planning_portal/planning-notices/land-use-applications-advertisements/. Indien die webwêreld van toekoms dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kope beskikbaar te stel.

Written comments, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person in the application, may be submitted in terms of Section 50 of the said Bylaw to the Applicant by electronic mail as follows: TV3 Projects (Pty) Ltd - C. Heys info@tv3.co.za

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of 19 October 2020.

For any enquiries on the Application or the above requirements, or if you are unable to write and/or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 021 861 3800 during normal office hours.

KENNISGEWING VAN GRONDONTWIKKELINGSAAANSOEK IN DIE STELLENBOSCH MUNISIPALE AREA

AAANSOEK VIR HERONNERSING, ONDERVERDELING, ONTWIKKELING SE NAAM, STRAATNAAM EN NOMMERS, KONSTITUSIE, BOUHANDLEIDING EN VERSLAPPING VAN STRAATBOUWLYN: ERF 1, LONGLANDS

Adres van eiendom: M12 / Polkadraaiweg, Vlothenburg
Aansoeker: TV3 Projects (Pty) Ltd - C. Heys (kontak besonderhede: 021 861 3800)
Eiensal: Longlands Village (Pty) Ltd - M. Lange (kontak besonderhede: 021 886 5262)
Aansoek Verwysing: LU/11470

Aansoek word hiernaas gemaak in terme van die Stellenbosch Munisipaliteit se Bywet Grondgebruikbeplanning, gepromulgeer deur kennisgewing nommer 354/2016, gedatêr 20 Oktober 2016, op Erf 1, Longlands vir:

- Die heronnensing van die eiendom van Landbou en Landelike Sone na Onderverdelingsgebied in terme van Afdeling 15(2) (a) van die Bywet om die volgende gebruik toe te laat soos uiteengezet op die planne met verwysing na "Proposed Subdivision 4A and 4B," gedatêr 03 Maart 2020, en geteken deur TV3 Argitekta en Stadsbeplanners:
 - 225 Konvensionele Residensiële Sone erwe met 'n omvang van ±14ha om die eieitell enkel residensiële eenhede te akkommodeer;
 - Een (1) Privaat Oopruimte erf met 'n omvang van ±5,50ha vir privaat pad doeleindes;
 - Dertien (13) Privaat Oopruimte erwe met 'n omvang van ±7,35ha vir privaat oop ruimte doeleindes;
 - Een (1) Gemeenskap Sone erf met 'n omvang van ±1,84ha vir 'n klubhuis en meegaande gebruik;
 - Drie (3) Nuts Dienste Sone erwe met 'n omvang van ±10,97ha vir publieke pad en owerheidsgebruik;
 - Twee (2) Landbou en Landelike Sone erwe met 'n omvang van ±20,50ha vir landbou en gasthuise doeleindes.
- Die onderverdeling in terme van Afdeling 15(2)(d) van die Bywet in ooreenstemming met die plan "Proposed Subdivision 4A and 4B," gedatêr 03 Maart 2020, en geteken deur TV3 Argitekta en Stadsbeplanners om verslapping te maak vir die ontwikkeling in ooreenstemming met die Onderverdelingsgebied sone hierbo.

ANDERAANSOEKE:

- Goedkeuring van die naam en nommer van strate soos per die voorgestelde onderverdelingsplan;
- Aanvaarding van die voorgestelde Huiselersare Verening Konstitusie;
- Aanvaarding van die ontwikkeling se naam: Longlands Manor Estate;
- Aanvaarding van die voorgestelde Argitektoniese Riglyne.

Kennis word hiernaas gegee in terme van die genoemde Verordeninge dat boverreide aansoek by die Stellenbosch Munisipaliteit ingedien is vir owerwing. Die aansoek is beskikbaar vir insae op die Beplanning Portaal van die Stellenbosch Munisipaliteit se Webwêreld vir die tydperk van die publieke deelname proses by die volgende adres: <https://www.stellenbosch.gov.za/planning-notices/land-use-applications-advertisements/>. Indien die webwêreld van toekoms dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kope beskikbaar te stel.

Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysing nommer van die aansoek, die naam, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, kan ingedien word in terme van Artikel 50 van genoemde Verordeninge aan die Aansoeker by wyse van elektroniese pos as volg: TV3 Projects (Pty) Ltd - C. Heys info@tv3.co.za

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van 19 Oktober 2020.

Indien daar enige navrae op die aansoek of boverreide verslae vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse in lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 021 861 3800 gedurende normale kantoorure.



ANNEXURE G

**REZONING, SUBDIVISION, ADOPTION OF THE
DEVELOPMENT'S NAME AND STREET NAMING AND
NUMBERING, ARCHITECTURAL GUIDELINES AND
HOME OWNERS ASSOCIATION'S CONSTITUTION:
ERF 1, LONGLANDS**

OBJECTIONS RECEIVED

Clifford Heys

From: Adrian Kennedy <adrian@everingham.co.za>
Sent: 29 September 2020 04:58 PM
To: Clifford Heys
Subject: ERF 1, LONGLANDS (LU/11470)



everingham^{INC}

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Unit 69, Roeland Square
 Roeland Street
 Docex 269, PO Box 2030
 CAPE TOWN, 8000

Tel.: (+27) 21 461 8550

Fax.: (+27) 21 461 8580

Attention: Mr. Clifford Heys
 TV3 Projects (Pty) Ltd

Dear Sir

REFERENCE: LU/11470 - APPLICATION FOR THE REZONING AND SUBDIVISION OF ERF 1, LONGLANDS

I refer to the Municipal Notice of Land and Development Application to Interested and Affected Parties for comment.

The writer is an Interested and Affected party as owner of Unit 36, Longlands Country Estate (hereinafter "LCE") and immediate neighbour to the proposed development by Longlands Village (Pty) Ltd (hereinafter "LV").

I hereby submit comments and / or objections on the application in terms of Section 50 of the Stellenbosch Municipal Land Use Planning Bylaw, promulgated by notice number 354/2015, dated 20 October 2015, on Erf 1 Longlands.

1. REZONING

- 1.1 When Longlands Holdings (Pty) Ltd (hereinafter LH) bought Longlands farm, its development company SLC Property Group (Pty) Ltd proposed the following development of Longlands Farm:
 - 1.1.1 An agricultural village comprising of 106 low cost houses;
 - 1.1.2 A guest house comprising of 6 double free standing rooms with en-suite bathrooms, reception area, administration offices, dining room, lounge, bar, swimming pool, conference room, kitchen, food storage room, laundry area, staff area and garden area surrounded by vineyards;
 - 1.1.3 A farm component comprising the owner's and farm manager's houses and farm outbuildings;
 - 1.1.4 An up-market agricultural residential estate comprising of 100 single residential units;
 - 1.1.5 A reservoir with sufficient capacity to support the agricultural village.
 - 1.1.6 Five small off-stream dams with a capacity of 45 – 60ml;

- 1.1.7 A 2,5km pipeline to remove sewerage and a second 2,5km pipeline to return treated sewerage affluent to the development.
- 1.2 The rezoning and subdivision was accordingly granted to Longlands Holdings on the basis that the remainder of the property shall remain as Agriculture 1 and shall be used solely for agriculture and agriculture-related development in accordance with the applicable zoning scheme. This agricultural area was in excess of 50ha and the proposal now is to further reduce this to 20ha.
- 1.3 The current proposed rezoning application effectively does away with the agricultural component of the farm as the remaining 20ha will be unsustainable as an agricultural unit between two major development nodes namely that of Longlands Manor and Longlands Country Estate.
- 1.4 In any event the agricultural activity was not maintained by LH and the new developer, Longlands Village (Pty) Ltd has only during the month of September 2020, sought to prune the under cultivated and abandoned vineyards in the remaining 20ha agricultural zone.
- 1.5 The impact studies commissioned by the development companies have attempted to show that the previous farmland was not of a sustainable quality from the outset. The land was, however, farmed productively and profitably since 1923 until the last developer – Longlands Holdings – purchased the farmland in 2003. Over that 80 year period that the land was cultivated predominantly under vineyard, sufficient water resources were utilized to conduct farming activity. Then the last developer – Longlands Holdings - left the land to lie fallow and it was not cultivated in terms of good farming practice. The land was allowed to lie fallow and degenerate until the point that an environmental impact study was conducted at which stage everything appeared to be overgrown and under cultivated (approximately 7years after purchase by the developer – Longlands Holdings).
- 1.6 The land, however, is situated in the heart of the Cape Winelands and surrounded by neighbouring, premier wine estates such as Mulderbosch Vineyards; Boschklouf Wines Overgaauw Wine Estate, Skilpadvlei Wine Estate; Spier Wine Farm; De Morgenzon Wine Farm; Jordan Wine Estate; Neethlingshof (1692) and Stellenbosch Hills Winery (to name but a few) and the notion, therefore, that such land cannot be utilised as the immediately neighbouring wine farms have done to produce award winning vineyards is unrealistic and inconceivable.
- 1.7 In the circumstances I object to the proposed rezoning of Erf 1, Longlands from arable agricultural land to accommodate the proposed development of 255 single residential erven, which is purely a commercial driven development project.

2. SUBDIVISION

- 2.1 This application involves issues of neighbour law, public law and administrative law.
- 2.2 On the aspect of neighbour law it is common knowledge that neighbouring landowners enjoy a right not to have their view and privacy encroached upon.
- 2.3 As a starting point reference may be made to the below extract from Joubert, ***“The law of South Africa,” Volume 27 1st re-issue (2002)*** para [317] and the authorities there cited:

*“When a landowner erects a structure on his land he must take care that he does not encroach on his neighbour’s land. **This rule of neighbour law is not only applicable in cases where the building itself or its foundations encroach on neighbouring land but also where roofs, balconies or other projections encroach on the airspace above a neighbour’s.**”*

In the case of encroaching structures the owner of the land which is encroached upon can approach the court for an order compelling his neighbour to remove the encroachment” (My Emphasis)

- 2.4 The focal point of the LCE development was the “*Window to Stellenbosch Winelands*” (see LCE Architectural Design Guidelines, copy available on request).
- 2.5 It was important to the developer of LCE that the vineyard image remain intact and planted a 20ha belt of vines surrounding the immediate perimeter of the LCE by the end of September 2010. The developer commented on the “*wine estate*” feel of Longlands with the concomitant rights being extended to LCE owners to traverse the open spaces of the Longlands farm.
- 2.6 The owners on the Eastern boundary of LCE accordingly paid a higher premium for their properties because they front onto the vineyard and the Stellenbosch valley and mountain range which lay ahead towards the East. Certain owners purchased their land purely for the benefit of the expansive views over agricultural and country land that lay between them and Stellenbosch.
- 2.7 The December 2009 (Revision 4) architectural guidelines issued by Longlands Holdings (Pty) Ltd (hereinafter “*LH*”), which accompanied purchase material distributed to prospective owners of erven in LCE states at paragraph 3.2 on page 15 thereof:
- “The estate offers spectacular views over the rural landscape, various recreational pursuits such as walking paths, mountain bike trails and a recreational area comprised of open spaces and inter leading green belts incorporated in the farm activities.”*
- 2.8 The maintenance of the dams and the security fence surrounding the entire farm also formed a focal point and LCE participated in the resolution to line the large dam which is now earmarked by LV for a clubhouse and LCE contributed to the upgrading of the entire perimeter fence which encloses the entire Erf 1.
- 2.9 LH approached the LCE to propose, in exchange for not developing a guesthouse on the farm that it be afforded the rights to develop a further 6 plots to eventually form part of LCE. LH indicated an intention to develop the remainder of Longlands farm but negotiated a boundary line between LCE and the proposed development which ran along an existing gravel road below the Eastern boundary of the established vineyard which did not include the large dam that is now being earmarked by LV for a clubhouse and ancillary facilities to form part of the proposed Longlands Manor development (see concept plan).
- 2.10 The boundary line which LH negotiated with LCE took the gradient of the land into account and was mindful of a minimum impact upon the existing LCE home owners situated on the Eastern boundary of LCE.

- 2.11 The current LV proposed subdivision is not in line with the agreement achieved between LCE and LH and seeks to further encroach the land between the proposed Manor development and LCE. The shifting of the boundary line by the new developers, LV, further west of the aforementioned, agreed boundary line is situated higher up on the hill of Longlands farm, closer to LCE homeowners situated on the Eastern boundary of LCE. The LV proposed subdivision also excludes the large dam on the Northern boundary of the farm and has now earmarked the dam for their own use and conversion for clubhouse and other ancillary facilities.
- 2.12 Appropriate height restrictions should be imposed to lessen the visual impact and single height dwellings should be considered along the Western boundary of the Manor development. The line of site studies conducted by LV from LCE's residences were conducted at second storey level and not ground level and should be studied from ground level where the expansive views are appreciated.
- 2.13 Double height residences, if to be allowed, should only be accommodated from the lower gradient points of the sloped Erf 1 towards the Eastern precinct of Erf 1 and not be allowed in the Western precinct.
- 2.14 Further steps at lowering or cutting of land to a suitable depth or the terracing/stepping down and removal of land on the proposed development site should be considered to lessen the impact of visual encroachment on LCE and its surrounds.
- 2.15 High density and double storey dwellings should not be allowed on the western boundary encroachment which will affect the privacy of homeowners on the eastern boundary of LCE. The developers could reduce the number of erven on the western boundary between the proposed Longlands Manor Estate and LCE.
- 2.16 The proposed land development of 255 single residential erven, each with allowance for double height dwellings (height profile of 8.5 metres) will have a negative impact on the tranquil country setting of the Cape Winelands and its rural surroundings with respect to, amongst other aspects, vehicular traffic; population density; noise and environmental pollution, as well as access and usage of natural resources.
- 2.17 A soil berm could also be introduced at this boundary line with trees and other vegetation to soften the impact of the Manor development on LCE.
- 2.18 The developer's proposed conduct of seeking to squeeze as many single erven with double story dwellings, up against the boundary with LCE is contrary to public policy and interest but purely for purposes of satisfying commercial interests. The number of allowable erven should thus be reduced from 255 to a lower densified development such as that of LCE which consists of 100 erven.
- 2.19 To allow the existing subdivision will operate unduly harshly against LCE land owners and produce an unjust result having regard to the prejudice which will be suffered by the neighbouring owners of LCE and the surrounding environment.
- 2.20 Under the circumstances, I object to the proposed subdivision which ought to be reviewed in light of its current impact.

Please acknowledge receipt of these submissions by return e-mail.

I look forward to hearing from you in due course.

Kind Regards

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Stellenbosse Belastingbetalersvereniging
Stellenbosch Ratepayers' Association

✉ 399 Stellenbosch 7599 • info@stellenboschratedpayers.org

15 October 2020

Mr Clifford Heys clifford@tv3.co.za
TV3 Architects and Town Planners
La Gratitude Offices
97 Dorp Street
STELLENBOSCH 7600

Dear Mr Heys

**ERF 1, LONGLANDS, POLKADRAAI ROAD, VLOTTENBURG, STELLENBOSCH:
OBJECTION TO THE APPROVAL OF AN APPLICATION FOR REZONING,
SUBDIVISION AND RELATED MATTERS**

1. I refer to your e-mail of 17 September 2020 and accompanying application with reference number LU/11470 addressed to the Stellenbosch Ratepayers' Association (SRA) calling for comment on the above on or before the closing date of 19 October 2020.
2. As indicated to you in correspondence relating to six unregistered developer erven of the so-called Longlands Village, the Stellenbosch Ratepayers' Association (SRA) is strongly opposed to the development of this Agricultural/Farm property (Erf 1, Longlands) for urban purposes. Sacrificing properties such as this for urbanisation, will greatly contribute to the destruction of the unique sense of place which makes Stellenbosch what it is. This form of urban sprawl is also not sustainable and will create an additional burden on the existing infrastructure which is already under severe stress. Rather than improving the local economy it will give rise to an ever growing demand for subsidised housing which Stellenbosch is not geared or able to cope with. With the advent of Covid 19 and the concomitant nation-wide decline in the property market, proposed low density developments of this nature,

particularly in the rural/agricultural hinterland of Stellenbosch, need to be reassessed *ab initio*.

3. Having had access to the Municipal planning files on Longlands, it would appear that the approach to dealing with Longlands by the Municipality has been uncoordinated in that certain officials in different sections of the Municipality have been working at cross purposes. It is also clear that certain conditions related to the approval of Longlands Country Estate are questionable and/or have not been met. The involvement of the Department of Rural Development and Land Reform (**DRDLR**) since 2011 and up to 2015, irrespective of the designation of an additional 38 subsidised erven, further appears to be *ultra vires*. This is so because the proposed designation of additional erven was not advertised as required in terms of Act 126 of 1993 and due process was accordingly not followed. In addition, planning and the zoning of land is a Local Authority competences (in terms of the Constitution of the Republic of South Africa) and the action by **DRDLR** was apparently unconstitutional. Because of the issues that have come to light the SRA strongly recommends that the Municipality should launch a forensic investigation to determine how the current sorry state of affairs has come to pass. Conditions not met in the approval of Longlands Country Estate and the questionable involvement of **DRDLR** in the development of Longlands are set out in more detail below:

3.1 Shortly after the 22 January 2009 approval of Longlands, Mr Piet Smit, Manager: Property Management of the Municipality approached the Developer with a view to doubling the area (from 5 to 10ha) set aside for subsidy or farmworker housing. This initiative of 7 April 2010 was undertaken with the assistance of the professional appointment of Mr Dupré Lombaard of Calidris Management Services, Plettenberg Bay. There is no record of the result of this initiative on the Planning files, but the Developer apparently effectively blocked any idea of enlarging the subsidised housing component by digging a deep trench along the western boundary of the 5ha site earmarked for farmworker housing. This trench was then filled with tree stumps, building rubble and soil excavated during the construction of Longlands Country Estate, effectively separating this area from the Farm by a major earth berm. It should be noted that a large part the site for farmworker housing is waterlogged and not suitable for housing and is also not suitable for public open space. The

additional 38 subsidised erven (allegedly for the DRDLR) are also located on this rather poor 5ha portion of Longlands.

3.2 Notwithstanding the intervention of Messer's Piet Smit and Dupré Lombaard up to 14 April 2010, a HOA Constitution for the development as approved in 2009, was approved by the then Director of Planning and Economic Development, Mr Marx Mupariwa on 20 April 2010. In this constitution the **Status of the developer** (clause 10.2) was modified and in addition to reserving the right to continue and improve farming activities and build a guest house on the farm, the following sentence was added to paragraph 10.2. **"This constitution does not regulate or restrict any right of the Developer in respect of the Farm and the exercising of any current or future land use rights thereon."** The inclusion of this sentence appears to be *ultra vires* because it is not in conformity with the conditions of the 2009 Municipal approval. It is also not clear whether the incorporation of this sentence was approved, because there are conflicting versions of the Constitution on file. The SRA finds it surprising that there is not a copy of the 2007 High Court decision concerning the development of Longlands on file because in the judgement advice is provided as to how development proposals should be evaluated. Rather than acting pro-actively in dealing with Longlands, it will be seen below that the Planning Directorate of the Municipality appears to have acted re-actively.

3.3 On 3 August 2011 the developer entered into a Memorandum of Agreement with the Municipality to develop 106 subsidised housing erven on the 5ha subsidised housing component of Longlands. Rather than implementing the agreement, however, the developer approached the Department of Rural Development and Land Reform (DRDLR) on 20 December 2011 to obtain additional development rights. Although the DRDLR failed to advertise the application as required by law, it nevertheless on 26 November 2014 designated 5,6ha of land for development. The validity, nature and extent of this designation is nevertheless in doubt, but the Municipality has acted as if a valid designation had taken place. In spite of the fact that the developer had failed to implement the development agreement of 3 August 2011, the Municipality also permitted the transfer of erven in Longlands Country Estate to take place. This happened despite the 2009 approval containing the following condition; **"(xiv) clearance certificates will only be issued once the funding mechanism and payment procedure are in place."**

3.4 The partition plan recently provided to the SRA by **DRDLR**, approved during January 2015 covers an area of 9,6393ha or possibly even 12ha. In addition to a further 38 subsidised erven on the 2009 approved 5ha site being added to the 106 erven, it also provides for 70 developer erven on a further 5ha west of the major earth berm. At the time of writing the SRA has been unable to determine how or why a subdivision plan for the latter 70 erven was approved. The DRDLR has suggested that the Surveyor General should be consulted concerning the extent of the approval. Because the approval appears to be *ultra vires* this is unnecessary. As the establishment of an Agri-village comprising 106 erven had been in approved in 2006, confirmed by the Court in 2007 and Mr Smit of the Municipality having approached the developer to increase the number of subsidised erven, it is also difficult to understand why the developer (Longlands Holdings) approached **DRDLR** for assistance in 2011. It is also difficult to understand why the Municipality did not question the validity of the DRDLR designation. Based on the DRDLR designation subdivision plans were approved by the Surveyor General during 2015 in respect of 144 subsidised erven and 70 developer erven.

3.5 During 2018 new developers, Longlands Village (Pty) Limited, expressed an interest in acquiring much of the remainder of Longlands i.e. Erf 1 Longlands and the two components covering 9,6393ha. Although not yet the owners of the property, the directors applied to amend the layouts on the 9,6393ha portion, which application was approved by the authorised employee of the Municipality on 28 June 2018. The directors of Longlands Village were, however, not satisfied with aspects of the approval and appealed against the decisions on 24 July 2018. During the appeal process the new developers/owners on 22 October 2018 somewhat unusually also amended their initial application. The amendment, which was also not advertised, sought approval for the subdivision an additional area of some 30ha of agricultural land on the remainder of Longlands for residential purposes. On 26 October 2018, the directors of Longlands Village (Pty) Ltd. signed a deed of sale to purchase the property. This happened although major issues, concerning the retention of the remaining agricultural land, between the homeowners of Longlands Country Estate and the developer (Longlands Holdings) had not been resolved. The validity of the appeal procedure is, however, also questionable. This is so because the attorney who was engaged to assist the Executive Mayor in considering the appeal had been

the attorney who has acted for the owner/developer (Longlands Holdings) and accordingly had a conflict of interest.

4. From the contents of paragraph 3 above there are clearly issues that need to be investigated by an independent expert in considering the existing approvals and the current application. Concerning the merits of approving urban development on Erf 1, Longlands the same reasons provided by the SRA in its comments on the Basic Assessment Report (BAR) apply. In this respect there appears to have been no justification for amending the MSDF to permit infill development on Erf 1, Longlands as this would violate the principles on which the MSDF is based. The principles in question are summarized below for your 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; and
- focus collective energy on critical catalytic projects.

It is the SRA's firm point of view that development proposals in conflict with the seven principles above, as well as the well-defined policy statements in the MSDF (five of which are quoted below) must not be permitted. Spatial principles and policies cannot be abandoned to suit different development situations. Where the SRA pointed out discrepancies between the maps in the draft document and the above principles and policy statements, the MSDF was amended accordingly. For inexplicable reasons, the reverse occurred in the case of Longlands, where the remainder of Longlands was belatedly and reactively amended from urban agriculture to mixed use community and residential infill. The five spatial policies are as follows:

- "Even if difficult, it is a matter of now or never. We cannot behave and live like before. We cannot afford to lose more nature and agricultural land, develop at low densities, and prioritise building roads for private cars more than public transport. If we do that, the system will fail. Material wealth will not assist."

- “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-motorised transport and movement.”
- “A focus on public and non-motorised transport and movement.”
- “Allow future opportunity to build on existing infrastructure investment”

The reason for emphasizing the afore-mentioned principles and policy statements has to do with the fact that policy has now progressed from, simplistic statements that land is either within or outside the urban edge, to a more reasoned level of policy, based on principles of sustainable development.

Elements or parts of the approved MSDF cannot accordingly be viewed in isolation or simplistically. If the proposed development does not comply with the above-mentioned principles and policies that guide the MSDF policy document, then such development cannot be supported.

Please note that that the proposed development does not comply with any of the five afore-mentioned policy guidelines. What the developers need to do is adhere to the facts and not provide an opportunistic statement of their beliefs. If the Municipality in fact supports the idea of residential infill development on Erf 1, Longlands it will also need to rescind the principles and policy guidelines on which the MSDF is based.

Clearly the approval of this application would be counter-productive to the development of the Adam Tas Corridor, retard densification in the core of Stellenbosch and increase the imbalance between private and public transport.

5. In the light of the above-mentioned information the SRA trusts that the application will not be approved

Kind regards,

André Pelsler, Chairman

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

[Mr Anthony Barnes, Anthony.Barnes@stellenbosch.gov.za](mailto:Anthony.Barnes@stellenbosch.gov.za)
Director, Planning and Economic Development

Mr Stiaan Carstens, Stiaan.Carstens@stellenbosch.gov.za
Senior Manager, Land Use Management



Belangegroep Stellenbosch Interest Group

27-07-2020

Application Reference: LU/11470
Application Property No: Erf 1, Longlands

Clifford Heys
TV3 Projects (Pty) Ltd
clifford@tv3.co.za

Dear Mr. Heys

Proposed Rezoning and Subdivision, Erf 1, Longlands, Polkadraai Road

1. The Stellenbosch Interest Group (SIG) does not support the application.
2. The existing Longlands Country Estate owes its origin to a plan for the 'Vlottenburg Neighborhood Area and Rural Settlement' / 'hamlet' as part of the Winelands Integrated Development Framework. The plan was based on the principle of granting limited rights for subdivision of agricultural land with a view to residential development, from which would derive benefits for environmental conservation and permanent housing, especially for farm workers in the vicinity of the hamlet. Section 11.2.3.1 of the draft document *Rural and Urban Settlements: Analysis, Policy and Proposals* (15 May 2000) refers. See Annexure A.
3. The afore-mentioned document describes how the proposed development on agricultural land would have a positive direct and indirect impact on the environment and on housing shortages in the rural area. The essential prerequisite of '*a well thought through strategy and plan*' is emphasized in the document. The document on rural and urban settlements also emphasizes the importance of the design of the small towns and issues such as the availability of services and facilities, and the cooperation of role players (developers and relevant authority) in order to create them. In particular, the need for cross-subsidization was emphasized.
4. The Draft Spatial Development Framework (DSDF) for the Vlottenburg Neighborhood Area and Rural Settlement (May 2001) deals with the planning and implementation aspects of establishing a rural settlement at Vlottenburg. Methods and sources of financing are dealt with in section IV under the headings Broad Financial Model and Private Rural Housing Nodes as Sources of Finance (Annexure B). Reference is made to the 'Wooltru' project (Longlands) which was approved subject to conditions. See Annex C. It contains some details about the extent of the project and on financing by means of contributions to the SMA trust or the Boland District Municipality which would be used for the development and maintenance of the houses and infrastructure.

The community including farmers in the area and those needing permanent homes strongly supported the project.

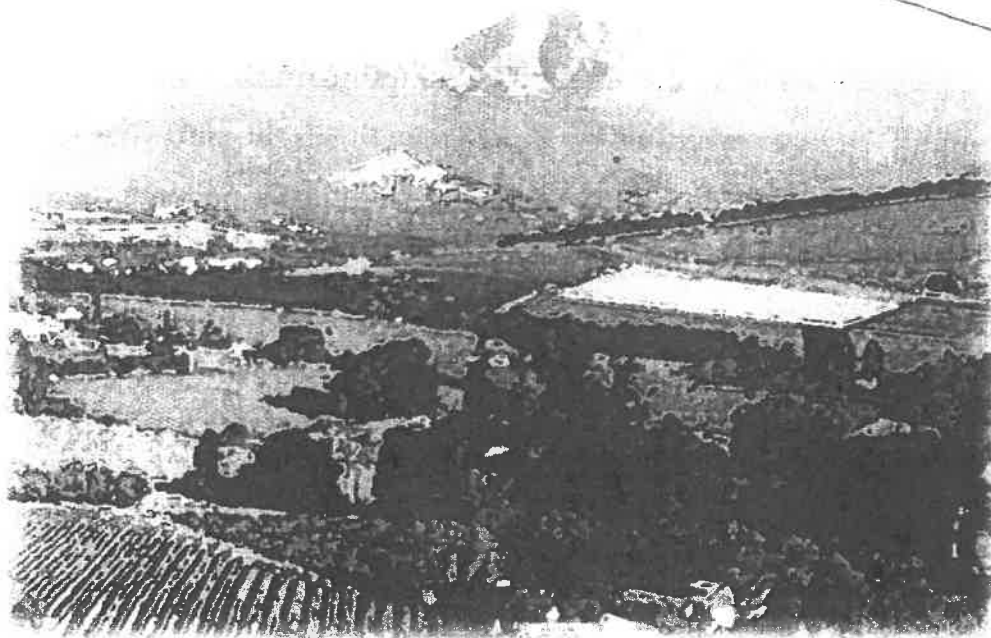
5. In June 2004 SLC Developers submitted a Draft Environmental Impact Report for the development of the Longlands Estate. The development consisted of 100 upmarket single residential units, the Longlands Village (106 low cost houses), a farm component, including the redevelopment of vineyards and the installation of an appropriate irrigation system, owner's and manager's houses and farm outbuildings.
6. The first general meeting (preceded by meetings with different focus groups) was well attended by farm workers and others who strongly supported the project that would provide the opportunity for permanent home ownership. However, their hopes faded when they learnt that, contrary to their expectation, the municipality would be responsible for the development of the hamlet. The development of the Longlands Estate was eventually approved by the Municipality in November 2009, subject to several conditions relating to the low-cost housing project for which 5.2ha was donated to the Municipality. The conditions included *'the cross subsidising funding mechanism in respect of the services as well as the top structures must be clearly defined and form part of the land availability/development agreement'* and *that clearance certificates will only be issued once the funding mechanism and payment procedures are in place.'*
7. The development of Longlands Estate continued while people who were desperately hoping for housing in the Agri village kept waiting in vain. However, before any low-cost housing was created, the owner of Longlands approached the Department for additional approvals. In November 2014, the Department for Land Reform and Rural Development gave permission for the subdivision of 5.6ha of land into 144 units of which 38 even (on 1.25ha of land) were to be transferred to the department for allocation to farm workers. The 144 even are indicated on General Plan no. 178/2015, dated 03/06/2015. It appears that the footprint of the subdivided area is less than the 5,6ha approved by the Department of Land Reform and Rural Development, and even less than the 5,2ha approved by the Municipality in 2009. This means that 38 more residential plots will be developed on a smaller area than was previously approved for 106 plots.
8. General Plan no. 781 for the subdivision of another section on Longlands, to the west of the low-cost housing, was also approved on 03/06/2015. The SIG is not aware that such an application has been advertised for comment at any stage.
9. It is clear that significant financial benefits for the owner (or successive owners) have resulted or will result from the development of agricultural land without any housing for farm workers being created so far.
10. The history of applications and approvals and the involvement of individuals who acted in different capacities, possibly with conflicting interests, to promote development of the farm for residential purposes should be properly investigated. (For example, the same lawyer who in March 2008 questioned the validity of the SIG's appeal against the approval of the Longlands and demanded information to prove the contrary recently acted as adviser to the appellate authority regarding an appeal from the owner of Longlands.)

11. The current application for the development of a massive approx. 30 ha of agricultural land for a residential development in a sensitive landscape (Grade IIIB) cannot be supported. Although located within the urban edge, the proposal is in many respects contrary to the principles of the MSDF.
12. The question can also be asked when and by whom will the complex for GAP housing be developed? What assurance is there that it will be used for the purpose for which it is indicated?
13. Before the current application can be considered, the investigation referred to above should be done, and it must also be ensured that the GAP housing will be realized.

Yours faithfully

A handwritten signature in black ink that reads "PE Botha". The letters are cursive and somewhat stylized.

Patricia Botha
(Chairperson)



**Winelands Integrated
Development Framework
WIDF Spatial Plan**

**Document 3
RURAL AND URBAN SETTLEMENTS:
ANALYSIS, POLICY AND PROPOSALS**

**CONSULTATIVE DRAFT 1
15 MAY 2000**

Draft



Winelands District Council

11.2.3.1 Sub-division of Land Outside Urban Areas (Agricultural Land)

In the Western Cape the subdivision of agricultural land is generally based on the principle of sustainable agriculture¹. This principle is based on the sustainable development equation and the concept of carrying capacity.

As present policy does not favour the subdivision of agricultural land if such subdivision is not directly supportive of primary agricultural production. Each agricultural unit must, in terms of existing policy be a viable economic agricultural unit.

However, it is strongly recommended that the existing policy be reconsidered and / or supplemented to also recognise the potential that exists in utilising the subdivision of agricultural land for non-agricultural purposes as a mechanism to support other important sectors of the district economy which are directly linked to the district's comparative economic advantages such as the tourism and recreational sector, the rehabilitation / sustainable management of the natural environment and, in particular socio-economic development and poverty relief.

In addition to its role in respect of the agricultural sector, the subdivision of agricultural land could therefore be an important mechanism for promoting sustainable development by:

- (i) providing landowners with opportunities to establish on-farm tourist related facilities and amenities and related enterprises (Dh and Di developments) supportive of IDF objectives;
- (ii) cross-subsidising nature conservation programmes;
- (iii) cross-subsidising lower-income housing and amenities in Category Dd and Df areas, and
- (iv) facilitating the establishment and management of SPC A and B areas (i.e. core conservation areas, buffer zones, ecological corridors and rehabilitated areas).

It needs to be emphasised that, for the authorities to allow non-agricultural development to be undertaken within agricultural areas (Category C Areas), they must be assured that such development would significantly support the overarching district or bioregional objectives. The proposed development must therefore have a direct and indirect positive impact on, for example, regional tourism, agricultural sectors, environmental conservation and especially the economic/development interests of previously disadvantaged people.

It needs to be stressed that the district is facing a huge challenge to provide sufficient, affordable and attractive dwelling houses. It is clear that innovative methods will have to be sought to address these problems (They will not go away and be solved "on their own"). It is clear that very considerable value can be unlocked if beneficial links can be established between the approvals given for the subdivision of land and associated development and the land uses referred to under paragraph (i), (ii) and (iii) above. Of great significance is, for example the potential that exists to establish resort/residential orientated developments within the rural areas through which substantial financial benefits can be derived and which can underpin socio-economic and nature orientated development programmes, and, at the same time could be utilized to rationalize existing subdivisions.

Considering that more than 70% of the possible 130 000 homes to be built in the district during the next 25 years will require subsidization it is clear that the future cannot be viewed in context of past reference frameworks. Developments should therefore be encouraged that would directly and substantially benefit previously disadvantaged people especially rural people who have not had the benefit of land-ownership and for whom opportunities are, for example, created to live within Category Dd areas. Furthermore, such development should also directly and substantially benefit rehabilitation and nature conservation programmes in a long term sustainable manner. (Refer to par. 11.2.4.9 below).

¹ *Sustainable agriculture is an approach as well as a process through which different management and technological activities and*

It is realised that this suggestion can raise concerns. However, it is only a matter of concern if procedures are not properly thought through and executed. Whilst the challenge may seem daunting it can, in fact, potentially provide great rewards for the district in the long term. What is required is a well thought through strategy and plan and it is envisaged that a special Sectoral Plan will have to be prepared for this purpose.

In summary it is therefore believed that the proposals pertaining to the subdivision of land outside urban areas can contribute very significantly towards addressing the districts development challenges in an equitable manner whilst, at the same time, it may give many people, who may at present see the future as rather bleak and hopeless, new hope. (Refer to Document No.1 page 26, pertaining to the "least favoured group".)

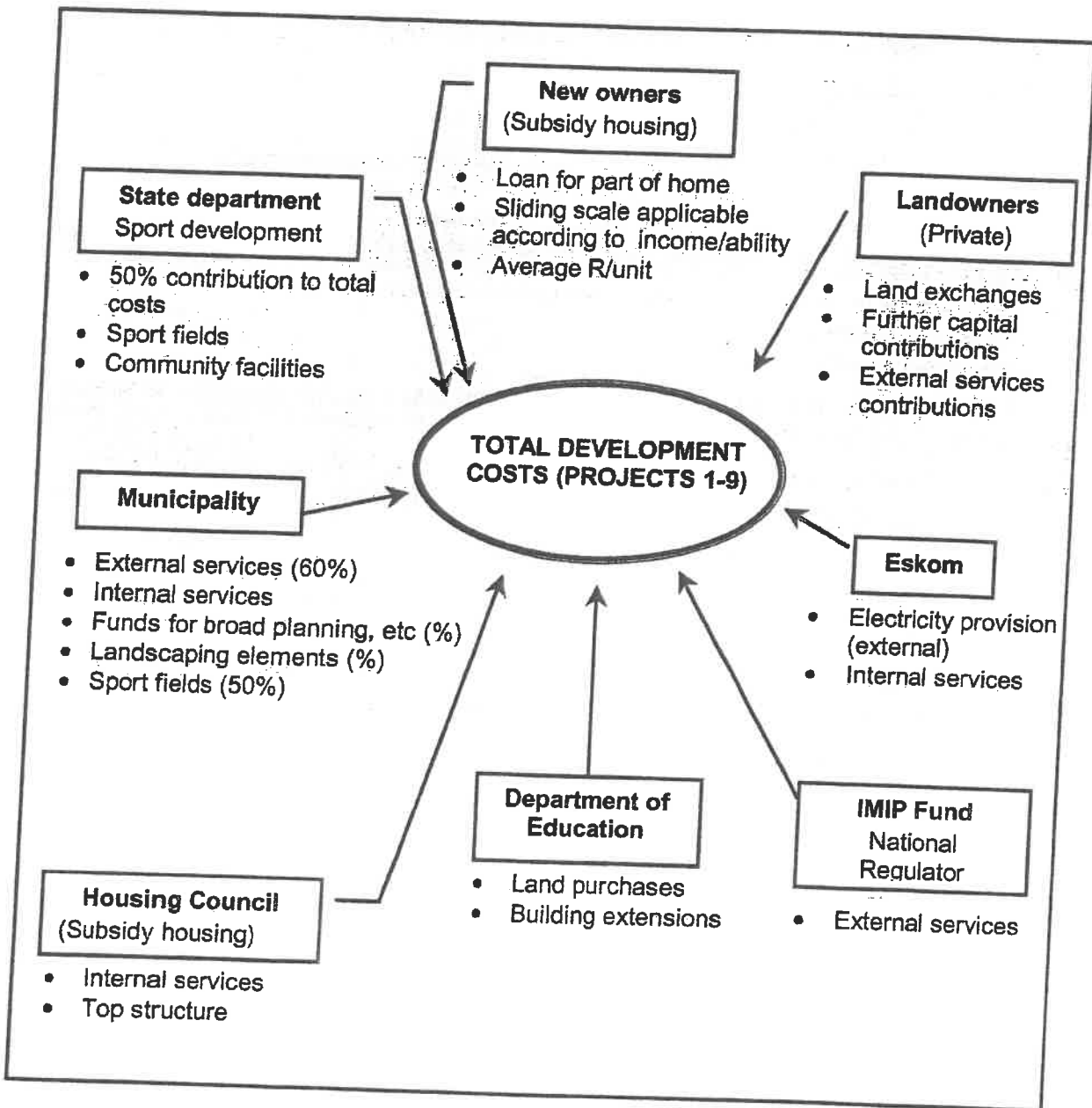
Utilising the opportunities to subdivide land outside urban areas as a mechanism to unlock value for both the owner of such land in question and a range of beneficiaries (people and nature) represents a win-win situation. The challenges of the future, therefore demands new and innovative action.

13 METHODS AND SOURCES OF FINANCING

13.1 BROAD FINANCIAL MODEL

The model below is based on the objective that the hamlet-model be implemented to its full potential using quality development.

This model is also based on the premise that cross sub-sidisation from private rural housing nodes (i.e. SPC Dh developments) must be obtained in order to achieve the objectives and proposals of the Development Plan.



13.1.1 Private Rural Housing Nodes As Sources Of Finance

One of the principles of the financial and development model for the Vlottenburg hamlet is the cross-subsidisation by private developments in the form of rural housing nodes (SPC Dh areas in terms the WIDF).

This cross-subsidisation is essential if the objective of a quality hamlet type development that is balanced in terms of facilities etc., is to be attained.

Cross-subsidisation can occur in various ways:

- 1) Land donations (in exchange for development rights)
- 2) Capital contributions
- 3) Combination of 1) and 2) above

13.1.1.1 Criteria and Standards for Private Rural Housing Nodes

In order to determine the number of units to be allowed within each rural housing node, various criteria must be taken into account, namely:

(i) Financial criteria

If all sources of finance are taken into account, the capital shortfall, in order to implement the additional projects, is approximately R... million. Approximately R... / unit can be used as the average / maximum amount that the private developments can contribute to the total development model.

1. Expected selling price / erf	R
2. Service costs / erf	R
External services (connection services) / erf	R
Interest / Consultants etc.	
3. Capital output	R
Capital contribution (30%)	R
4. Net profit	R

In accordance with the calculations as put forward above, approximately units must be developed in order to implement the proposals of the development model.

14.2 WOOLTRU PROJECT

The Wooltru project constitutes the establishment of a part of the Vlottenberg Rural Settlement (the "Village") and a rural housing node (the "Retreat") that will cross-subsidize the "Village" (and other) development within the Vlottenberg Rural Settlement (i.e. Phase I – refer to Par. 15, below).

The approval of the rezoning and sub-division of Farm Longlands 393/11 has been granted subject to a contractual agreement between the Boland District Municipality and Wooltru Properties Ltd. (the owners of Farm 393/11) being reached.

14.2.1 Terms and Conditions of "Wooltru" Project

In terms of this contractual agreement the development of the rural housing node (i.e. the 9.6ha sub-divisional area of Farm 393/11, called the "Retreat") may be subject to the following provisions:

i) Cash Contributions

The following cash contributions to the SMA Trust (or the Boland District Municipality), which are to be used for the development and maintenance of the houses, roads and services of the Vlottenberg Rural Settlement, and the SMA Trust Area must be made.

- a) A cash contribution of R3,000,000 (Three Million Rands), as well as a cash contribution of 1% of the land value of all initial transfers of the Retreat erven, paid at the time of property transfer, on a fixed land value of R200/m² of the sub-divided erven, must be made by Wooltru.
- b) A cash contribution of 0,5% of the property purchase price, on all transfers after the initial transfer of the Retreat erven, paid at the time of property transfer, must be made by all future property owners.

ii) Development Conditions

Wooltru may develop the "Retreat" to a maximum of 100 sensitively designed units which will be subject to the following Municipality approvals before the Municipality will give clearance for any erf to be transferred;

- a) a detailed architectural guideline for the harmonious development of the Retreat ;

- b) the net development envelope is to be limited to approximately 6.6 hectares - the remaining 3,0 hectares must accommodate all access roads, service servitudes, private open space and landscaping ;
- c) an appropriate constitution for a Property Owners Association which shall include the provisions for the responsibility for the management and maintenance of the Retreat together with the payment of levies ;
- d) development guidelines pertaining to the architectural style and specifications must be prepared and imposed by Wooltru or the to be established Home Owners Association.

Wooltru must comply with the conditions as imposed by the Chief Engineer, Districts Roads Engineer, the Department of Water Affairs and Forestry and the Department of Nature Conservation.

Wooltru must make a capital contribution for the water bulk service connection, as well as bearing the full costs of stormwater and sewerage provision, water storage for use during peak periods, and the electrical connection.

iii) **The Village** (portion of Vlottenberg Rural Settlement)

The 5.5ha Portion of Farm 393/11, which is to comprise a part of the Vlottenberg Rural Settlement, is referred to as "The Village", and is subject to the following conditions:

- a) Wooltru will give 5.5 hectares of land for the development of the Vlottenberg Rural Settlement to the SMA Trust or the Boland District Municipality.
- b) The "Village" may be developed by the Municipality to a maximum of 100 (One Hundred) units (according to the approved development plan and specifications).
- c) The basis for the allocation of houses in the village will be determined by the Municipality, in conjunction with the Vlottenberg Housing Forum. However, all persons and their families who currently live on the Farm 393/11 (both farm workers and tenants) will receive the initial allocations of cottages in the Village. Wooltru is to provide complete details regarding these families i.e. number of families, size of families, names, I.D. no's., income, place of employment, etc.

iv) **The Farm (Farm No. 393/11)**

Wooltru, or its successor in title as owner of Farm 393/11, must develop it in terms of the agreed *Management Plan* and *Upgrading Schedule*.

The following further provisions of the *Agricultural Reserve Zoning* relating to Farm 393/11 are to be embodied in an appropriate deed of servitude and registered against the title deed of the farm:

- a) no further subdivision of the Farm 393/11 may take place;
- b) in compliance with the principles applicable to a SMA, no further labourers' cottages may be constructed on Farm 393/11 without the prior written consent of the Municipality. The Municipality is entitled to withhold this consent if the further construction of labourers' cottages cannot be justified in terms of the housing available in Vlottenberg.

Clifford Heys

From: Andre van der Walt <andre@striking.co.za>
Sent: 09 April 2021 02:40 PM
To: Clifford Heys
Subject: Re: Late objection - Re: ERF 1, LONGLANDS (LU/11470)

Afternoon Clifford

I am hereby withdrawing my objection with regards to **Longlands Application ERF 1, LONGLANDS (LU/11470)** on the condition that the agreed contract between Longlands HOA and Longland Village stay valid and enforceable until the new title deed is registered in Longlands HOA name.

Regards

André van der Walt
Striking Energy



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| Cape Town, 7580

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On 08 Apr 2021, at 08:31, Clifford Heys <Clifford@tv3.co.za> wrote:

Hi André

Re. your objection below.

Find attached a copy of the signed agreement between the Longlands developer and the Longlands HOA.

Since an agreement was reached, are you now willing to withdraw your objection against the Longlands development?

Regards

Clifford Heys

Pr Pln (TRP SA), B Econ, M (T&RP), MSAPI
ASSOCIATE • TOWN PLANNING
Cell: +27 (0)83 309 9770
[Directions](#)

From: Andre van der Walt <andre@striking.co.za>
Sent: 27 October 2020 11:01 AM

To: Clifford Heys <Clifford@tv3.co.za>
Cc: Theana Van der Walt <theana@indeco.co.za>
Subject: Late objection - Re: ERF 1, LONGLANDS (LU/11470)

TV3 Town Planners
1st Floor La Gratitude Office Block
97 Dorp Street
Stellenbosch
7600

ATT: Clifford Heys (Clifford@tv3.co.za)
 Copy to Land Use Management, Stellenbosch Municipality

Late Objection with regards to Longlands Application ERF 1, LONGLANDS (LU/11470)

Clifford

As per our telephonic discussion on 29 Sep 2020, I am submitting my objections to the above application. As per the email below, it is following a discussion we had via email and telephone. Due to unforeseen personal circumstances, I was not able to submit the objection on or before 19 Oct 2020. I am objecting on behalf of my Wife, Theana van der Walt. Owner of Portion 10, Longlands.

This objection is of such a nature that I will appreciate it if you allow the submission as part of the file.

Background

1. It is not clear from the **attached** Municipal Approval (un-dated, but stamps indicate 2009) if the Guesthouse rights were Approved as Consent Use and if the approval was

- a) Permanent
- b) Specific Period

as per the appropriate Stellenbosch Land Use bylaw at the time. My understanding is that such rights may lapse after a period.

2. **No Positioning** was ever given to owners during numerous discussions with the developer. The developer reverted to "floating rights". I am not aware of any such rights.

3. The **Size and Format** of the Guesthouse was also contentious as Provincial and Local Government documentation confused the situation

Objection:

The new application does not offer ANY further clarity as to the position, size, format, and if it is a "transfer of rights" or a "new application." I understand that there are is a current negotiation process to transfer the 20HA land to the Longlands HOA which will solve this objection if successful. If the land transfer outcome is **not successful** and the landowner **is successful** with this application, then 100 owners will have the burden of a potential guest house of unknown size, unknown position, and unknown effect on our estate and property. This could be a clear transgression of our rights. The HOA also did not object to this application, and I believe the sensitivity of the existing negotiations was the reason. I am confident that if the majority of the 100 owners were aware of the impact of this application, a high number will support this objection.

The landowner is a developer and they have the knowledge, resources, and **full rights to apply** for a consent use on a guest house, but then the application must give the owners **more clarity** on the impact on their existing development.

I trust that you will allow this late objection. I am copying the relevant municipal department as well.

I will appreciate your decision and confirmation of receipt.

Regards

André van der Walt
 Striking Energy

<image001.png>

| Office +27 (0)86 1181 375
 | www.striking.co.za | info@striking.co.za
 | WhatsApp +27 (0)72 012 2854
 | Unit 3, 26 Cabernet Street,
 | Saxenburg Industrial Park,
 | Cape Town, 7580



LONGLANDS

Country Estate - Home Owners Association

Polkadraai Road (M12)
Vlottenburg
7604

Tel. No: 0027(0)21 091 0202
Fax No: 0027(0)21 887 7263
Email: estate@longlands.co.za

PO Box 1058
Stellenbosch
7599

4 November 2020

TV3 Project (Pty) Ltd
La Gratitude Offices
97 Dorp Street
Stellenbosch, 7600

Dear sirs,

**APPLICATION FOR THE REZONING, SUBDIVISION, ETC. OF ERF 1,
LONGLANDS (APPLICATION NO. LU/11470)**

1. Your notice of 17 September 2020 has reference.
2. The Longlands Manor development proposal was submitted to the Longlands Country Estate's homeowners and members and they have voted in favour of the development proposal. See attached letter to the members and the result of the voting process, obtaining during the AGM.

Kind regards,

Dr. Werner Roux
Chairman
Longlands Country Estate Home Owners Association



LONGLANDS

Country Estate - Home Owners Association

Polkadraai Road (M12)
Vlottenburg
7604

Tel. No: 0027(0)21 091 0202
Email: estate@longlands.co.za

PO Box 1058
Stellenbosch
7599

28 August 2020

Dear Longlands Homeowners,

Thank you for your cooperation by sending the voting documents in the relatively short period allowed, regarding the Longlands Land Ownership and Longlands Manor development proposal.

The result of the voting received up to 12h00 today saw **67** homeowners cast their votes, with **58** voting **YES** and **9** voting **NO**.

The homeowners and members therefore have voted overwhelmingly in favour of the proposal.

Kind Regards,

Board of Member Trustees

Signed: FE Greeff, Member Trustee

Clifford Heys

From: Ed Mees <info@redbushct.co.za>
Sent: 17 September 2020 09:10 AM
To: Clifford Heys
Subject: Longlands Development

Dear Sirs,

We are the owners of the property across the road ERF 1094 registered in the name of ERF 24849 Maitland CC. We have no objections to the development and would be thrilled if it went ahead.

Regards

Ed Mees
Erf 24849 Maitland CC

Background

1. It is not clear from the **attached** Municipal Approval (un-dated, but stamps indicate 2009) if the Guesthouse rights were Approved as Consent Use and if the approval was

- a) Permanent
- b) Specific Period

as per the appropriate Stellenbosch Land Use bylaw at the time. My understanding is that such rights may lapse after a period.

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The landowner is a developer and they have the knowledge, resources, and **full rights to apply** for a consent use on a guest house, but then the application must give the owners **more clarity** on the impact on their existing development.

I trust that you will allow this late objection. I am copying the relevant municipal department as well.

I will appreciate your decision and confirmation of receipt.

Regards

André van der Walt
Striking Energy

striking
www.strikingenergy.com

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| WhatsApp +27 (0)72 012 2854
| Unit 3, 26 Cabernet Street,
| Saxenburg Industrial Park,
| Cape Town, 7580

On 28 Sep 2020, at 08:48, Clifford Heys <Clifford@tv3.co.za> wrote:

Hi André

See my reponse below in red.

Regards

Clifford

From: Andre van der Walt <andre@striking.co.za>

Sent: 28 September 2020 08:09 AM

To: Clifford Heys <Clifford@tv3.co.za>

Cc: Theana Van der Walt <theana@indecoco.za>

Subject: Re: ERF 1, LONGLANDS (LU/11470)

Good day Clifford

I am submitting this on behalf of the registered owner of No 10 Longlands Country Estate.

Please note that this is not our final comment on Application reference LU/11470 (Longlands Village, Erf 1 Longlands) but a request for further information to clarify our understanding of this application.

My understanding is that the Owner of Erf 1, and proxy for the Longlands Developer reached an principled agreement with the Longlands HOA that will in effect

- Transfer the earmarked 20 Ha of Agricultural land to the HOA in exchange for several agreed outcomes
- One of these outcomes is the subdivision of 10 x stands that will form part of the post-development Longlands
- By implication no further development on the 20 ha, apart from the 10 stands

Questions for clarification;

What are the proposed process and timeframe for including the 10 stands into the application process, or will there be a separate application process?

A new application will have to be prepared and submitted to the relevant authorities for the 10 additional erven.

Should a formal agreement be reached between Longlands Village and the HOA after the closure of the comment period of this application, that will impact on the content of this application - what remedy will be available?

You can always withdraw your objection (if an agreement is reached between the developer and the HOA).

Not my objection - I am concerned that the 2 processed is not aligned. Example - the Agreement will not have any guest house rights and the application include the rights.

If Council approves a development proposal that is not supported by the HOA, then the HOA can always appeal the decision.

Please explain the rationale for the application of a guest house on the 20ha portion. Is this a new application or viewed as a transfer of the lapsed rights (2009)?

It is just the confirmation of the property's historic right. We don't want to lose this right with the new application.

My understanding is that the rights lapsed in any case after a few years (2 or 5) . Is this a new application? Is it a rezoning or consent use application?

No. The guest house rights were established with the development of the Longlands Country Estate.

We just want to transfer these rights to the new agricultural portion.

Please indicate the *"Two (2) Agriculture and Rural Zone erven measuring 20,50ha for purposes of agriculture and guest house"* on the included map.

See attached plan. We were instructed by Council to indicate it as 2 portions, consisting of an agric. portion and a guest house portion (the guest house site must still be determined).

Please just explain the "rights" and the positioning. If Council request a portions surely the second portion is not only a consent use but a rezoning? Additional to that - the positioning will have a material impact on our property it must surely be indicated as a portion?

With the original Longlands Country Estate application, Council approved the rezoning of the guest house portion, but the position of the guest house was to be confirmed.

What are the statutory relationship between the Provincial EIA process and this municipal process in terms of the agreement between the HOA and Longlands Village?

The Provincial EIA process must inform the municipal planning process. The Municipality must take cognisance of the EIA process, but they are not bound by it.

tx

I will appreciate it if you could supply us with the information please. This will allow us to formulate a response, if required, before the closure of the comment period.

Regards

André van der Walt
Striking Energy

<image001.png>@

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www.striking.co.za | info@striking.co.za
WhatsApp +27 (0)72 012 2854
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Saxenburg Industrial Park,
Cape Town, 7580

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Cc: Clifford Heys <Clifford@tv3.co.za>
Subject: ERF 1, LONGLANDS (LU/11470)

Sir / Madam

APPLICATION FOR THE REZONING AND SUBDIVISION OF ERF 1, LONGLANDS

Find attached hereto the municipal notice pertaining to the abovemention land use planning application.

Please feel free to contact me if you have any queries or require any additional information.

Kind regards

Clifford Heys

Pr Pln (TRP SA), B Econ, M (T&RP), MSAPI
ASSOCIATE: TOWN PLANNING
Cell: +27 (0)83 309 9770

Directions

<0.png>

<Notice to I&APs [17 Sep 2020].pdf>

<PLAN [extract].JPG>



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Navrae / Enquiries
U verwysing / Your ref.
Ons verwysing / Our Ref.
Datum / Date
Telefoon / Telephone
Faks / Fax
E-pos / E-mail

U von Molendorff
-
Farm 393, Longlands, Stellenbosch
2009-01-22
021-808 8682
021-808 8651
ulrichm@stellenbosch.org

BY HAND

TV3 Group
Van der Bijlhuis
37 Market Street
STELLENBOSCH
7600

.....
received (signature)

Sir

**APPLICATION FOR REZONING AND SUBDIVISION : PORTION 11 OF THE FARM
LONGLANDS NO 393, STELLENBOSCH**

Your application in the above-mentioned regard refers.

The Planning Heritage and Environment Committee at a recent meeting resolved as follows :

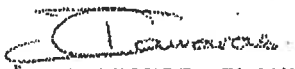
- (a) that in terms of Section 25 of the Land Use Planning Ordinance, 1985 (No 15 of 1985), the subdivision of Farm 393/11, Stellenbosch into three portions of ± 66 ha (Remainder), ± 10 ha (Portion 1) and ± 5 ha (Portion 2), be approved;
- (b) that in terms of Section 16 of the Land Use Planning Ordinance, 15 of 1985, the rezoning of Portions 1 and 2 from Agriculture Zone I to Subdivisional Area, be approved;
- (c) that in terms of Section 25 of the Land Use Planning Ordinance, 15 of 1985, the subdivision of Portion 1 into 100 single residential erven, streets and open spaces (estate development), be approved; *As per map*
- (d) that in terms of Section 25 of the Land Use Planning Ordinance, 15 of 1985, the subdivision of Portion 2 into 106 single residential erven, streets and open spaces (agricultural village), be approved; *As per map*
- (e) that in terms of Section 16 of the Land Use Planning Ordinance, 15 of 1985, the rezoning of a portion of the remainder, ± 1000 m², from Agriculture Zone I to Residential Zone V to accommodate a guesthouse, be approved;
- (f) that in terms of Section 42 of the Land Use Planning Ordinance, 15 of 1985, the following conditions shall be applicable:
- (i) that the approval applies only to the rezoning and subdivision in question and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council;

- (ii) the erf diagrams of the newly created units must be submitted to this Local Authority (Stellenbosch Municipality) for clearance and record purposes;
- (iii) that prior to the submission of any building plans a revised Site Development Plan and Architectural Guidelines including the following be submitted for approval:
 - landscaping master plan including a plant list;
 - building lines;
 - building height;
 - coverage;
 - colour scheme of buildings;
 - schedule of finishes including roofing;
 - general design and finish of the planned units;
 - lighting;
 - materials used; and
 - fencing;
- (iv) that the layout of the low-cost housing be looked at especially with regard to the positioning of open spaces within the development;
- (v) that the 1:100 year floodline be determined and the finished floor levels of all units shall be above this line;
- (vi) that the 106 low cost housing sites be serviced by the developer to the satisfaction of the Director: Civil Engineering Service including sewerage, water, stormwater, electricity and roads as agreed to in the development agreement;
- (vii) that the recycling of greywater be investigated;
- (viii) that a Home Owners Association be established in terms of Section 29 of the Land Use Planning Ordinance, 15 of 1985;
- (ix) that the number of guest suites in the guesthouse be restricted to 6;
- (x) that a development agreement be entered into between the local authority and the owner/developer;
- (xi) that the utilization of the property and buildings must at all times be within the parameters depicted on the approved Site Development Plan;
- (xii) that the following conditions imposed by the Department of Water Affairs and Forestry be adhered to:
 - this department is concerned about the fragmentation of services and recommend that a central sewerage system should be investigated. The possibility of connection of other developments in this region to such a central system should be investigated;
 - investigate a central solid waste transfer station;
 - particulars with regard to the sewer system must be discussed with DWAF and a license to be issued in terms of Section 40 of the National Water Act, 36 of 1940;
 - sufficient water for domestic purposes need to be provided and conform to SABS standards;

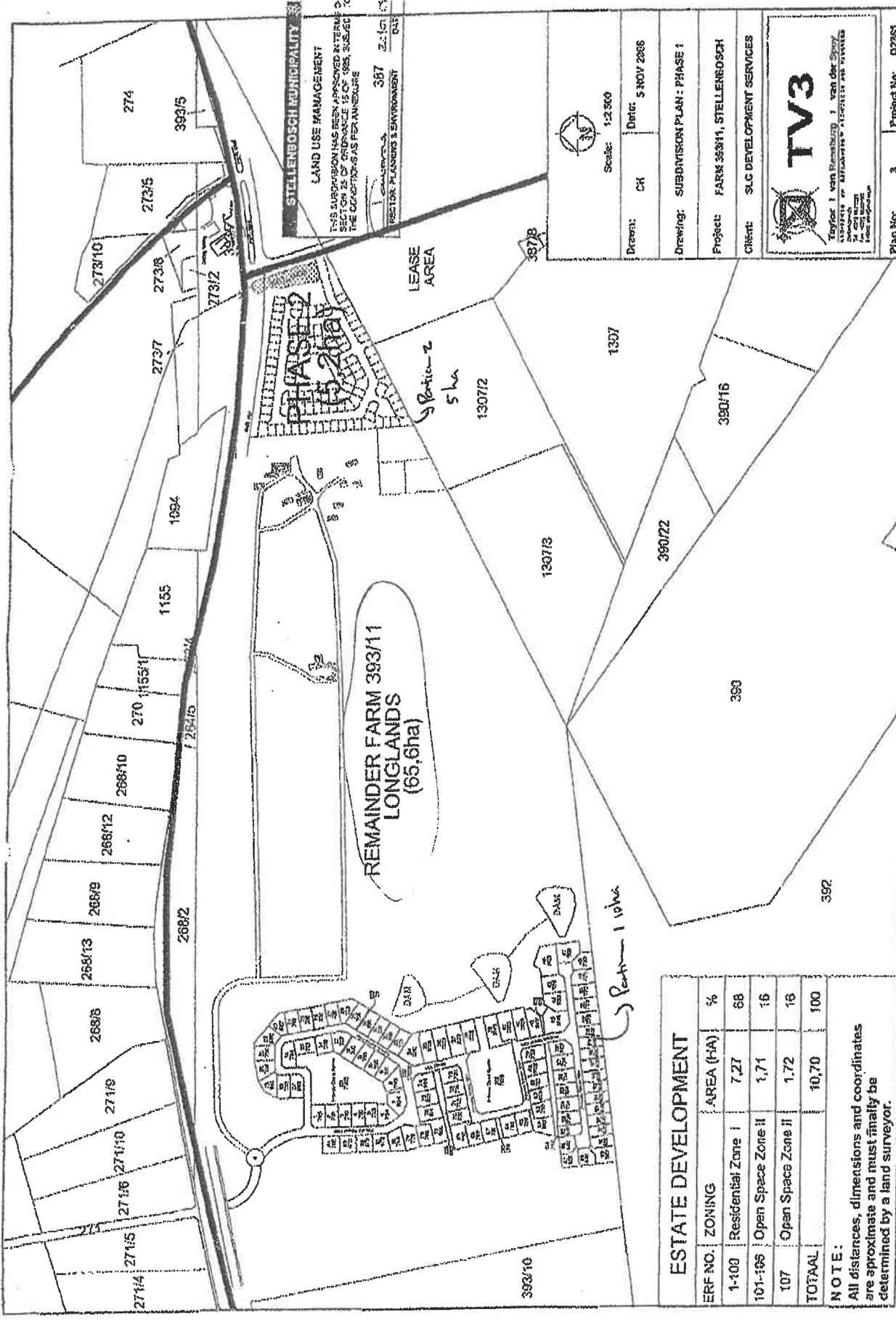
- use or extraction of water resources must be in line with the requirements of the National Water Act, 36 of 1940;
 - handling of solid waste must be in line with the requirements of Section 20 of the Environmental Conservation Act, 73 of 1989. The strategy for waste management to be submitted to DWAF for approval;
 - no surface, ground or storm water may be polluted as a result of any activities on the site;
 - all the requirements of the National Water Act (NWA), 1998 (Act 36 of 1998) must be adhered to at all times; and
 - all solid waste must be removed from the site to a legal solid waste disposal site in accordance with the requirements of Section 20 of the Environmental Conservation Act, 1989 (Act 73 of 1989);
- (xiii) that the following conditions imposed by the **Cape Winelands District Municipality: Health Division** be adhered to:
- no sewage and wash water may cause a nuisance;
 - no water from the swimming pool may be pumped or disposed of in the storm water system or stream/river;
 - sufficient clean piped drinking water may be available;
 - if food is prepared on the property to be sold to the public, application must be made to the Stellenbosch Municipality for the necessary license as well as to the Cape Winelands District Municipality for a Certificate of Acceptability in terms of R918 of 30 July 1999;
 - all food preparation and handling surfaces must comply with R918; and
 - if any of the activities on the property creates noise it is the owner's responsibility to do the necessary tests and provide this Department with the results. (The SABS User Code 0103 of 1994 as well as the Regulations of the Environment Conservation Act No 73 of 1989 must be used as a guideline);
- (xiv) that the following conditions imposed by the **Project Management Unit** be adhered to:
- the cross subsidising funding mechanism in respect of the services as well as the top structures must be clearly defined and form part of the land availability/development agreement;
 - clearance certificates will only be issued once the funding mechanism and payment procedure are in place; and
 - the developer will be fully responsible to ensure vacant occupation in favour of the Municipality in respect of the low cost portion as determined by the development agreement;
- (xv) the following condition imposed by the **Manager: Fire and Rescue Services** must be adhered to:
- water availability of 8l/s @ 300kPa regarding fire fighting is applicable on the 100 residential erven and guesthouse;

- (xvi) that detailed geometric and design drawings be submitted to the **District Roads Engineer** for final approval;
- (xvii) that an investigation be done with regard to a slipway for safe access and exit to and from the development to the R310;
- (xviii) that all conditions imposed by the **Department of Environmental Affairs and Development Planning** as stipulated in the Record of Decision be adhered to; and
- (xiv) that a service agreement be entered into between the Municipality and the developer.

Yours faithfully



for **DIRECTOR : PLANNING AND ENVIRONMENT**



STELLENBOSCH MUNICIPALITY
 LAND USE MANAGEMENT
 THIS SUBMISSION HAS BEEN APPROVED INTERNAL SECTION 25 OF ORDINANCE 15 OF 1988, SUBJECT TO THE CONDITIONS AS PER ANNEXURE 2
 REGISTERED PLANNERS & ENVIRONMENT DATE 3/11/17

Drawn: CH Date: 5 NOV 2016
 Scale: 1:2 500
 Drawing: SUBMISSION PLAN : PHASE 1
 Project: FARM 393/11, STELLENBOSCH
 Client: SLG DEVELOPMENT SERVICES

TV3

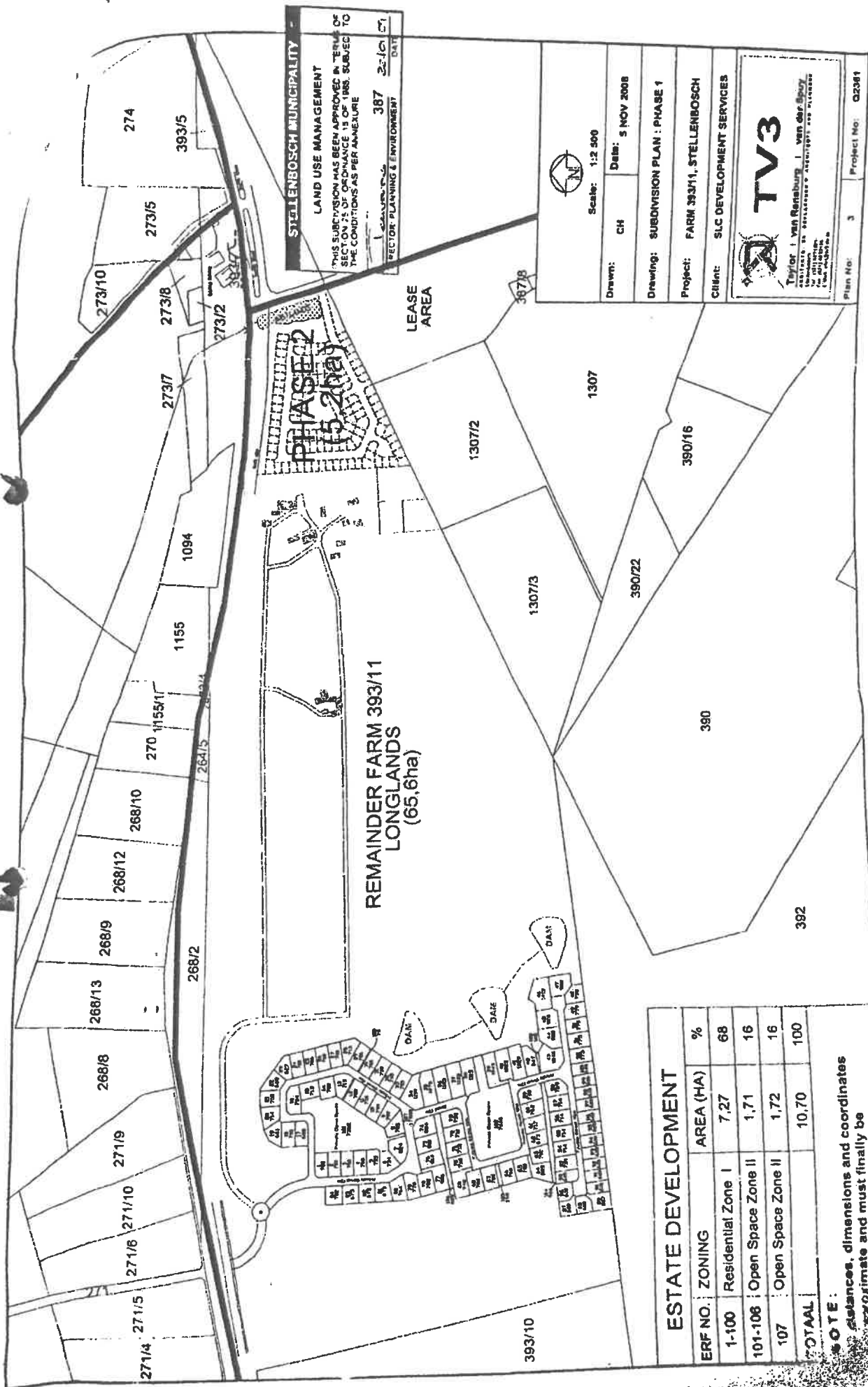
Toussaint & van Rensburg 1, 1020 de Stuur
 11500 Stellenbosch
 021 885 1111
 www.toussaint.co.za

Plan No: 3 Project No: 022651

ESTATE DEVELOPMENT

ERF NO.	ZONING	AREA (HA)	%
1-100	Residential Zone I	7.27	68
101-106	Open Space Zone II	1.71	16
107	Open Space Zone II	1.72	16
TOTAAL		10.70	100

NOTE:
 All distances, dimensions and coordinates are approximate and must finally be determined by a land surveyor.



To: Clifford Heys <Clifford@tv3.co.za>
 Cc: Theana Van der Walt <theana@indeco.co.za>
 Subject: Late objection - Re: ERF 1, LONGLANDS (LU/11470)

TV3 Town Planners
1st Floor La Gratitude Office Block
97 Dorp Street
Stellenbosch
7600

ATT: Clifford Heys (Clifford@tv3.co.za)
 Copy to Land Use Management, Stellenbosch Municipality

Late Objection with regards to Longlands Application ERF 1, LONGLANDS (LU/11470)

Clifford

As per our telephonic discussion on 29 Sep 2020, I am submitting my objections to the above application. As per the email below, it is following a discussion we had via email and telephone. Due to unforeseen personal circumstances, I was not able to submit the objection on or before 19 Oct 2020. I am objecting on behalf of my Wife, Theana van der Walt. Owner of Portion 10, Longlands.

This objection is of such a nature that I will appreciate it if you allow the submission as part of the file.

Background

1. It is not clear from the **attached** Municipal Approval (un-dated, but stamps indicate 2009) if the Guesthouse rights were Approved as Consent Use and if the approval was

- a) Permanent
- b) Specific Period

as per the appropriate Stellenbosch Land Use bylaw at the time. My understanding is that such rights may lapse after a period.

2. **No Positioning** was ever given to owners during numerous discussions with the developer. The developer reverted to "floating rights". I am not aware of any such rights.

3. The **Size and Format** of the Guesthouse was also contentious as Provincial and Local Government documentation confused the situation

Objection:

The new application does not offer ANY further clarity as to the position, size, format, and if it is a "transfer of rights" or a "new application." I understand that there are is a current negotiation process to transfer the 20HA land to the Longlands HOA which will solve this objection if successful. If the land transfer outcome is **not successful** and the landowner is **successful** with this application, then 100 owners will have the burden of a potential guest house of unknown size, unknown position, and unknown effect on our estate and property. This could be a clear transgression of our rights. The HOA also did not object to this application, and I believe the sensitivity of the existing negotiations was the reason. I am confident that if the majority of the 100 owners were aware of the impact of this application, a high number will support this objection.

The landowner is a developer and they have the knowledge, resources, and **full rights to apply** for a consent use on a guest house, but then the application must give the owners **more clarity** on the impact on their existing development.

I trust that you will allow this late objection. I am copying the relevant municipal department as well.

I will appreciate your decision and confirmation of receipt.

Regards

André van der Walt
 Striking Energy

<image001.png>

| Office +27 (0)86 1181 375
 | www.striking.co.za | info@striking.co.za
 | WhatsApp +27 (0)72 012 2854
 | Unit 3, 26 Cabernet Street,
 | Saxenburg Industrial Park,
 | Cape Town, 7580

Clifford Heys

From: Andre van der Walt <andre@striking.co.za>
Sent: 09 April 2021 02:40 PM
To: Clifford Heys
Subject: Re: Late objection - Re: ERF 1, LONGLANDS (LU/11470)

Afternoon Clifford

I am hereby withdrawing my objection with regards to **Longlands Application ERF 1, LONGLANDS (LU/11470)** on the condition that the agreed contract between Longlands HOA and Longland Village stay valid and enforceable until the new title deed is registered in Longlands HOA name.

Regards

André van der Walt
 Striking Energy



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On 08 Apr 2021, at 08:31, Clifford Heys <Clifford@tv3.co.za> wrote:

Hi André

Re. your objection below.

Find attached a copy of the signed agreement between the Longlands developer and the Longlands HOA.

Since an agreement was reached, are you now willing to withdraw your objection against the Longlands development?

Regards

Clifford Heys

Pr Pln (TRP SA), B Econ, M (T&RP), MSAPI
 ASSOCIATE - TOWN PLANNING
 Cell: +27 (0)83 309 9770
[Directions](#)

From: Andre van der Walt <andre@striking.co.za>
Sent: 27 October 2020 11:01 AM

ANNEXURE H

**REZONING, SUBDIVISION, ADOPTION OF THE
DEVELOPMENT'S NAME AND STREET NAMING AND
NUMBERING, ARCHITECTURAL GUIDELINES AND
HOME OWNERS ASSOCIATION'S CONSTITUTION:
ERF 1, LONGLANDS**

COMMENT ON OBJECTIONS

Table 1: Summary of the objections received and the applicant's response

OBJECTOR	ISSUES RAISED	APPLICANT'S RESPONSE
Adrian Kennedy	<p>The objector opposes the proposed rezoning based on the following reasons:</p> <ul style="list-style-type: none"> - The application effectively does away with the agricultural component of the farm as the remaining 20ha will be unsustainable as an agricultural unit between two major development nodes namely that of Longlands Manor and Longlands Country Estate. - I object to the proposed rezoning from arable agricultural land to accommodate the proposed development of 255 single residential erven, which is purely a commercial driven development project. 	<p>The proposed urban development of the subject property is supported by Western Cape Government: Agriculture and by the Department of Agriculture, Land Reform and Rural Development. Furthermore, the MSDP has identified the subject property for future urban development.</p> <p>As mentioned, both the Provincial and National Departments of Agriculture supports the proposed development.</p>
Adrian Kennedy	<p>The objector opposes the proposed subdivision based on the following reasons:</p> <ul style="list-style-type: none"> - The proposed subdivision is not in line with the agreement achieved between the developer and the Longlands Country Estate HOA and seeks to further encroach the land between the proposed development and the Longlands Country Estate. The shifting of the boundary line by the developer further west of the aforementioned, agreed boundary line is situated higher up on the hill of the farm, 	<p>An agreement has been reached between the developer and the HOA and will be honoured by the developer.</p>

<p>closer to the homeowners situated on the Eastern boundary of the Longlands Country Estate.</p> <ul style="list-style-type: none"> - The proposed subdivision also excludes the large dam on the northern boundary of the farm and has now earmarked the dam for their own use and conversion for clubhouse and other ancillary facilities. - Appropriate height restrictions should be imposed to lessen the visual impact and single height dwellings should be considered along the western boundary of the development. Double height residences, if to be allowed, should only be accommodated from the lower gradient points of the sloped Erf 1 towards the eastern precinct of Erf 1 and not be allowed in the western precinct. - Further steps at lowering or cutting of land to a suitable depth or the terracing / stepping down and removal of land on the proposed development site should be considered to lessen the visual impact. - High density and double storey dwellings should not be allowed on the western boundary encroachment which will affect the privacy of homeowners. The developer could reduce the number of erven on the western boundary between the proposed development and the Longlands Country Estate. 	<p>Noted.</p> <p>A Visual Impact Assessment (VIA) was undertaken as part of the environmental process. The recommendations of the VIA were implemented with the design of the proposed development. A landscaping master plan was also prepared, to further soften the development's visual impact. Consequently, the proposed dwellings – which will be similar in scale to the Longlands Country Estate's dwellings – will be acceptable from a visual point of view.</p> <p>Noted.</p>	<p>The proposed development is not a high density development, as claimed by the objector. In fact, the proposed development's residential density will be lower than the Longlands Country Estate's density. The proposed dwellings will also be similar in scale to the Longlands Country Estate's dwellings.</p>
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	<ul style="list-style-type: none"> - The proposed land development of 255 single residential erven, each with allowance for double height dwellings will have a negative impact on the tranquil country setting of the Cape Winelands and its rural surroundings with respect to, amongst other aspects, vehicular traffic; population density; noise and environmental pollution, as well as access and usage of natural resources. - A soil berm could also be introduced at this boundary line with trees and other vegetation to soften the impact of the development on the Longlands Country Estate - The developer's proposed conduct of seeking to squeeze as many single erven with double story dwellings, up against the boundary with the Longlands Country Estate is contrary to public policy and interest but purely for purposes of satisfying commercial interests. - The number of allowable erven should thus be reduced from 255 to a lower densified development such as that of the Longlands Country Estate which consists of 100 erven. - To allow the existing subdivision will operate unduly harshly against the Longlands Country Estate's homeowners 	<p>The MSDF has identified the subject property – as part of the Vloffenburg hamlet – as an area to accommodate the spatial expansion of Stellenbosch.</p> <p>In order to mitigate and limit the proposed development's impact, a traffic impact assessment, environmental impact assessment, visual impact assessment, etc. have been undertaken. The recommendations of these studies have all been considered with the design of the development proposal.</p> <p>A soil berm with trees will screen the development but it will also obstruct the objector's views. A Landscape Master Plan was prepared propose alternative (green) methods to soften the proposed development's visual impact.</p> <p>The proposed erven will not be "up against" the Longlands Country Estate (as claimed by the objector). There will be a ±100m wide green buffer between the development and the Longlands Country Estate erven.</p> <p>Longlands Country Estate has a residential density of ±10 units/ha. The proposed Longlands Manor will have a residential density of ±8.5 units/ha. In other words, the proposed development is bigger with more erven, but at a lower density.</p> <p>To allow the proposed development will allow the implementation of Council's spatial planning policy (i.e. the MSDF).</p>
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	<p>and produce an unjust result having regard to the prejudice which will be suffered by the neighbouring owners and the surrounding environment.</p>	<p>A significant green buffer is proposed between the Longlands Country Estate and the proposed development, to limit the impact of the new development on the homeowners.</p> <p>Furthermore, ±20ha of vineyard land will be donated by the developer to the HOA.</p>
<p>Stellenbosch Rate Payers Association</p>	<p>Sacrificing properties such as this for urbanisation, will greatly contribute to the destruction of the unique sense of place which makes Stellenbosch what it is.</p> <p>This form of urban sprawl is also not sustainable and will create an additional burden on the existing infrastructure which is already under severe stress.</p> <p>Rather than improving the local economy it will give rise to an ever growing demand for subsidised housing which Stellenbosch is not geared or able to cope with.</p> <p>With the advent of Covid 19 and the concomitant nation-wide decline in the property market, proposed low density developments of this nature, particularly in the rural / agricultural hinterland of</p>	<p>The proposed development is not urban sprawl (as claimed by the SRA). The subject property is located within the urban edge and is in line with Council's spatial planning policies for the development of Vloittenburg.</p> <p>An engineering impact study was undertaken by Lyners Consulting Engineers and they have confirmed that engineering services are available for the proposed development (with certain upgrades that will be for the developer's account). The application has also been submitted to the municipal engineering department for their comments and a service level agreement (SLA) between the municipal engineering department and the developer has signed.</p> <p>We fail to see how the proposed development will lead to a "growing demand for subsidised housing".</p> <p>This is not a development in the rural / agricultural hinterland (as claimed by the SRA) but a development within the Vloittenburg urban edge.</p>

<p>Stellenbosch Payers Association</p>	<p>Stellenbosch, need to be reassessed <i>ab initio</i>.</p> <p>Section 3 of the SRA's objection relates to the historic land use planning applications and processes followed to obtain the required development approvals for the Longlands Country Estate, the Longlands Village and the Longlands Low Cost Housing project. The SRA is of the opinion that not all the rules were followed and that these historic approvals and developments should be investigated.</p>	<p>We take note of the SRA's concern, but these historic land use planning applications – dating back to the mid 2000's – are not pertinent to the Longlands Manor land use planning application on Erf 1, Longlands (currently under review).</p> <p>This land use planning application's public participation process is not the forum to air their grievances and concerns regarding previous developments on the farm. We feel this is a deliberate tactic to create confusion and doubt amongst the municipal officials and decision makers. If the SRA is serious about this and of the opinion that not all the correct processes were followed with the historic applications, then they should engage with the Municipal Manager to resolve these issues (and not use the public participation platform of this application to protest).</p>
<p>Stellenbosch Payers Association</p>	<p>The SRA noted that i.t.o. the principles contained in the MSDF there appears to be no justification for this amendment. The principles in question are summarized below:</p> <ul style="list-style-type: none"> - Maintain and grow our natural assets. - Respect and grow our natural heritage. - Direct growth to areas of less natural and 	<p>We believe that the proposed development will comply with the seven key principles outlined in the approved MSDF:</p> <ul style="list-style-type: none"> - The open spaces will be landscaped with Swartland Granite Renosterveld, the natural vegetation that would have occurred naturally on the property, and private property owners will need to also landscape their gardens with granite renosterveld. - The developers must ensure that the architectural guidelines and the landscaping guidelines are carried out (a condition of approval specified by HWC). - The fact that the property contains no natural

	<p>cultural significance as well as movement opportunity.</p> <ul style="list-style-type: none"> - 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. 	<p>vegetation and given that the cultural significance is dealt within the second bullet above. In addition, research is currently underway to look at improving the rail network.</p> <ul style="list-style-type: none"> - The use of the strict architectural and landscaping guidelines will guide the development of this settlement. - The traffic movement of the proposed development has been addresses by the results of the traffic impact assessment, and traffic controls have been specified for the intersection with the Polkadraai Road. As noted above, research is being undertaken to improve the use of rail. - The planning of Longlands Manor has been undertaken with sustainability in mind by having large connecting corridors that will be naturally vegetated to increase the biodiversity of the area. In addition, the house designs will consist of contemporary winelands architecture. - The urban design of the manor project does exactly that and will represent a "village" amongst the surrounding vineyards.
<p>Stellenbosch Rate Payers Association</p>	<p>It is the SRA's point of view that the development proposals are in conflict with the seven principles above, as well as the well-defined policy statements in the MSDP (five of which are quoted below) and must not be permitted, viz:</p> <ul style="list-style-type: none"> - "Even if difficult, it is a matter of now or 	<p>As responded to above, we believe that the proposed development is not in conflict with the planning principles above, nor is it in conflict with the five policy statements noted below, viz:</p> <ul style="list-style-type: none"> - There are no natural areas left on the Longlands

<p>never. We cannot behave and live like before. We cannot afford to lose more nature and agricultural land, develop at low densities, and prioritise building roads for private cars more than public transport. If we do that, the system will fail. Material wealth will not assist."</p>	<p>property and the agricultural soils are of poor quality according to the agricultural soil analysis undertaken 20 years ago. The low density of development is to safeguard the intrusion into the surrounding cultural landscape, and research is being undertaken by the university into improving the rail service. What is material to the proposed Manor development is that it will substantially contribute to the upgrading of the water, sewage and electrical networks for Vlothenburg, without which the subsidy houses would not have such services.</p>
<p>- "Containing settlement footprints by curtailing the further development of peripheral dormitory housing projects."</p>	<p>- Instead of developing other farms within the Vlothenburg area, the developers have decided to provide mixed use community and residential infill between the subsidy housing in the east and Longlands Country Estate in the west.</p>
<p>- "Containment of settlements to protect nature & agricultural areas and enable public and non-motorised transport and movement."</p>	<p>- The use of low yielding agricultural soils for residential development will protect the better quality soils to the south and west of the Longlands property. The development of the Manor development will mean that the residents of the subsidy village can walk to work. Covid-19 has also shown that staff members can work remotely at home, thereby curtailing the need to commute to their workplace.</p>
<p>- "A focus on public and non-motorised transport and movement."</p>	<p>- Public transport and movement have been dealt with above.</p>
<p>- "Allow future opportunity to build on existing infrastructure investment."</p>	<p>- The development of the Manor residential area will use the existing infrastructure in place but will also improve on the availability of such services as explained above. Instead of using other land for development, that may not be serviced, it makes sustainable sense to use</p>

<p>undeveloped intervening land that has services running through the undeveloped land, thereby making efficient use of such services.</p>		
<p>The above responses speak to the principles of working towards development that moves to more sustainable developments. For example, the land is question had previously been used for agricultural pursuits. We know from the agricultural soil tests that the soils were poor agricultural soils with small pockets of medium productive soils. The natural vegetation that used to cover the property had all been removed over the years of undertaking marginal agriculture. The design of the proposed development provides wide corridors that will be rehabilitated with Swartland granite renosterveld species, thereby increasing the biodiversity of the property. The proposed development will pay for the upgrading of the civil services for the whole of the Vlothenburg area. In addition, the existing services running through the property will be used for servicing the proposed development. As such we believe that the three pillars of sustainable development will be used to ensure that the proposed development is fostering sustainable development of the whole Longlands property.</p>	<p>The reason for emphasizing the aforementioned principles and policy statements has to do with the fact that policy has now progressed from, simplistic statements that land is either within or outside the urban edge, to a more reasoned level of policy, based on principles of sustainable development.</p>	<p>Stellenbosch Rate Payers Association</p>
<p>As noted above, we believe that the proposed Manor development complies with the principles and policies of the approved MSDF as explained above, and as such, such development can be supported.</p>	<p>Elements or parts of the approved MSDF cannot accordingly be viewed in isolation or simplistically. If the proposed development does not comply with the above-mentioned principles and policies that guide the MSDF policy document, then such development cannot be supported.</p>	<p>Stellenbosch Rate Payers Association</p>
<p>We disagree with the argument put forward by the SRA. What one must realise is that a team of specialists has</p>	<p>Please note that that the proposed development does not comply with any of</p>	<p>Stellenbosch Rate Payers Association</p>

	<p>the five afore-mentioned policy guidelines. What the developers need to do is adhere to the facts and not provide an opportunistic statement of their beliefs. If the Municipality in fact supports the idea of residential infill development on the remainder of Longlands it will also need to rescind the principles and policy guidelines on which the MSDF is based.</p>	<p>been responsible for the proposed site development plan (SDP) from town planners, urban designers, engineers, landscape architects, heritage specialists, archaeologists, visual impact specialists to environmentalists. The SDP is a team effort to find the best fit of the proposed development into the landscape and which did not happen overnight but has been an iterative process over more than an 3 years long planning process. The professional team has also undertaken such planning in the knowledge of the principles and policies put forward in the approved MSDF. It is important to know that the MSDF is itself a planning exercise that has been based on an iterative process spanning many years, and it has been through a public participation process. As such it is important to note that the planning of the proposed Manor development has not been undertaken in a vacuum.</p>
<p>Stellenbosch Rate Payers Association</p>	<p>The development will be counter-productive to the development of the Adam Tas Corridor, retard densification in the core of Stellenbosch and increase the imbalance between private and public transport.</p>	<p>The Adam Tas Corridor project will not be able to absorb all the development pressure in Stellenbosch. For this reason, Council has identified the hamlets surrounding Stellenbosch to be developed, in order to help absorb the development pressures on Stellenbosch. Vloffenburg – and the subject property / proposed development – is a case in point.</p>
<p>Stellenbosch Interest Group</p>	<p>The existing Longlands Country Estate owes its origin to a plan for the 'Vloffenburg Neighbourhood Area and Rural Settlement' / 'hamlet' as part of the Winelands Integrated Development Framework. The plan was based on the principle of granting limited rights for subdivision of agricultural land with a view to residential development, from which</p>	<p>This may well have been the case that the original developer may well have obtained the idea of development from the draft document Rural and Urban Settlements: Analysis, Policy and Proposals dated 15 May 2000. To what degree this document became policy is unknown given that it was a "Draft" document. Certainly, there have been many Spatial Development Framework (SDF) documents that have been approved by the</p>

	<p>would derive benefits for environmental conservation and permanent housing, especially for farm workers in the vicinity of the hamlet.</p>	<p>Stellenbosch Municipality in the past 20 years.</p>
<p>Stellenbosch Group Interest</p>	<p>The afore-mentioned document describes how the proposed development on agricultural land would have a positive direct and indirect impact on the environment and on housing shortages in the rural area. The document on rural and urban settlements also emphasizes the importance of the design of the small towns and issues such as the availability of services and facilities, and the cooperation of role players (developers and relevant authority) in order to create them. In particular, the need for cross-subsidization was emphasized.</p>	<p>This may well be the case, since 144 social houses are currently being developed on the lower portion of the Longlands property. Longlands Village (Pty) Ltd. has donated funds and professional services to develop the 144 social houses as well as the land on which the subsidized housing is being undertaken to the Stellenbosch Municipality. It also needs to be noted that the Department of Agriculture has exempted agriculture on Erf 1 of Longlands.</p>
<p>Stellenbosch Group Interest</p>	<p>The Draft Spatial Development Framework (DSDF) for the Vloittenberg Neighbourhood Area and Rural Settlement (May 2001) deals with the planning and implementation aspects of establishing a rural settlement at Vloittenburg. Methods and sources of financing are dealt with in section IV under the headings Broad Financial Model and Private Rural Housing Nodes as Sources of Finance (Annexure B). Reference is made to the 'Wooltru' project which was approved subject to conditions. See Annex C. It contains some details about the extent of the project and on financing by means of contributions to the SMA Trust or the Baland District Municipality which would be used for</p>	<p>Again, the DSDF was a draft document and the methods and sourcing of finance were never pursued. Similarly, the "Wooltru" project never saw the light of day and a Special Management Area for the Vloittenburg area never materialised nor did the so-called Trust Fund.</p>

<p>Stellenbosch Group</p>	<p>Interest</p>	<p>the development and maintenance of the houses and infrastructure. The community including farmers in the area and those needing permanent homes, strongly supported the project.</p> <p>In June 2004 SLC Developers submitted a Draft Environmental Impact Report for the development of the Longlands Estate. The development consisted of 100 upmarket single residential units, the Longlands Village (106 low cost houses to be developed by other institutions), a farm component, including the redevelopment of vineyards and the installation of an appropriate irrigation system, owner's and manager's houses and farm outbuildings.</p>	<p>Planning is a dynamic "science" and many changes to the planning of Vloottenburg have taken place in the intervening 16 years. No farm component on the Longlands property was developed, save for the planting of about 20ha of vineyards around Longlands Country Estate. In terms of the subsequent planning for the Vloottenburg area, the remainder of the Longlands property has been earmarked for mixed use community and residential infill in the approved 2019 MSDF for Vloottenburg. In addition, the National Department of Agriculture has exempted Agriculture on Erf 1 of Longlands. As such, the new developer of the Longlands property has put forward the proposed Longlands Manor development on the remaining land (Erf 1).</p>
<p>Stellenbosch Group</p>	<p>Interest</p>	<p>The first general meeting (preceded by meetings with different focus groups) was well attended by farm workers and others who strongly supported the project that would provide the opportunity for permanent home ownership. However, their hopes faded when they learnt that, contrary to their expectation, the municipality would be responsible for the development of the hamlet. The development of the Longlands Estate was eventually approved by the Municipality in November 2009, subject to several conditions relating to the low-cost housing project for which 5.2ha was donated to the Municipality.</p>	<p>The civil engineering services are currently being installed for 144 social housing units on the Longlands property. The current owners of Longlands Village (Pty) Ltd. have played a pivotal role in getting this development off the ground together with the Municipality and Provincial Housing and has donated the land to the Stellenbosch Municipality.</p>

	<p>The conditions included 'the cross subsidising funding mechanism in respect of the services as well as the top structures must be clearly defined and form part of the land availability/development agreement' and that clearance certificates will only be issued once the funding mechanism and payment procedures are in place.'</p>	
<p>Stellenbosch Interest Group</p>	<p>The development of Longlands Estate continued while people who were desperately hoping for housing in the Agri village kept waiting in vain. However, before any low-cost housing was created, the owner of Longlands approached the Department for additional approvals. In November 2014, the Department for land Reform and Rural Development gave permission for the subdivision of 5,6ha of land into 144 units of which 38 even (on 1,25ha of land) were to be transferred to the department for allocation to farm workers. The 144 even are indicated on General Plan no. 178/2015, dated 03/06/2015. It appears that the footprint of the subdivided area is less than the 5,6ha approved by the Department of Land Reform and Rural Development, and even less than the 5,2ha approved by the Municipality in 2009. This means that 38 more residential plots will be developed on a smaller area than was previously approved for 106 plots.</p>	<p>The historic approvals issued by the Department for Land Reform and Rural Development on the Longlands farm are not pertinent to this application on Erf 1, Longlands.</p>
<p>Stellenbosch Interest Group</p>	<p>General Plan no. 781 for the subdivision of another section on Longlands, to the west of the low-cost housing, was also approved on</p>	<p>The subdivision of "another section on Longlands" is not pertinent to this application on Erf 1, Longlands.</p>

Stellenbosch Group	Interest	03/06/2015. The SIG is not aware that such an application has been advertised for comment at any stage.	It is clear that significant financial benefits for the owner (or successive owners) have resulted or will result from the development of agricultural land without any housing for farm workers being created so far.		This is incorrect. The civil engineering services are currently being installed for 144 social housing erven on the Longlands property.
Stellenbosch Group	Interest	The history of applications and approvals and the involvement of individuals who acted in different capacities, possibly with conflicting interests, to promote development of the farm for residential purposes should be properly investigated. (For example, the same lawyer who in March 2008 questioned the validity of the SIG's appeal against the approval of the Longlands and demanded information to prove the contrary recently acted as adviser to the appellate authority regarding an appeal from the owner of Longlands.)	<p>Noted. However, these historic land use planning applications – dating back to the mid 2000's – are not pertinent to the Longlands Manor land use planning application on Erf 1, Longlands (currently under review).</p> <p>This land use planning application's public participation process is not the forum to air their grievances and concerns regarding previous developments on the farm. We feel this is a deliberate tactic to create confusion and doubt amongst the municipal officials and decision makers. If the objector is serious about this and of the opinion that not all the correct processes were followed with the historic applications, then they should engage with the Municipal Manager to resolve these issues (and not use the public participation platform of this application to protest).</p>		
Stellenbosch Group	Interest	The current application for the development of a massive approx. 30 ha of agricultural land for a residential development in a sensitive landscape (Grade IIIB) cannot be supported. Although located within the urban edge, the proposal is in many respect contrary to the principles of the MSDF.	The subject property is located within the Vlothenburg urban edge and is identified by the MSDF for future urban development. In other words, the development proposal complies with the principles of the MSDF.		

Stellenbosch Group Interest	The question can also be asked when and by whom will the complex for GAP housing be developed? What assurance is there that it will be used for the purpose for which it is indicated?	The GAP housing complex is not pertinent to this application on Erf 1, Longlands.
Stellenbosch Group Interest	Before the current application can be considered, the investigation referred to above should be done, and it must also be ensured that the GAP housing will be realized.	This is incorrect. If the objector wishes to investigate the historic planning approvals on the Longlands farm, they can engage with the Municipal Manager to resolve their concerns. What they cannot do, is hold this application ransom, based on their suspicions on other planning applications.

Notes on the objections received and public participation process:

1. During the environmental impact assessment process (undertaken i.t.o. the National Environmental Management Act, 1998) the objectors – Mr. Adrian Kennedy, the Stellenbosch Interest Group and the Stellenbosch Rate Payers Association – submitted the same objections to DEA&DP.
2. These objections were considered by DEA&DP, but they were deemed to be irrelevant (or invalid) to this development proposal.

3. On 14 December 2020 DEA&DP approved the proposed development and issued their Environmental Authorisation (EA). A copy of their EA is included in this report.
 4. During the public participation process letters of support were also obtained from:
 - The Longlands Country Estate Home Owners' Association; and
 - Mr. Ed Mees (Longlands resident).
 5. Copies of the letters of support are included in this report.
 6. A late objection was received from Mr. André van der Walt, but he has subsequently withdrawn his objection.
-

01/04/2021

AGREEMENT

entered into between

LONGLANDS VILLAGE PROPRIETARY LIMITED
Registration Number: 2017/420163/07
("the Developer")

and

THE LONGLANDS COUNTRY ESTATE HOME OWNERS ASSOCIATION
("LCE")

Handwritten signature and initials in black ink, located in the bottom right corner of the page. The signature is stylized and appears to be 'J. S. [unclear]'. There are also some initials or marks to the left and right of the main signature.

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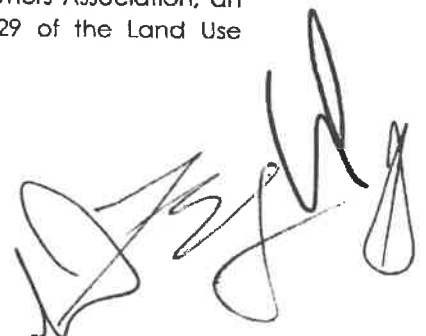
Annexure A	:	Plan depicting position of New Longlands Estate erven
Annexure B	:	Plan depicting Longlands Manor development
Annexure C	:	Plan depicting Longlands Estate overall development
Annexure D	:	Landscaping Masterplan

1. PARTIES

- 1.1. The parties to this Agreement are:
 - 1.1.1. Longlands Village (Pty) Ltd; and
 - 1.1.2. The Longlands Country Estate Home Owners Association.
- 1.2. The parties hereby agree as set out hereunder.

2. INTERPRETATION

- 2.1. In this Agreement, unless the context otherwise indicates:
 - 2.1.1. "**Agreement**" means this Agreement signed by the Parties hereto together with all annexures hereto, including any addendum and / or amendment recorded in writing and signed by the Parties;
 - 2.1.2. "**Business Day**" means any day which is not a Saturday, Sunday or South African public holiday;
 - 2.1.3. "**Conveyancers**" means Cluver Markotter Incorporated (Reference: AMJ Melck) of 1st Floor, Cluver Markotter Building, Mill Street, Stellenbosch, 7600;
 - 2.1.4. "**Developer**" means Longlands Village (Pty) Ltd (Registration Number 2017/420163/07);
 - 2.1.5. "**Developer's LCE Erven**" means any 8 (eight) of the 10 (ten) New Longlands Estate Erven which are depicted on the plan attached as Annexure "A" as Erven A, B, C, D, E, F, G, H, I and J. The layout of the clustering of these 10 (ten) new Longlands Estate Erven will consist of 6 (six) residential erven at the north-western corner, close to the main entrance and 4 (four) residential erven at the south-western corner, as depicted on the Plans. The allocation of the specific eight erven, as between the parties will follow, by agreement and dependant upon the approvals allowed as part of the municipal subdivision of said erven;
 - 2.1.6. "**LCE Erven**" means any 2 (two) of the 10 (ten) New Longlands Country Estate Erven which are depicted on the plan attached as Annexure "A" as Erven A, B, C, D, E, F, G, H, I and J. The allocation of the specific two erven, as between the parties will follow, by agreement and dependant upon the approvals allowed as part of the municipal subdivision of said erven;
 - 2.1.7. "**Longlands Country Estate**" means the existing residential development known as "Longlands Country Estate" comprising of 100 (one hundred) residential erven and other land;
 - 2.1.8. "**LCE**" means the Longlands Country Estate Home Owners Association, an existing association established in terms of Section 29 of the Land Use Planning Ordinance Number 15 of 1985 (as amended);

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- 2.1.9. "**Longlands Manor**" means the proposed development to be undertaken by the Developer on a portion of Remainder Erf 1 Longlands, the position and proposed layout of which is as shown on the Plan, Annexure "B";
- 2.1.10. "**LMA**"/"**Longlands Manor Association**" means the property owners' association to be established for Longlands Manor in terms of Section 29 of the Stellenbosch Municipality Land Use Planning Bylaw of 2015;
- 2.1.11. "**Longlands Village**" means the residential development to be undertaken by the Developer on that portion of Remainder Erf 1 Longlands which will be registered as Remainder Erf 344 Longlands and which will comprise 70 (seventy) residential erven and private open space areas, the position and layout of which is as shown on the Plan, Annexure "C";
- 2.1.12. "**LVA**"/"**Longlands Village Association**" means the property owners' association to be established for Longlands Village in terms of Section 29 of the Stellenbosch Municipality Land Use Planning Bylaw of 2015;
- 2.1.13. "**New Longlands Estate Erven**" means the 10 (ten) new residential erven shown as erven A to H on the plan attached as Annexure "A", to be established on Remainder Erf 1 Longlands following the transfer of the Vineyard Erf envisaged hereby, if all approvals are obtained for the establishment of these erven, which erven shall be incorporated in and become part of the Longlands Country Estate. If the Vineyard Erf is not transferred to the LCE then the the New Longlands Estate Erven are not to be established;
- 2.1.14. "**Plans**" means the plans attached hereto, marked Annexures "A", "B", "C" and "D";
- 2.1.15. "**Remainder Erf 1 Longlands**" means the existing Remaining Extent of Erf 1 Longlands, situate in the Stellenbosch Municipality, held by the Developer by Deed of Transfer Number T13750/2019;
- 2.1.16. "**Manor Approvals**" means full and final town planning, environmental, heritage and other approvals which will be required for the establishment of the Longlands Manor development;
- 2.1.17. "**Signature Date**" means the date on which this Agreement is signed by the last party in time;
- 2.1.18. "**Social Housing Development**" means the establishment of 144 (one hundred and forty four) subsidised housing erven in the social housing development area situated to the east of the land comprising Longlands Village;
- 2.1.19. "**Surviving Provisions**" means the provisions of this Agreement contained in clauses 1 to 4 and 16 to 24;
- 2.1.20. "**Suspensive Conditions**" means the suspensive conditions recorded in clause 4 below;
- 2.1.21. "**VAT**" means Value Added Tax payable in terms of the VAT Act;

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- 2.1.22. **"Vineyard Erf"** means that portion of Remainder Erf 1 Longlands which will remain after subdivision from Remainder Erf 1 Longlands of the land on which the Longlands Manor development will be established, being as depicted on Annexure C, in extent approximately 20.59 hectares.
- 2.2. Clause headings are for reference purposes only and shall not be taken into account in the interpretation of this Agreement.
- 2.3. Words and phrases importing any one gender shall be deemed also to import the other genders and words and phrases importing the singular, shall be deemed also to import the plural and vice versa.
- 2.4. Words and phrases defined in the VAT Act shall bear corresponding meanings herein.
- 2.5. When any period is prescribed in this Agreement, that period shall be reckoned exclusively of the first day and inclusively of the last day unless the last day is not a Business Day, in which case the last day shall be the next succeeding Business Day. Unless otherwise stipulated, any reference in this Agreement to "days" shall be deemed to be a reference to calendar days.

3. BACKGROUND

- 3.1. The Developer is the registered owner of Remainder Erf 1 Longlands.
- 3.2. The LCE is an existing association established for Longlands Country Estate.
- 3.3. The Developer has obtained Manor Approvals for the development of Longlands Village and has commenced with the development of Longlands Village.
- 3.4. The Longlands Village Association will be established upon the completion of the development comprising Longlands Village.
- 3.5. The Developer has applied for the Manor Approvals for the proposed Longlands Manor development.
- 3.6. Should the Manor Approvals be obtained for Longlands Manor, the Longlands Manor Association will be established upon the completion of the development to comprise Longlands Manor, unless the Developer, within its sole discretion, elects to merge Longlands Manor with Longlands Village, in which event Longlands Manor and Longlands Village shall have one association.
- 3.7. The Developer entered into a Development Agreement with the Municipality of Stellenbosch in terms of which the Social Housing Development will be undertaken.
- 3.8. The Developer has reached agreement with the LCE:
- 3.8.1. to make applications to all competent authorities for the approval of the New Longlands Estate Erven, which application will be lodged separately from and after the completion of the applications submitted for the Manor Approvals and transfer of the Vineyard Erf to the LCE;
- 3.8.2. to transfer LCE Erven to the LCE;



3.8.3. to maintain, in fair condition, the current vineyard immediately surrounding the LCE situated on the property which is earmarked to become the Vineyard Erf up until the Vineyard Erf is transferred by the Developer into the ownership of the LCE;

3.8.4. to carry out certain further works for the benefit of the LCE; the terms and conditions of which are more fully recorded in this Agreement.

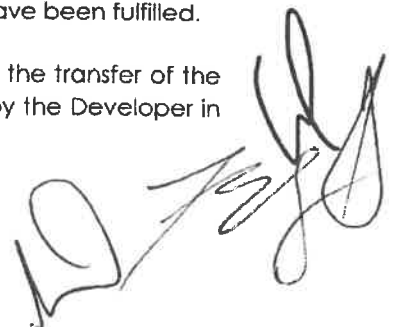
3.9. The parties wish to record their agreement in writing.

4. SUSPENSIVE CONDITIONS

- 4.1. Save for the Surviving Provisions, which shall be of immediate effect, the remaining provisions of this Agreement are subject to the Suspensive Conditions that the Developer is successful in obtaining the Manor Approvals for Longlands Manor as final approvals.
- 4.2. Should the Suspensive Conditions not be fulfilled within 36 (thirty six) months after the Signature Date or within such extended period or periods as the parties may determine, which extension period shall, in total, be not more than 36 (thirty six) months after the completion of the initial period permitted for the fulfilment of the Suspensive Conditions, either party shall be entitled to withdraw from this Agreement on written notice to such effect being given to the other.
- 4.3. For avoidance of doubt, it is recorded that this Agreement will not lapse automatically on the non-timeous fulfilment of any of the Suspensive Conditions and will lapse only upon either party exercising its right to withdraw from this Agreement under the circumstances as contemplated in clause 4.2.
- 4.4. The Developer shall take all such reasonable steps and do all such things as may be required to procure the successful fulfilment of the Suspensive Conditions.
- 4.5. The Developer shall keep LCE fully informed as to the progress made with the fulfilment of the Suspensive Conditions.
- 4.6. Should either party exercise its right to withdraw from this Agreement under the circumstances as contemplated in clause 4.2, this Agreement, save for the Surviving Provisions, shall lapse and be of no further force or effect. The parties shall in such event be reinstated as near as possible to the position they would have been in had this Agreement not been entered into at all, all rights reserved.

5. TRANSFER OF VINEYARD ERF; PROPOSED ESTABLISHMENT OF THE NEW LONGLANDS ESTATE ERVEN

- 5.1. Subject to the fulfilment of the Suspensive Conditions, the Developer shall transfer to the LCE the Vineyard Erf.
- 5.2. The transfer of the Vineyard Erf shall be registered on or as soon as possible after the Suspensive Conditions have been fulfilled and all the conditions upon which the Manor Approvals for the Longlands Manor are obtained, have been fulfilled.
- 5.3. LCE shall pay all costs and disbursements of and incidental to the transfer of the Vineyard Erf to it. Such costs shall include any VAT payable by the Developer in



respect of the said transfer. The costs so payable by LCE shall be payable on request of the Conveyancers. The conveyancing fees for the transfer of the Vineyard Erf shall be the agreed amount of R 25,000.00 (twenty five thousand rand) plus VAT and disbursements in total.

- 5.4. The Developer, after the Manor Approvals for the Longlands Manor have been successfully obtained, shall make applications for the proposed establishment of the Vineyard Erf and the New Longlands Estate Erven. Should, at the time of these applications being submitted, LCE have taken transfer of the Vineyard Erf, these applications shall be submitted in the name of LCE, as land owner. LCE irrevocably undertakes to sign in favour of the Developer and/or its appointed professionals all such consents and powers of attorney or other documents as may be required in order for the applications to be submitted and processed for the establishment of the New Longlands Estate Erven on the Vineyard Erf. Should transfer of the Vineyard Erf to the LCE not occur then applications submitted for the New Longlands Estate Erven will be terminated. The New Longlands Estate Erven will not be transferred unless and until the Vineyard Erf is transferred to the LCE.
- 5.5. The Developer shall be responsible for all costs of and incidental to the obtaining of the Manor Approvals required to establish the New Longlands Estate Erven. This shall include costs of surveys and preparation of surveyor general diagrams or general plans in respect of the properties concerned.

6. NEW LONGLANDS ESTATE ERVEN TO BE ESTABLISHED WITHIN LONGLANDS COUNTRY ESTATE

- 6.1. The Developer shall be responsible for the planning, design and appointment of consultants for the installation of the link services to each of the New Longlands Estate Erven. Should the approvals for the establishment of these erven be successfully obtained, the parties shall share the costs of the installation of the link services and related works required for the establishment and separate registration of the new Longlands Country Estate Erven (as also referred to in clauses 6.2 and 6.2.4 below), proportionally to their ownership of the erven (i.e. the Developer 80% and the Longlands Country Estate 20%). The LCE consents to the Developer connecting all of such link services into the existing services infrastructure within the Longlands Country Estate, subject thereto that the Developer shall present the LCE with engineer specifications and drawings for all services so to be installed and that such engineer drawings are approved by the LCE.
- 6.2. Should the approvals for the establishment of the New Longlands Estate Erven be obtained:
- 6.2.1. the New Longlands Estate Erven will form part of and be incorporated as erven within Longlands Country Estate;
- 6.2.2. the terms and provisions of the constitution of Longlands Country Estate will be applicable to the ownership of the New Longlands Estate Erven;
- 6.2.3. the Developer shall be responsible for the installation of services to each of the New Longlands Estate Erven, for purposes of which the Developer shall be entitled to link the New Longlands Estate Erven into the existing supply lines and services within Longlands Country Estate, including electricity supply, water supply and sewerage services;

- 6.2.4. the Developer shall be responsible for the construction of the new access roads to the New Longlands Estate Erven as may be required, which access roads shall be constructed to similar standards and specifications as the existing access roads within Longlands Country Estate and, furthermore, subject to the provisions of clause 6.2.8;
- 6.2.5. all civil and related works to be undertaken in terms of clauses 6.2.3 and 6.2.4 shall be undertaken as swiftly as possible and with least disruption to owners of properties within Longlands Country Estate.
- 6.2.6. the New Longlands Estate Erven shall be integrated in the current Longlands Country Estate insofar as applicable building guidelines, height restrictions and erf sizes (particular a mix of sizes) are concerned;
- 6.2.7. the indigenous trees in the north-western corner, close to the main entrance as depicted on the Plans, shall be retained, requiring that the placement of the New Longlands Estate Erven will be designed having regard of this requirement, and protected during the development;
- 6.2.8. the access road running along the existing western fence connecting to the southern erven to form part of the New Longlands Estate Erven shall be a single lane road, considering that a limited traffic volume will be carried by it, with one or two side holding areas to allow oncoming traffic to pass. The road will be constructed to the same standards of the existing roads within Longlands Country Estate, particularly of a similar paved width and quality. The road will be screened to mitigate the impact of light and sound by the appropriate use of berms, hedges and greenery.

7. POSSESSION AND OCCUPATION OF VINEYARD ERF AND LCE ERVEN

- 7.1. The Developer shall hand over possession and vacant occupation of the Vineyard Erf upon the date of registration of the transfer thereof in the name of LCE in the Cape Town Deeds Registry.
- 7.2. With effect from the date of the transfer of the Vineyard Erf to LCE, LCE shall assume liability for all costs of and incidental to the Vineyard Erf, including rates, taxes, service charges and other proprietary expenses. The Developer's obligations to maintain the vineyard on the Vineyard Erf will then terminate.
- 7.3. The transfer of the Vineyard Erf to LCE shall be implemented on the basis that the LCE shall acquire ownership, subject to all conditions of title applicable to the Vineyard Erf.

8. TRANSFER OF DEVELOPER'S LCE ERVEN

- 8.1. Should all required approvals be obtained for the New Longlands Estate Erven and ownership of the Vineyard Erf be transferred to the LCE:
 - 8.1.1. the LCE shall transfer to the Developer the Developer's LCE Erven as soon as all services to erven have been installed;
 - 8.1.2. LCE shall take ownership, possession and occupation of 2 (two) LCE Erven.

- 8.2. The Developer shall appoint the conveyancers to transfer the Developer's LCE Erven to it and shall be responsible for payment of its transfer fees and disbursements of the appointed conveyancers.
- 8.3. The Developer shall also pay any VAT or transfer duty which may be payable in respect of the transfer of the Developer's LCE Erven to it.
- 8.4. The Developer shall take transfer of the Developer's LCE Erven subject to all conditions of title, conditions imposed as part of the approval obtained for subdivision of the New Longlands Estate Erven and, furthermore, voetstoots and in the state and condition as the erven are after the installation of all services to the erven.
- 8.5. LCE irrevocably undertakes to and in favour of the Developer to sign all such documentation as may be required to transfer the Developer's LCE Erven to the Developer when called upon to do so.

9. SUPPORT OF APPLICATIONS TO BE MADE FOR MANOR APPROVALS

- 9.1. LCE undertakes to support and also to seek the support by its members of the applications to be submitted by the Developer for the Manor Approvals and, thereafter, for the approval of the New Longlands Estate Erven.
- 9.2. LCE shall accordingly not object at any stage to either of the applications to be submitted to the competent authorities as referred to in clause 9.1 in pursuit of any of the applications.
- 9.3. To the extent that any of the members of the Association, as owners of properties within Longlands Country Estate, may object to any of such applications, the LCE, acting through its trustees, will use its best endeavours to persuade any of such objectors to reconsider and possibly withdraw any objections which they lodged or intend to lodge in respect of either of the said applications to be made by the Developer.
- 9.4. It is noted that this Agreement does not bind the members of the LCE in their individual capacities as property owners and accordingly does not preclude or seek to preclude its members from exercising their rights as property owners to object to or comment on the applications to be submitted for the Manor Approvals or the approvals to be required for the New Longlands Estate Erven.
- 9.5. The Developer and the trustees of the LCE shall regularly correspond and interact with one another to give effect to the intent of the provisions of this clause.

10. USE OF VINEYARD ERF

- 10.1 It is the fundamental vision of the LCE to enhance the greenbelt area around its housing development and maintain, in an environmentally friendly and aesthetically pleasing manner, the open green space area around its precinct;
- 10.2 The acquisition of the Vineyard Erf by the LCE is an extenuation of that vision;

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- 10.3 To that purpose the Vineyard Erf will not be developed structurally other than for the purposes necessary to sustain and/or maintain the open green space area;
- 10.4 The LCE will conserve and/or further cultivate the current state of the Vineyard Erf, which presently, *inter alia*, consists of various mixed use areas such as vineyards; olive groves; dams; walkways; cycling paths; gravel roads and Swartland Granite Renosterveld, with the view of enhancing the scenic landscape, biodiversity and natural ecology of the area;
- 10.5 To this end, standard farming practices may be implemented by the LCE to, *inter alia*, irrigate and cultivate the land and harvest any fruits born there from;
- 10.6 The land and its fruits will be for the sole benefit of the members of the LCE and subject to the parameters and guidelines of the constitution of the LCE's HOA;
- 10.7 The LCE's residents will be provided with traversing rights over the Vineyard Erf in relation to activities such as walking, running and cycling within the parameters and guidelines of the constitution of the LCE's HOA;
- 10.8 In the light of the above, the Developer may register as conditions of title in its favour the use restrictions to be applicable to the Vineyard Erf as noted aforesaid but, in particular, that:
- 10.8.1 The LCE shall utilize the Vineyard Erf as an open green space area only, for the benefit of its members;
- 10.8.2 The Vineyard Erf may be cultivated and or landscaped at the discretion of the LCE with due regard to the environment and farming practices of the area;
- 10.8.3 The Vineyard Erf will not be developed structurally for any other purpose than necessary to sustain or maintain the open green space area as such.

11. SPECIFIC WORKS TO BE CARRIED OUT BY DEVELOPER IN RESPECT OF THE VINEYARD ERF

The Developer, at its cost, shall carry out the following works on the perimeter areas of the Vineyard Erf, namely:

- 11.1. The landscaping in accordance with the Developer's Master Development Landscaping Plan attached hereto marked Annexure "D".
- 11.2. The Developer will erect fences and place such security measures or guards as may be required to ensure uninterrupted security for Longlands Country Estate, similar to that which it currently enjoys, when the construction works commence on the Longlands Manor Development or, should the land designated for Longlands Manor be used as a lay-down/holding area for work to take place in connection with the Social Housing Development or the Longlands Village Development, for as long as this continues and until a permanent security fence is erected. The

Developer shall carry out the aforesaid works as soon as possible after the Manor Approvals have been obtained for the Longlands Manor Development;

- 11.3. As regards the security fence to be constructed as contemplated in clause 11.2, the parties agree that in future Longlands Country Estate and Longlands Manor may elect to lift or remove the security fence if in mutual agreement to do so;
- 11.4. On the Longlands Manor side of the security fence that divides the Longlands Manor from the LCE, a 10 meter green zone will be established as part of the initial development phase of Longlands Manor. The greenery to be established must have the reasonable objective of naturally screening the structural visibility of the Longlands Manor housing from the LCE by way of the type and number of trees selected in the aforesaid green zone. The parties agree to work together in achieving this objective by planting trees on both sides of the common fence as mutually agreed and to share the costs accordingly.

12. SPECIFIC RESTRICTIONS TO APPLY TO LONGLANDS MANOR DEVELOPMENT

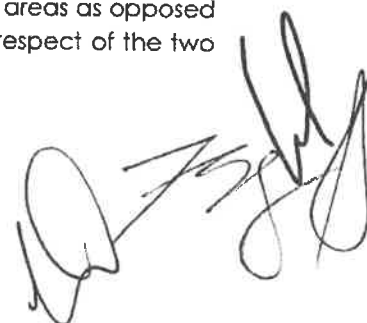
The Developer shall ensure that the following development parameters are adhered to and implemented for the Longlands Manor Development, namely:

- 12.1. The maximum height of houses to be constructed within Longlands Manor shall be similar to the restriction which applies to Longlands Country Estate (i.e. not exceeding 8.5 metres from natural ground level);
- 12.2. Non-reflective roofing and air conditioning systems are to be screened;
- 12.3. No bird-repelling reflective devices are to be installed or constructed;
- 12.4. The external colours of all buildings shall be only earthy colours with no white colours to be permitted;
- 12.5. A similar approach to that followed in Longlands Country Estate shall be followed with lighting used on structures and limited street lighting will be installed or permitted.

13. LONGLANDS MANOR CLUB HOUSE

The Developer shall ensure that the proposed club house to be established for Longlands Manor shall comply with the following development restrictions:

- 13.1. The structure will be dropped into the existing large dam area, with a flat roof structure. Any roofs visible to LCE are to be planted along their edges to reduce their visibility from Longlands Country Estate;
- 13.2. Portions of the roof structure will comprise of natural materials to create a green effect which shall also be supported with a landscaping area;
- 13.3. The visual effect of the parking areas to be established at the club house shall be mitigated by the creation of multiple separate, smaller parking areas as opposed to one larger area and no intrusive lighting will be installed in respect of the two parking areas.



14. GOVERNANCE AND CO-OPERATION – LONGLANDS COUNTRY ESTATE AND LONGLANDS MANOR

- 14.1. The Developer undertakes and agrees to withdraw from the day to day management and activities of Longlands Country Estate after the fulfilment of the Suspensive Conditions to this Agreement. The Developer shall from such date only be involved in and participate at meetings of the Longlands Country Estate where items for discussion and decision making on the agenda could possibly impact on its own development rights.
- 14.2. Upon all Manor Approvals having been finally obtained, the Developer will acknowledge that the development phase of Longlands Country Estate to have been completed. The Developer will thereafter have no further developer's interest in Longlands Country Estate and Dr Werner Roux will resign as Chairman of the Longlands Country Estate Home Owners Association.
- 14.3. The Developer acknowledges the requirement on the part of LCE to initiate a review of its constitution as soon as possible, which review will happen concurrently with the applications to be submitted for the Manor Approvals. As soon as the Manor Approvals have been obtained and the Developer no longer holds any interest in Longlands Country Estate, the proposed revised constitution for LCE will be presented to the members of Longlands Country Estate for their consideration and approval.
- 14.4. It is envisaged and will be facilitated that the trustees of LCE and of Longlands Manor Association, once established, will hold regular and structured meetings to coordinate possible integration, planning, security, benefits and other issues which may be considered to be of common interest between these two associations.

15. WATER RIGHTS; GENERAL MATTERS

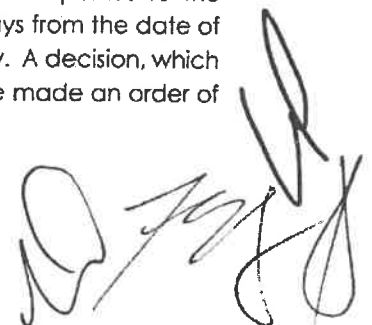
- 15.1. All current water use rights and licences attaching Longlands Country Estate and the Remainder of Erf 1 will be shared equally between Longlands Country Estate, and Longlands Manor.
- 15.2. Longlands Manor Association (albeit the Developer, as owner of Remainder Erf 1 Longlands) and Longlands Country Estate shall jointly apply for and hold the registered water licences in respect of all non-municipal water supplies or sources available currently available to Longlands Country Estate and the Remainder of Erf 1 Longlands. The Developer shall be entitled to transfer its registrations in respect of any such licences to the Longlands Manor Association. Any additional water quotas secured will be shared equally between Longlands Country Estate and Longlands Manor.
- 15.3. LCE and, upon their establishment, Longlands Manor Association and Longlands Village Association will endeavour to secure and maintain the most optimal and water-wise greenery and landscaping solutions to be followed by all their members in private properties, as well as respective common area areas within each of these developments.
- 15.4. The Developer and, upon its establishment, Longlands Manor Association will procure that the professional team to be engaged for landscaping designs of Longlands Manor will share design documents and specifications with Longlands

Country Estate to enable Longlands Country Estate to possibly apply certain of the landscaping designs and principles, for possible adoption and integration in Longlands Country Estate.

- 15.5. Where possible and appropriate, LCE and Longlands Manor Association, upon their establishment, shall seek to share resources and joint third party supplier agreements to minimise operating costs and to ensure optimum service delivery.
- 15.6. LCE and Longlands Manor Association, upon its establishment, shall investigate and pursue the possible establishment of emergency routes (dirt road with gate or gates) to agree for evacuation needs for both developments.
- 15.7. The parties record that the spirit and intent of this Agreement insofar as it relates to the future relationship between Longlands Estate and Longlands Manor (acting through each of their respective associations) is that a mutual cooperation will be pursued between these developments for shared benefits and on the basis that, generally, good neighbourliness will be promoted.
- 15.8. Should the Developer elect to proceed with the Longlands Manor development on the basis that the Longlands Manor development will form part of and be incorporated in the Longlands Village development and as result thereof, Longlands Manor and Longlands Village is to form part of one association, all references in this clause and in the rest of this Agreement to "Longlands Village Association" and "Longlands Manor Association" shall then be read and considered as references to the single association to serve both Longlands Village and Longlands Manor.

16. ARBITRATION

- 16.1. In the event of any dispute or difference of whatsoever nature between the Parties relating to or arising out of this Agreement, the dispute or difference shall on written demand by either, be submitted to arbitration in Cape Town in accordance with the rules of the Arbitration Foundation of Southern Africa ("the Foundation") by an arbitrator appointed by the Foundation and agreed to by the parties.
- 16.2. Should the Parties fail to agree on an arbitrator within 10 (ten) days after arbitration has been demanded, the arbitrator shall be nominated at the request of any party to the dispute by the Foundation.
- 16.3. The Parties irrevocably agree that the submission to arbitration in terms of this clause is subject to the parties' rights of appeal set out hereunder.
- 16.4. Any party to the arbitration may appeal the decision of the arbitrator within a period of 21 (Twenty One) days after the arbitrator's ruling has been handed down by giving written notice to that effect to the other party or parties to the arbitration. The appeal shall be dealt with in accordance with the rules of the Foundation by a panel of 3 (Three) arbitrators appointed by the Foundation.
- 16.5. The decision of the arbitrator shall be final and binding on the parties to the arbitration after the expiry of the period of 21 (Twenty One) days from the date of the arbitrator's ruling if no appeal has been lodged by any party. A decision, which becomes final and binding in terms of this clause 16.4, may be made an order of court at the instance of any party to the arbitration.



- 16.6. Nothing herein contained shall be deemed to prevent or prohibit any party from applying to court for a temporary interdict or other relief of an urgent and temporary nature, pending the decision or award of the arbitrator.
- 16.7. The provisions of this clause 16 are severable from the rest of this Agreement and will remain in effect notwithstanding any termination or cancellation of this Agreement.

17. BREACH

- 17.1. If either of the parties to this Agreement fails to fulfil any term or condition hereof the party not in default ("the innocent party") shall be entitled, after having given the party in default ("the defaulting party") seven day's written notice, either:
- 17.1.1. to cancel the sale by written notice to that effect sent by registered post to the defaulting party's address set out above; or
- 17.1.2. to require the defaulting party immediately to fulfil all its obligations in terms of this Agreement.
- 17.2. Any cancellation in terms of clause 17.1 shall be without prejudice to any claim that the innocent party may have for damages or otherwise.

18. NOTICES AND SERVICE ADDRESS

- 18.1. The Parties hereby choose their respective addresses, as specified in clause 2.1, as their *domicilium citandi et executandi* ("service address") for all purposes.
- 18.2. Any notice to any Party shall be addressed to it at its aforesaid service address and either be sent by prepaid registered post, or be delivered by hand, fax or e-mail.
- 18.3. All notices to be given in terms of this Agreement will be in writing and:
- 18.3.1. if delivered by hand during normal business hours, be rebuttably presumed to have been received on the date of delivery;
- 18.3.2. if sent by prepaid registered post from within the Republic of South Africa, be rebuttably presumed to have been received within 8 (eight) days of posting;
- 18.3.3. if sent by fax or e-mail before 16h30, be rebuttably presumed to have been received on date of successful transmission of the fax or e-mail. Any fax or e-mail sent after 16h30, will rebuttably be presumed to have been received on the following day.
- 18.4. Notwithstanding the above, any notice actually received by the party to whom the notice is addressed will be deemed to have been properly given and received, notwithstanding that such notice had not been given in accordance with the provisions of this clause.

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19. WHOLE AGREEMENT

This Agreement constitutes the whole agreement between the parties as to the subject matter hereof and no agreements, representations or warranties between the parties regarding the subject matter hereof other than those set out herein are binding on the parties.

20. VARIATION

No addition to or variation, consensual cancellation or novation of this Agreement and no waiver of any right arising from this Agreement or its breach or termination shall be of any force or effect unless reduced to writing and signed by all the parties or their duly authorised representatives.

21. SEVERABILITY

Each and every provision of this Agreement (excluding only those provisions which are essential at law for a valid and binding agreement to be constituted) shall be deemed to be separate and severable from the remaining provisions of this Agreement. If any of the provisions of this Agreement (excluding only those provisions which are essential at law for a valid and binding agreement to be constituted) is found by any court of competent jurisdiction to be invalid and/or unenforceable then, notwithstanding such invalidity and/or unenforceability, the remaining provisions of this Agreement shall be and remain of full force and effect.

22. RELAXATION

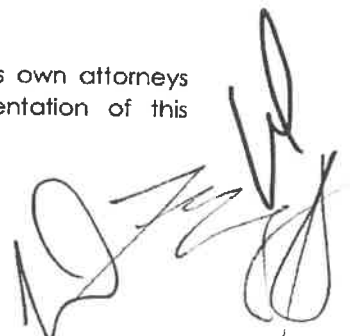
No latitude, extension of time or other indulgence which may be given or allowed by any/either party to the any/other party/ies in respect of the performance of any obligation hereunder, and no delay or forbearance in the enforcement of any right of any/either party arising from this Agreement, and no single or partial exercise of any right by any/either party under this Agreement, shall in any circumstances be construed to be an implied consent or election by such party or operate as a waiver or a novation of or otherwise affect any of the party's rights in terms of or arising from this Agreement or estop or preclude any such party from enforcing at any time and without notice, strict and punctual compliance with each and every provision or term hereof.

23. CONTRACTUAL BENEFITS FOR THIRD PARTIES

The Longlands Manor Association shall, upon its establishment, be entitled to accept the benefit of all of the terms and conditions of this Agreement specifically incorporated for its benefit, which acceptance may only take place with the association agreeing to bind itself to the specific obligations or restrictions which will apply to it as provided for in this Agreement. Any such acceptance shall take place by written notice being given by the Longlands Manor Association to the parties to this Agreement.

24. COSTS OF AGREEMENT

Each party shall be responsible for the fees and disbursements of its own attorneys incidental to the negotiation, drafting, preparation and implementation of this Agreement.



SIGNED at STELLENBOSCH on the 1st day of APRIL 2021

AS WITNESSES:

1. _____

2. _____

For and on behalf of:
LONGLANDS VILLAGE PROPRIETARY LIMITED

SIGNED at Stellenbosch on the 2nd day of April 2021

AS WITNESSES:

1.

2. _____

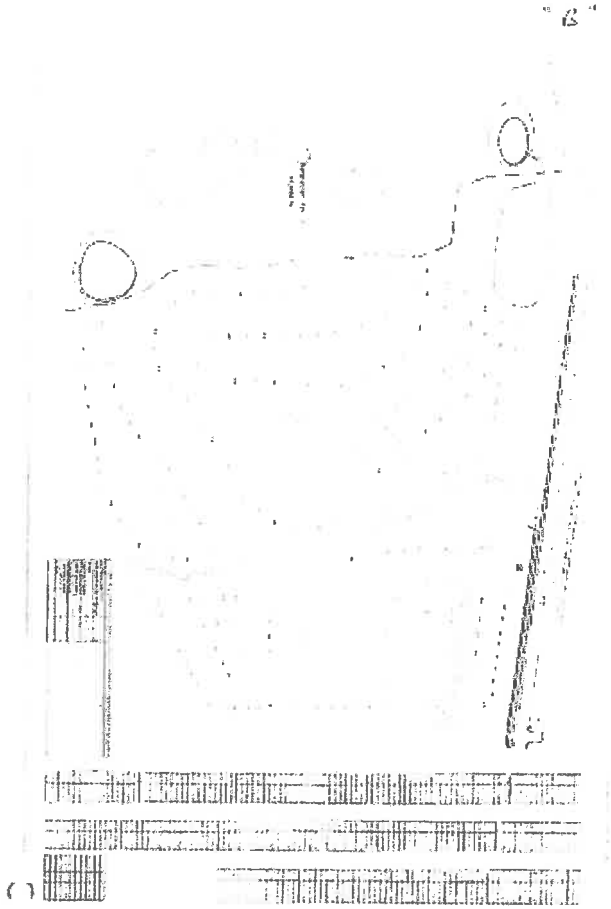
For and on behalf of:
THE LONGLANDS COUNTRY ESTATE HOME OWNERS ASSOCIATION
F. GROENHUIS

Annexure A: Plan depicting position of new Longlands Estate erven



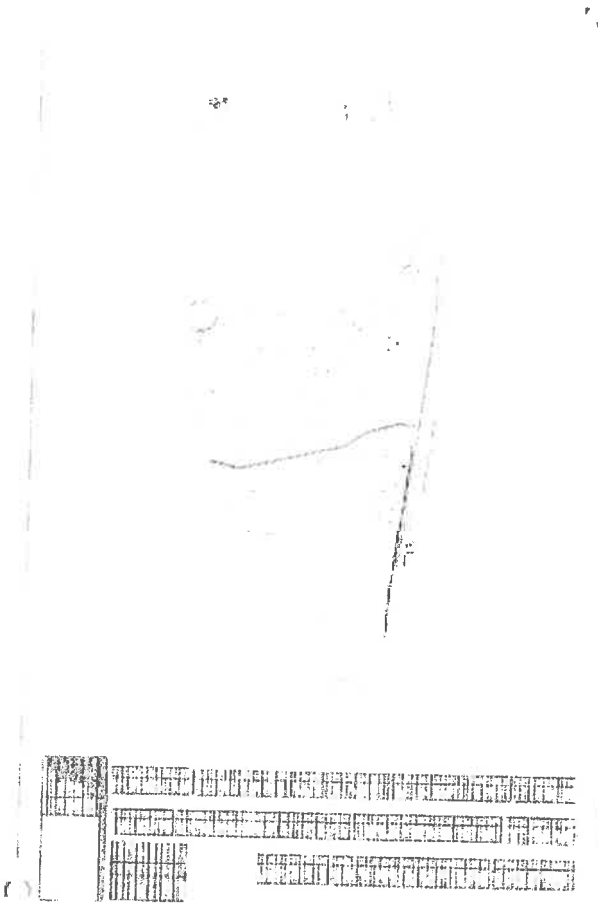
[Handwritten signature]

Annexure B : Plan depicting Longlands Manor development



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Annexure C : Plan depicting Longlands Village development



Handwritten signature or initials, possibly 'Fog' and 'WWS'.

Annexure D : Master Landscaping Plan



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[Handwritten initials]

ANNEXURE I

**REZONING, SUBDIVISION, ADOPTION OF THE
DEVELOPMENT'S NAME AND STREET NAMING AND
NUMBERING, ARCHITECTURAL GUIDELINES AND
HOME OWNERS ASSOCIATION'S CONSTITUTION:
ERF 1, LONGLANDS**

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



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

OUR REFERENCE : 20/9/2/5/6/081
YOUR REFERENCE : 3604-P
ENQUIRIES : Cor van der Walt

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

Att: Clifford Heyes

**APPLICATION IN TERMS OF SUBDIVISION: DIVISION STELLENBOSCH
ERF NO 1, LONGLANDS**

Your application of 28 January 2019 has reference.

From an agricultural perspective the Western Cape Department of Agriculture has no objection.

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.
- 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



Mr. CJ van der Walt

LANDUSE MANAGER: LANDUSE MANAGEMENT

2019-06-14

Copies:

Department of Environmental Affairs & Development Planning
1 Dorp Street
Cape Town
8000

Directorate Land Use and Sustainable Resource Management
National Department of Agriculture
Private Bag X 120
PRETORIA
0001

Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599



Western Cape
Government

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

ERF 1 Longlands

OUR REFERENCE : 20/9/2/5/6/081
YOUR REFERENCE : -
DEA&DP REFERENCE : 14/3/1/1/B4/45/0527/21
ENQUIRIES : Cor.van der Walt/Fadwa Mohammed

Withers Environmental Consultant

6 Santa Rosa Street

Die Boord

7613

Att: Aubrey Withers

FILE NR:	
SCAN NR:	E1LL
COLLABORATOR NR:	728357

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELOPMENT SERVICES

13 APR 2022

RECEIVED

THE AMENDMENT OF THE AMENDED APPEAL ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED LONGLANDS ESTATE DEVELOPMENT: DIVISION STELLENBOSCH PORTION 11 OF THE FARM LONGLANDS NO 393 (THE REMAINDER OF ERF 1 & ERF 345)

Your application of January 2022 has reference.

Environmental Authorization for the Longlands Manor development was issued in December 2020 to the owners of Remainder of ERF 1 where they proposed to develop 255 residential and mixed-use units. However, in the previous Environmental Authorization (EA) issued on 27th March 2007, condition 4 of the Conditions of Approval explains that Remainder of ERF 1 was to remain as Agriculture 1 zone thus nullifying the Environment Authorization issued December 2020.

This required a Substantive Amendment to be undertaken as the nature of the impacts of the development were not considered in the original EA issued in 2007 for the development of Longlands Country Estate and Longlands Subsidy Housing.

The Western Cape Department of Agriculture has no objection to the above mentioned amendment. Please also refer to the letter from this office dated 25 May 2020.

Please note:

- 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



M. CJ van der Walt

LANDUSE MANAGER: LANDUSE MANAGEMENT

2022-04-01

Copies:

Department of Environmental Affairs & Development Planning

1 Dorp Street

Cape Town

8000

Stellenbosch Municipality

PO Box 17

STELLENBOSCH

7599

ANNEXURE J

**REZONING, SUBDIVISION, ADOPTION OF THE
DEVELOPMENT'S NAME AND STREET NAMING AND
NUMBERING, ARCHITECTURAL GUIDELINES AND
HOME OWNERS ASSOCIATION'S CONSTITUTION:
ERF 1, LONGLANDS**

**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
Deipen Building, C/o Annie Botha & Union Street, Riviera, 0084

From: Directorate Land Use and Soil Management
Tel: 012-319-7634 Fax: 012-329-5938, Email: Thokob@nda.agric.za
Enquiries: Helpdesk Ref: 2019_07_0170

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

Attention: C Heys

**APPLICATION FOR EXCLUSION OF THE REMAINDER OF ERF 1 LONGLANDS FOR
LONGLANDS MANOR RESIDENTIAL DEVELOPMENT, DIVISION STELLENBOSCH,
WESTERN CAPE PROVINCE**

Your letter bearing reference 3604-P dated 9 July 2019 refers.

This Department has no objection against the proposed rezoning to Subdivisional Area from an agricultural point of view. The formal exclusion will be considered upon receipt of the rezoning permit.

It is trusted the decision is in order.

Yours faithfully,

MS M. SEKE
ACTING DEPUTY DIRECTOR GENERAL: FORESTRY AND
NATURAL RESOURCES MANAGEMENT
DELEGATE OF THE MINISTER

DATE:

25/10/2019

CC: Land Use and Soil Management, Private Bag X2, SANLAMHOF, 7532
CC: Mr Brandon Layman Landuse Management Department of Agriculture: Western Cape Private Bag x 1 ELSENBURG 7607
CC: Legacy Environmental Management Consulting P. O. Box 12410 DIE BOORD 7613 Your reference LW19009 dated 16 September 2019 refers

ANNEXURE K

**REZONING, SUBDIVISION, ADOPTION OF THE
DEVELOPMENT'S NAME AND STREET NAMING
AND NUMBERING, ARCHITECTURAL GUIDELINES
AND HOME OWNERS ASSOCIATION'S
CONSTITUTION: ERF 1, LONGLANDS**

**COMMENT FROM THE DEPARMENT
OF WATER AND SANITATION**



water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

WESTERN CAPE REGION
Private Bag X16, Sanlamhof, 7532
52 Voortrekker Road, Bellville, 7530

☎ 021 941 6039
📠 021 941 6082
📞 082 370 2708

✉ Mr. Nkosinathi Mkonto
📁 16/2/7/G200/A/8
📧 mkonton@dws.gov.za

Attention: Clifford Heys

TV3 Projects (Pty) Ltd
97 Dorp Street
STELLENBOSCH
7600

Dear Sir

APPLICATION FOR REZONING, SUBDIVISION ON ERF1, LONGLANDS STELLENBOSCH

The Department acknowledges receipt of your report dated 17 March 2020 for the above mentioned activity.

After evaluating the abovementioned application, you are hereby informed that the Department has no objection against your proposed activities subject to the following conditions:

1. All relevant sections and regulations of the National Water Act, 1998 (Act 36 of 1998) regarding water use and pollution management must be adhered to.
2. All relevant sections and regulations of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) must be adhered.
3. No additional use of surface water and/or storage of water is permitted, unless the applicant has formally obtained an authorisation from this Department in terms of Section 22 of the National Water Act (Act 36 of 1998).
4. No activities may take place within a buffer area of 500m boundary radius of a wetland system without formal authorisation thereto obtained from this Department.





water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

CONTINUATION PAGE: (page. 2/2).

5. No permanent structures may be constructed within the 1:100 year flood line or 100m from the edge of the riparian habitat of a watercourse.
6. If any property that receives water from an Irrigation Board or Water User Association is subdivided, sold or consolidated, the Board or Association and this Department must be notified within sixty (60) days after the said transaction took place.
7. Please note that if the subdivision will affect the allocation of a water use as registered by this Department, the owner(s) of the new property(ies) must enter into a written mutual agreement to determine each property's share in any allocated water or water use and this must be communicated to this Department.
8. If this subdivision (or consolidation) will affect the allocation of a water use as licences by this Department, the Licencee must contact the Department for the amendment of this licence. This will also be necessary if the property description changes. The Licencee must provide full details of all changes in respect of the properties to the Responsible Authority within 60 days of said change taking place.
9. It is the duty of the applicant(s) to ensure that all servitudes of aqueduct, access and storage to give effect to the apportionment of water uses has been agreed upon prior amongst the property owners and formally registered with the Deeds of Office to give affect thereto upon approval of the application.

The Department reserves the right to revise its initial comments and request additional information that may arise from correspondence and/or upon inspection.

Should you have any queries, please do not hesitate to contact Nkosinathi Mkonto at the contact details provided above.

Yours faithfully

REGIONAL HEAD: WESTERN CAPE

Signed by: Nelisa Ndobeni

Designation: Control Environmental Officer

Date: 15 September 2020



NATIONAL DEVELOPMENT PLAN
Our Future - make it work

ANNEXURE L

**REZONING, SUBDIVISION, ADOPTION OF THE
DEVELOPMENT'S NAME AND STREET NAMING AND
NUMBERING, ARCHITECTURAL GUIDELINES AND
HOME OWNERS ASSOCIATION'S CONSTITUTION:
ERF 1, LONGLANDS**

**COMMENT FROM THE DEPARTMENT
OF ENVIRONMENTAL AFFAIRS AND
DEVELOPMENT PLANNING (EA)**



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: 16/3/3/1/B4/45/1016/20
NEAS REFERENCE: WCP/EIA/0000752/2020
ENQUIRIES: Samornay Smidt
DATE OF ISSUE: 14 December 2020

ENVIRONMENTAL AUTHORISATION

APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 (AS AMENDED): PROPOSED LONGLANDS MANOR RESIDENTIAL DEVELOPMENT ON REMAINDER OF ERF NO. 1, LONGLANDS, VLOTTENBURG, STELLENBOSCH

With reference to your application for the abovementioned, find below the outcome with respect to this application.

DECISION

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended), the Competent Authority herewith **grants Environmental Authorisation** to the applicant to undertake the listed activity specified in section B below with respect to the Preferred Alternative, as described in the Basic Assessment Report ("BAR"), dated August 2020.

The applicant for this Environmental Authorisation is required to comply with the conditions set out in section E below.

A. DETAILS OF THE APPLICANT FOR THIS ENVIRONMENTAL AUTHORISATION

The Board of Directors
 c/o Mr. David Ludditt
 Longlands Village (Pty) Ltd
 P.O Box 1159
STELLENBOSCH
 7599

Tel: (021) 886 5262
 Email: david@aaam.co.za

The abovementioned applicant is the holder of this Environmental Authorisation and is hereinafter referred to as "**the holder**".

B. LIST OF ACTIVITY AUTHORISED

Listed Activity	Activity/Project Description
<p>Listing Notice 1-</p> <p>Activity Number: 28 <i>Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development -</i> <i>(i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or</i> <i>(ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare;</i></p> <p><i>excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.</i></p>	<p>The proposed residential development is located inside the urban area of Vlotenburg and is bigger than 5 hectares.</p>

The abovementioned list is hereinafter referred to as "**the listed activity**".

The holder is herein authorised to undertake the following alternative that includes the listed activity as it relates to the development:

The proposed development comprises a residential estate and associated infrastructure on the Remainder of Erf No. 1, Longlands, Vlotenburg, which will include the following:

- 255 single residential erven on the Manor site;
- A crèche, clubhouse, security gatehouse and a café;
- Various Private Open Spaces and an internal private road network throughout the development;
- A green corridor located diagonally across the property from south-west to north-east;
- A secondary corridor positioned along the proposed Eskom underground cable servitude (the cable replaces the 132kV overhead line);
- Six detention ponds and two dry swales for storm water management;
- The corridors and servitude areas will be landscaped with suitable indigenous vegetation and trees.

C. SITE DESCRIPTION AND LOCATION

The listed activity will be undertaken on the Remainder of Erf No. 1 Longlands, Vlotenburg, Stellenbosch

The SG21 digit code is: C06700037000000100000

Co-ordinates of the properties:

Latitude	Longitude
33° 57' 22" South	18° 47' 13" East

Refer to Annexure 1: Locality Map and Annexure 2: Site Plan.

The above is hereinafter referred to as "**the site**".

D. DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER

Legacy Environmental Management Consulting (Pty) Ltd
 c/o Mr Aubrey Withers
 PO Box 12410
 Die Boord
STELLENBOSCH
 7613

Tel: (021) 883 2952
 Email: aubrey@legacyemc.co.za

E. CONDITIONS OF AUTHORISATION**Scope of authorisation**

1. The holder is authorised to undertake the listed activity specified in Section B above in accordance with and restricted to the Preferred Alternative, as described in the BAR dated August 2020 on the site as described in Section C above.
2. The Environmental Authorisation is valid for a period of **five years** from the date of issue, within which commencement must occur.
3. The development must be concluded within **ten years** from the date of commencement of the listed activity.
4. The holder shall be responsible for ensuring compliance with the conditions by any person acting on his/her behalf, including an agent, sub-contractor, employee or any person rendering a service to the holder.
5. Any changes to, or deviations from the scope of the alternative described in section B above must be accepted or approved, in writing, by the Competent Authority before such changes or deviations may be implemented. In assessing whether to grant such acceptance/approval or not, the Competent Authority may request information in order to evaluate the significance and impacts of such changes or deviations, and it may be necessary for the holder to apply for further authorisation in terms of the applicable legislation.

Written notice to the Competent Authority

6. Seven calendar days' notice, in writing, must be given to the Competent Authority before commencement of construction activity.
 - 6.1 The notice must make clear reference to the site details and EIA Reference number given above.
 - 6.2 The notice must also include proof of compliance with the following conditions described herein:

Conditions: 7, 8, 11 and 18.

Notification and administration of appeal

7. The holder must in writing, within 14 (fourteen) calendar days of the date of this decision–
 - 7.1 notify all registered Interested and Affected Parties ("I&APs") of –
 - 7.1.1 the outcome of the application;
 - 7.1.2 the reasons for the decision as included in Annexure 3;
 - 7.1.3 the date of the decision; and
 - 7.1.4 the date when the decision was issued.
 - 7.2 draw the attention of all registered I&APs to the fact that an appeal may be lodged against the decision in terms of the National Appeals Regulations, 2014 (as amended) detailed in Section G below;
 - 7.3 draw the attention of all registered I&APs to the manner in which they may access the decision;
 - 7.4 provide the registered I&APs with:
 - 7.4.1 the name of the holder (entity) of this Environmental Authorisation,
 - 7.4.2 name of the responsible person for this Environmental Authorisation,
 - 7.4.3 postal address of the holder,
 - 7.4.4 telephonic and fax details of the holder,
 - 7.4.5 e-mail address, if any, of the holder, and
 - 7.4.6 contact details (postal and/or physical address, contact number, facsimile and e-mail address) of the decision-maker and all registered I&APs in the event that an appeal is lodged in terms of the 2014 National Appeals Regulations (as amended).
8. The listed activity, including site preparation, must not commence within 20 (twenty) calendar days from the date the applicant notified the registered I&APs of this decision. In the event that an appeal is lodged with the Appeal Authority, the effect of this Environmental Authorisation is suspended until the appeal is decided i.e. the listed activity, including site preparation, must not commence until the appeal is decided.

Management of activity

9. The draft Environmental Management Programme ("EMPr") submitted as part of the application for Environmental Authorisation is hereby approved and must be implemented.
10. The EMPr must be included in all contract documentation for all phases of implementation.

Monitoring

11. The holder must appoint a suitably experienced environmental control officer ("ECO") before commencement of any land clearing or construction activity to ensure compliance with the EMPr and the conditions contained herein.
12. A copy of the Environmental Authorisation, EMPr, audit reports and compliance monitoring reports must be kept at the site of the authorised activity, and must be made available to anyone on request, including a publicly accessible website.

13. Access to the site referred to in Section C must be granted, and the environmental reports mentioned above must be produced, to any authorised official representing the Competent Authority who requests to see it for the purposes of assessing and/or monitoring compliance with the conditions contained herein.

Auditing

14. In terms of Regulation 34 of the NEMA EIA Regulations, 2014 (as amended), the holder must conduct environmental audits to determine compliance with the conditions of the Environmental Authorisation, the EMPr and submit Environmental Audit Reports to the Competent Authority. The Environmental Audit Report must be prepared by an **independent person** (not the ECO appointed in terms of condition 12 above) and must contain all the information required in Appendix 7 of the NEMA EIA Regulations, 2014 (as amended).

The holder must undertake an environmental audit every year for the duration of the construction phase and submit Environmental Audit Reports annually to the Competent Authority during the construction phase. The final Environmental Audit Report must be submitted to the Competent Authority within three months after completion of the construction phase of the development.

The holder must, within 7 days of the submission of each of the above-mentioned reports to the Competent Authority, notify all potential and registered I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).

Specific Conditions

15. Should any heritage remains be exposed during excavations or any other actions on the site, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape. Heritage remains uncovered or disturbed during earthworks must not be further disturbed until the necessary approval has been obtained from Heritage Western Cape.

Heritage remains include: meteorites, archaeological and/or palaeontological remains (including fossil shells and trace fossils); coins; indigenous and/or colonial ceramics; any articles of value or antiquity; marine shell heaps; stone artifacts and bone remains; structures and other built features with heritage significance; rock art and rock engravings; and/or graves or unmarked human burials including grave goods and/or associated burial material.

16. A qualified archaeologist and/or palaeontologist must be contracted where necessary (at the expense of the holder) to remove any heritage remains. Heritage remains can only be disturbed by a suitably qualified heritage specialist working under a directive from the relevant heritage resources authority.
17. The relevant requirements with respect to occupational health and safety must be adhered to at all times.
18. The Heritage Western Cape ("HWC") specifies in their comment dated 19 December 2019 that the Detailed Landscape Plan and Architectural Guidelines that conform to the specified requirements must be approved by the Stellenbosch Municipality. A copy of the aforementioned municipal approval must be submitted to the Department prior to commencement for record-purposes.

F. GENERAL MATTERS

1. Notwithstanding this Environmental Authorisation, the holder must comply with any other statutory requirements that may be applicable when undertaking the listed activity.
2. Non-compliance with a condition of this Environmental Authorisation or EMPr may render the holder liable to criminal prosecution.
3. If the holder does not commence with the listed activity within the period referred to in Condition 2, this Environmental Authorisation shall lapse for that activity, and a new application for Environmental Authorisation must be submitted to the Competent Authority. If the holder wishes to extend the validity period of the Environmental Authorisation, an application for amendment in this regard must be made to the Competent Authority prior to the expiry date of the Environmental Authorisation.
4. The holder must submit an application for amendment of the Environmental Authorisation to the Competent Authority where any detail with respect to the Environmental Authorisation must be amended, added, substituted, corrected, removed or updated. If a new holder is proposed, an application for Amendment in terms of Part 1 of the EIA Regulations, 2014 (as amended) must be submitted.

Please note that an amendment is not required if there is a change in the contact details of the holder. In this case, the Competent Authority must only be notified of such changes.

5. The manner and frequency for updating the EMPr is as follows:

Amendments to the EMPr must be done in accordance with Regulations 35 to 37 of the EIA Regulations 2014, (as amended) or any relevant legislation that may be applicable at the time.

G. APPEALS

Appeals must comply with the provisions contained in the National Appeal Regulations 2014 (as amended).

1. An appellant (if the holder of the decision) must, within 20 (twenty) calendar days from the date on which notification of the decision was sent to the holder by the Competent Authority–
 - 1.1. Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; and
 - 1.2. Submit a copy of the appeal to any registered I&APs, any Organ of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision.
2. An appellant (if NOT the holder of the decision) must, within 20 (twenty) calendar days from the date on which the holder of the decision sent notification of the decision to the registered I&APs–
 - 2.1. Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; and
 - 2.2. Submit a copy of the appeal to the holder of the decision, any registered I&AP, any Organs of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision.

3. The holder of the decision (if not the appellant), the decision-maker that issued the decision, the registered I&AP and the Organs of State must submit their responding statements, if any, to the appeal authority and the appellant within 20 (twenty) calendar days from the date of receipt of the appeal submission.
4. The appeal and the responding statement must be submitted to the address listed below:

By post: Western Cape Ministry of Local Government, Environmental Affairs and Development Planning
Private Bag X9186
CAPE TOWN
8000

By facsimile: (021) 483 4174; or

By hand: Attention: Mr Marius Venter (Tel: 021 483 2659)
Room 809
8th Floor Utilitas Building, 1 Dorp Street, Cape Town, 8001

Note: For purposes of electronic database management, you are also requested to submit electronic copies (Microsoft Word format) of the appeal, responding statement and any supporting documents to the Appeal Authority to the address listed above and/ or via e-mail to DEADP.Appeals@westerncape.gov.za.

5. A prescribed appeal form as well as assistance regarding the appeal processes is obtainable from Appeal Authority at: Tel. (021) 483 3721, E-mail DEADP.Appeals@westerncape.gov.za or URL <http://www.westerncape.gov.za/eadp>.

H. DISCLAIMER

The Western Cape Government, the Local Authority, committees or any other public authority or organisation appointed in terms of the conditions of this Environmental Authorisation shall not be responsible for any damages or losses suffered by the holder, developer or his/her successor in any instance where construction or operation subsequent to construction is temporarily or permanently stopped for reasons of non-compliance with the conditions as set out herein or any other subsequent document or legal action emanating from this decision.

Your interest in the future of our environment is appreciated.

Yours faithfully

Zaahir
Toefy

Digitally signed by
Zaahir Toefy
Date: 2020.12.14
13:44:47 +02'00'

MR. ZAAHIR TOEFY

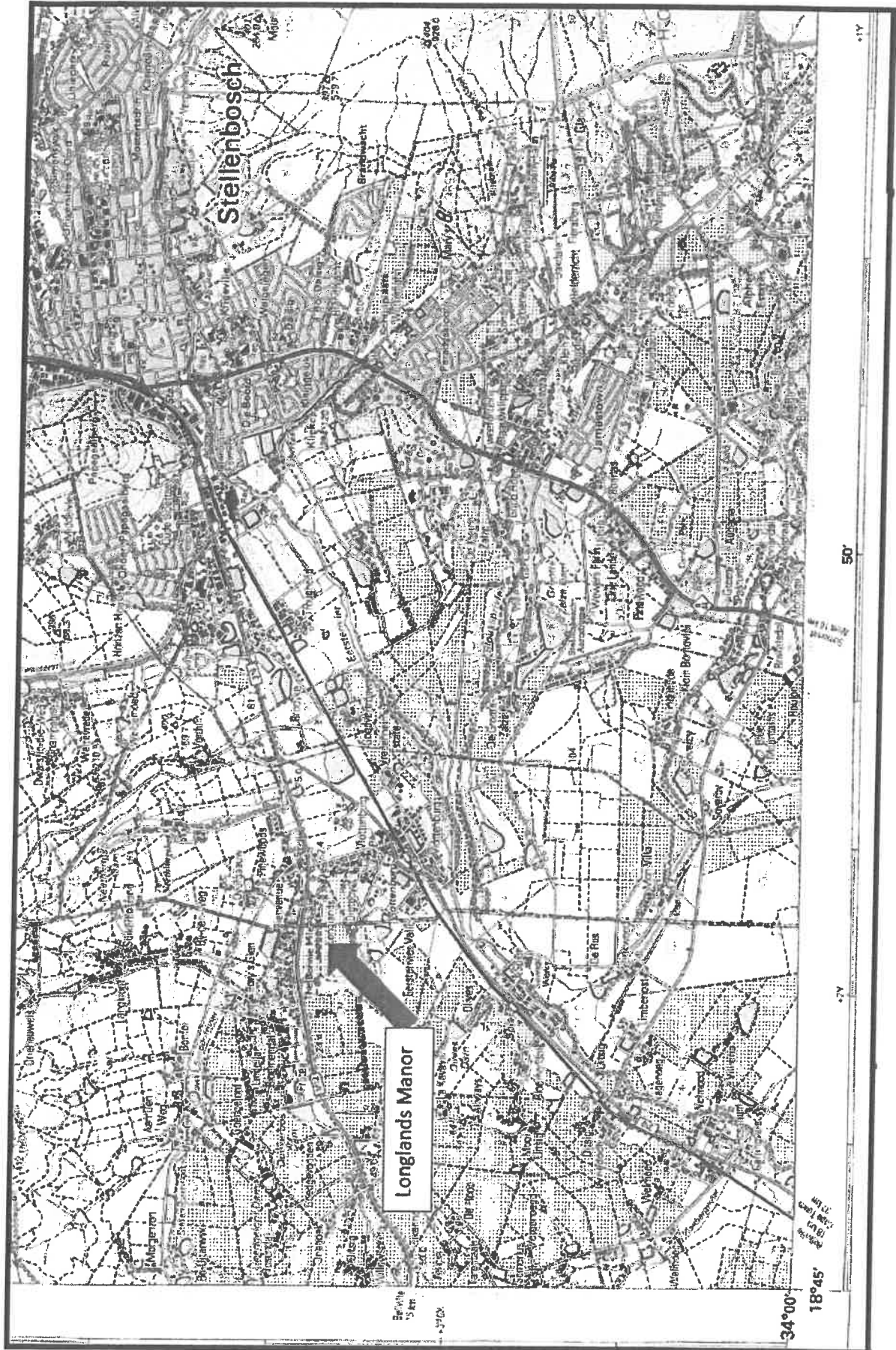
DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)

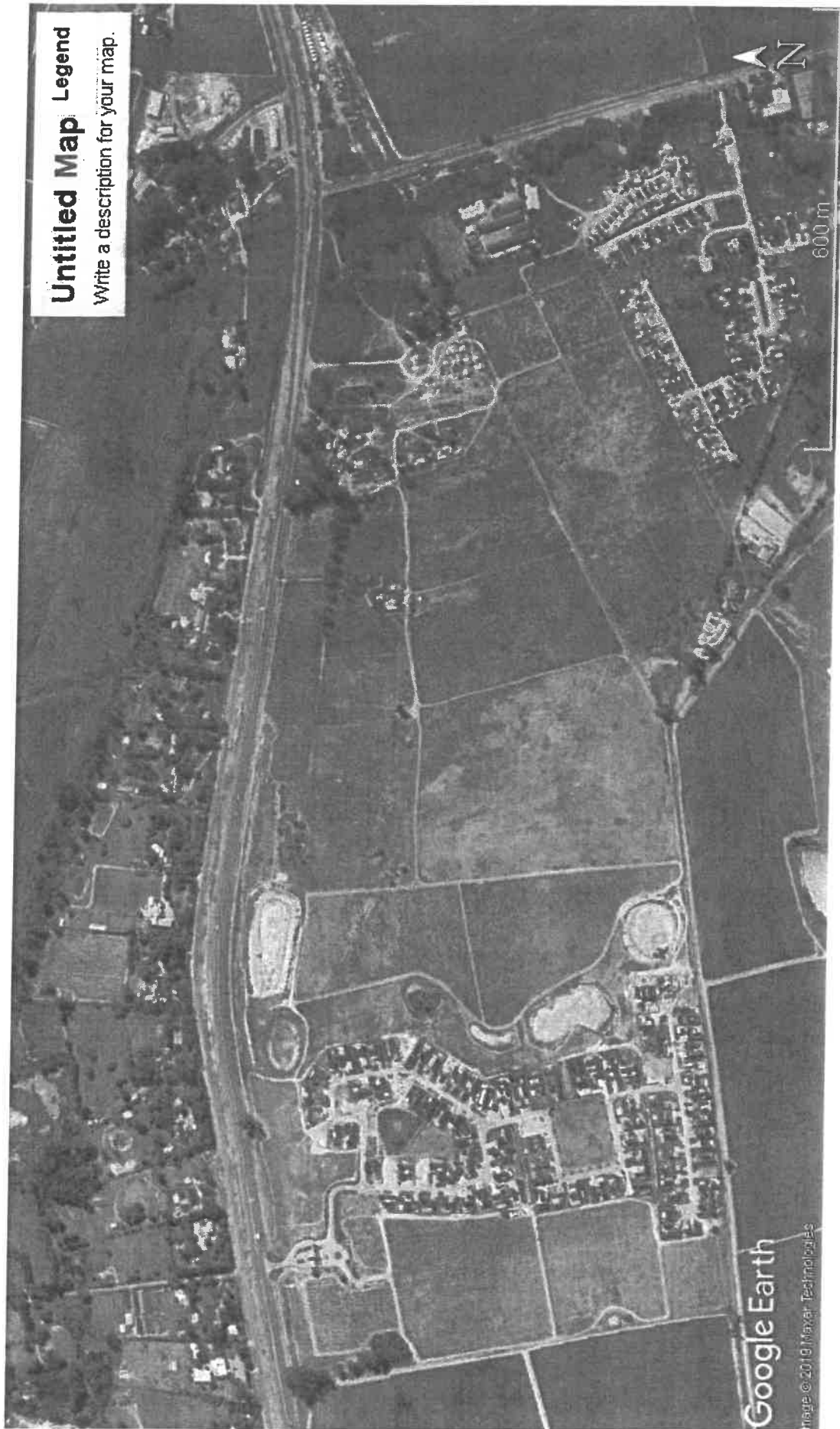
DATE OF DECISION: 14 DECEMBER 2020

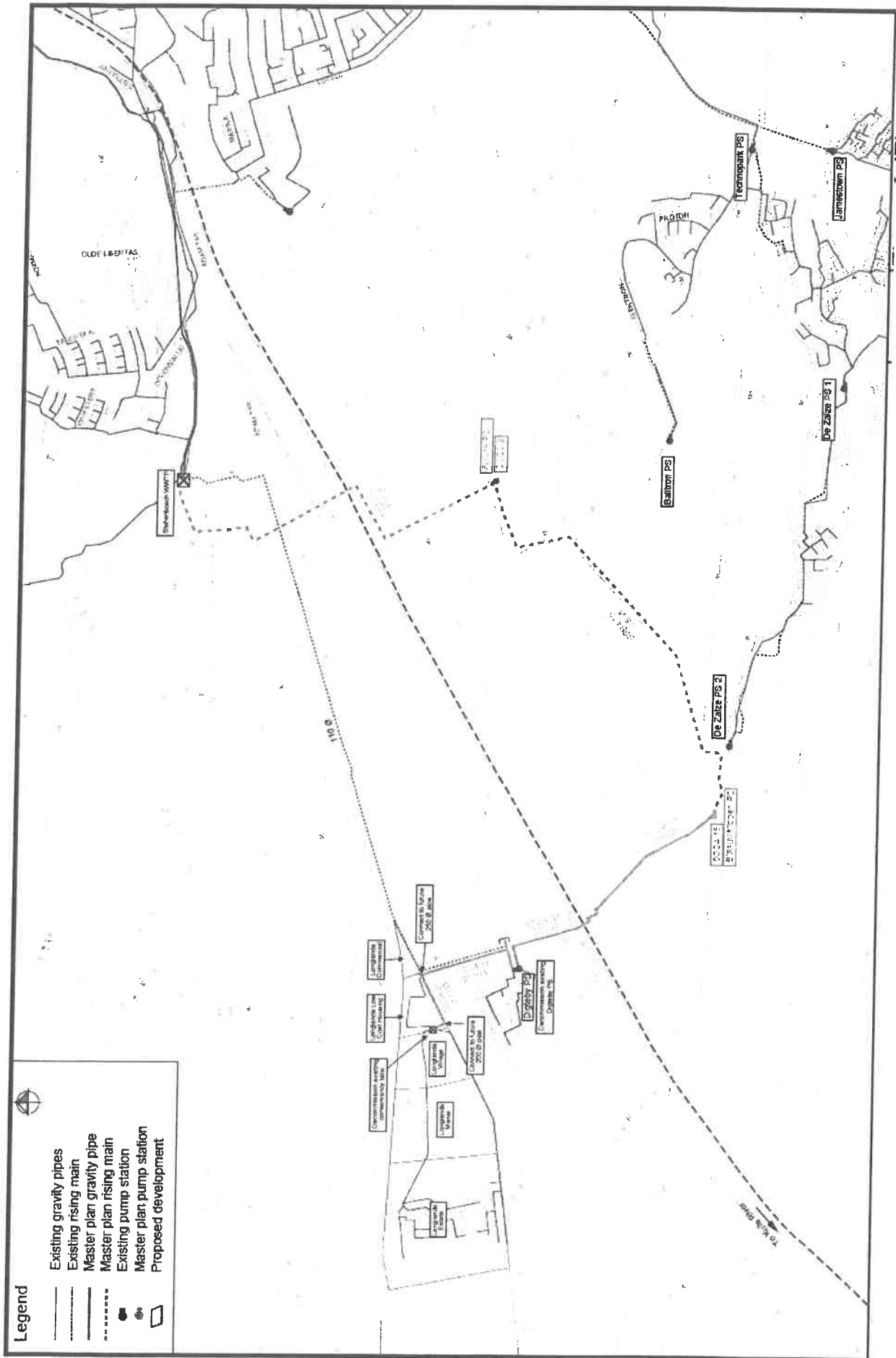
Cc: (1) A Withers (Legacy Environmental Management Consultancy (Pty) Ltd)
(2) Schalk van der Merwe (Stellenbosch Municipality)

Email: aubrey@legacyemc.co.za
Email: schalk.vandermerwe@stellenbosch.gov.za

ANNEXURE 1: LOCALITY MAP







ANNEXURE 3: REASONS FOR THE DECISION

In reaching its decision, the Competent Authority considered, *inter alia*, the following:

- a) The information contained in the Application Form dated March 2020, the EMPr submitted together with final BAR dated August 2020 and the additional information received on 10 September 2020 and 10 December 2020;
- b) Relevant information contained in the Departmental information base, including the Guidelines on Public Participation and Alternatives (dated March 2013);
- c) The objectives and requirements of relevant legislation, policies and guidelines, including section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998);
- d) The comments received from I&APs and responses to these, included in the BAR dated August 2020 and the additional information received on 10 September 2020 and 10 December 2020; and
- e) The balancing of negative and positive impacts and proposed mitigation measures.

No site visits were conducted. The competent authority had sufficient information before it to make an informed decision without conducting a site visit.

All information presented to the Competent Authority was taken into account in the consideration of the application for Environmental Authorisation. A summary of the issues that were considered to be the most significant for the decision is set out below.

1. Public Participation

The public participation process included:

- identification of and engagement with I&APs;
- fixing notice boards at the site where the listed activity is to be undertaken on 16 September 2019;
- giving written notice to the owners and occupiers of land adjacent to the site where the listed activity is to be undertaken, the municipality and ward councillor, and the various Organs of State having jurisdiction in respect of any aspect of the listed activity on 16 September 2019;
- the placing of a newspaper advertisement in the 'Eikestad Nuus' on 17 September 2019;
- circulating the pre-application draft BAR to I&APs from 17 September 2019; and
- circulating the in-process draft BAR to I&APs from 18 March 2020.

The Department is satisfied that the Public Participation Process that was followed met the minimum legal requirements and the comments raised and responses thereto were included in the comments and response report.

Specific alternatives, management and mitigation measures have been considered in this Environmental Authorisation and EMPr to adequately address the concerns raised.

2. Alternatives

Various density layouts were considered based on the features of the site and to comply with the municipal policy of creating denser developments. The preferred alternative included in the Basic Assessment process went through an iterative process informed by urban design and specialist input, with the objective of establishing a residential estate that would constitute a compatible extension of the existing Longlands Country Estate. The preferred alternative was further refined through input received during public and authority consultation and represents the best practicable option from a density, design and layout perspective, which will reduce the potential visual and cultural landscape impacts associated with the development.

Preferred Alternative (Herewith authorised)

The proposed development comprises a residential estate and associated infrastructure on the Remainder of Erf No. 1, Longlands, Vlottenburg, which will include the following:

- 255 single residential erven on the Manor site;
- A crèche, clubhouse, security gatehouse and a café;
- Various Private Open Spaces and an internal private road network throughout the development;
- A green corridor located diagonally across the property from south-west to north-east;
- A secondary corridor positioned along the proposed Eskom underground cable servitude (the cable replaces the 132kV overhead line);
- Six detention ponds and two dry swales for storm water management;
- The corridors and servitude areas will be landscaped with suitable indigenous vegetation and trees;

"No-Go" Alternative

The no-go alternative was considered. However, it was not preferred since it would result in the proposed activity not being implemented on a site included within the municipal urban edge that is earmarked for urban infill development.

3. Impact Assessment and Mitigation measures

3.1 Activity need and desirability

The proposed development site is situated within the urban edge of Vlottenburg in an area that has been identified by the municipality for mixed-use and residential infill purposes. The development will be located next to the Longlands Country Estate and west of the approved Longlands Village and Longlands Subsidy Housing developments and can therefore be deemed as an infill development. The site has been used for agricultural purposes for years and does not contain any sensitive environmental features. The revised Municipal Spatial Development Framework encourages developments with a mixture of erf sizes and the proposal is therefore in line with the objectives of this forward planning document, with erf sizes ranging between 300m² and 1000m². The proposed development is consistent with the relevant planning policies and principles and it addresses the need for optimal development of available vacant land within the urban edge to prevent large scale development and extensions outside urban areas, resulting in urban sprawl. It will provide a variety of housing opportunities and it will create employment and economic opportunities within the municipal area.

3.2 Biophysical Impacts

The site has been totally transformed from its natural state by historical agricultural activities, resulting in the clearance of the indigenous vegetation that was present on the site. No significant environmental impacts are expected on the biophysical environment, since the property is already disturbed and transformed, and no natural freshwater ecosystems are mapped on or within 32m of the site. The

preferred layout also incorporates the mitigation measures recommended by the appointed specialists to further limit any potential impacts.

3.3 Heritage Impact Assessment and Visual Impact Assessment

The proposed development will be located within the designated urban edge of the Vlottenburg node in Stellenbosch. The site itself has a low visual significance, but it is located within an area of scenic, cultural and historical significance. Although the site is highly transformed from its natural state through agricultural use, the proposed development will add a significant development footprint to the Vlottenburg node. In its comment dated 6 June 2019, Heritage Western Cape ("HWC") requested that a Heritage Impact Assessment ("HIA") that focuses on the visual impacts on the cultural landscape, be undertaken. Based on the findings of the HIA dated August 2019, compiled by Lize Malan and David Gibbs, the proposed development will result in a noticeable change in the landscape. The significance of the potential visual impact can however be reduced from moderate significance to low significance with the implementation of recommended mitigation measures. HWC subsequently confirmed that it has no objections to the proposed development, subject to the implementation of the recommended conditions, as stipulated in the comment from HWC dated 19 December 2019. This has been included as a condition of approval in this EA.

In summary, the proposed development will result in both negative and positive impacts.

Negative Impacts:

- The proposed construction works will result in elevated noise and dust levels and increased traffic volumes during the construction phase. These impacts will be of temporary duration and mitigation measures have been incorporated into the EMP for implementation during the construction phase.
- There will be visual, noise and traffic impacts during the operational phase, which was mitigated by the incorporation of specialist and I&AP input into the preferred layout.

Positive impacts:

- The proposed development will assist in addressing the growing housing demand in Stellenbosch and contribute to the local economy.
- The development will create employment opportunities during the construction and operational phase.

4. National Environmental Management Act Principles

The National Environmental Management Principles (set out in section 2 of the NEMA, which apply to the actions of all organs of state, serve as guidelines by reference to which any organ of state must exercise any function when taking any decision, and which must guide the interpretation, administration and implementation of any other law concerned with the protection or management of the environment), *inter alia*, provides for:

- the effects of decisions on all aspects of the environment to be taken into account;
- the consideration, assessment and evaluation of the social, economic and environmental impacts of activity (disadvantages and benefits), and for decisions to be appropriate in the light of such consideration and assessment;
- the co-ordination and harmonisation of policies, legislation and actions relating to the environment;
- the resolving of actual or potential conflicts of interest between organs of state through conflict resolution procedures; and
- the selection of the best practicable environmental option.

5. Conclusion

In view of the above, the NEMA principles, compliance with the conditions stipulated in this Environmental Authorisation, and compliance with the EMPr, the Competent Authority is satisfied that the proposed listed activity will not conflict with the general objectives of integrated environmental management stipulated in Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and that any potentially detrimental environmental impacts resulting from the listed activity can be mitigated to acceptable levels.

-----END-----



REFERENCE NO: 14/3/1/B4/45/0506/21

Mr David Luddit
Longlands Village (Pty) Ltd.
P.O. Box 1159
STELLENBOSCH
7599

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELOPMENT SERVICES
27 AUG 2021
RECEIVED

FILED
E I L L
MAYOR NR: 712610

Tel: 021 886 5262
Email: david@aaam.co.za

Dear Mr Luddit

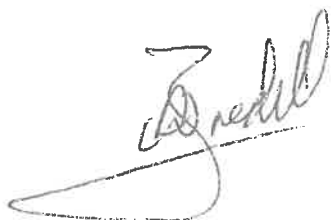
APEAL LODGED IN TERMS OF SECTION 43(2) OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) AGAINST THE ENVIRONMENTAL AUTHORISATION ISSUED FOR THE PROPOSED LONGLANDS MANOR RESIDENTIAL DEVELOPMENT ON THE REMAINDER OF ERF 1, LONGLANDS, VLOTTENBURG, STELLENBOSCH

1. The appeal lodged against the Environmental Authorisation ("EA") issued by the Department of Environmental Affairs and Development Planning on 14 December 2020, refers.
2. **EMPOWERING PROVISIONS:**
In terms of Section 42A (3) of the *National Environmental Management Act, 1998 (Act No. 107 of 1998)* ("NEMA"):
"The MEC may confirm, vary or revoke any decision taken in consequence of a delegation or subdelegation in terms of this section, subject to any rights that may have accrued to a person as a result of the decision."
3. After considering all relevant facts and supportive documents I wish to advise that, in terms of section 42A (3) of NEMA I have decided to **revoke** the EA resulting in the appeal becoming superfluous.
4. **REASONS FOR THE DECISION:**
 - 4.1. An Appeal EA issued on 27 March 2007 authorised the Longlands Estate and the Longlands Subsidy Housing developments on Portion 11 of the Farm Longlands No. 393, Vloottenberg, Stellenbosch. (see **Annexure 1**)
 - 4.2. Condition 4 of the Appeal EA, referred to in paragraph 1.1, states the remainder of the property which must be retained for agricultural purposes, as follow:
"Only areas indicated for development in Figure 7 (Plan 3, May 2004), i.e. the residential erven and Village shall be rezoned to sub-divisional area. The remainder of the property shall remain Agriculture 1 and shall be used solely for agriculture and agriculture-related development in accordance with applicable zoning scheme." (see **Annexure 2** for a copy of Figure 7(Plan 3, May 2004).
 - 4.3. The Longlands Estate development component has been completed whilst the Longlands Subsidy housing development component is under construction.
 - 4.4. The site proposed for the Longlands Manor Development falls within the development footprint of the Appeal EA issued on 27 March 2007, specifically within the area that must be retained for agricultural purposes as per Condition 4.

- 4.5. In terms of the EIA Regulations, 2014, Listed Activity 28 in Listing Notice 1 of Government Notice 327 of 7 April 2017 states as follow:
 "Activity 28
Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development —
 (i) *will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or*
 (ii) *will occur outside an urban area, where the total land to be developed is bigger than 1 hectare;*
excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes."
- 4.6. In terms of the Section 24G and Similar Listing Explanatory Document (July 2017), Item 2(c) of Schedule 1 of Government Notice No. R1182 of 5 September 1997 is similarly listed as Listed Activity 28 in Listing Notice 1 (GN No. R. 983 of 4 December 2014) of the EIA Regulations, 2014.
- 4.7. Regulation 50(2) of the EIA Regulations, 2014 states—
"Continuation of actions undertaken and authorisations issued under previous ECA regulations
50 (2) *Any authorisation issued or exemption from obtaining an environmental authorization granted in terms of the ECA regulations, must be regarded to be an environmental authorisation issued in terms of these Regulations."*
- 4.8. The development site for Longlands Manor as authorised in the EA issued by the Director: Development Management Region 1, on 14 December 2020, falls within the development site of the Appeal EA of 2007 and is thus superfluous and has no effect.
- 4.9. The EA of 14 December 2020 does therefore not allow you to lawfully proceed with the proposed development as the Longlands Manor site is authorised on an area that shall be used solely for agriculture and agriculture-related development as per Condition 4 of the Appeal EA (see 4.2 above).
5. I have discharged my decision-making powers when making this decision and I am thus *functus officio* in this regard. My decision is final and your only recourse, should you still be aggrieved by my decision, is to apply to the Western Cape High Court to review my decision.

Your interest in the future of our environment is greatly appreciated.

Yours faithfully,



ANTON BREDELL
**WESTERN CAPE MINISTER OF LOCAL GOVERNMENT,
 ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING**

DATE: 25/8/2024

Copied to:

(1) A Withers (LEGACY Environmental Consultancy (Pty) Ltd.)

email: aubreywithers@mweb.co.za

(2) S van der Merwe (Stellenbosch Municipality)

email: Schaik.vandermerwe@stellenbosch.gov.za

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SLC TO CHANTEL
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File: longlands

Verwysing E12/2/1-105-Farm 393/8&11,
Reference Vottenburg, Stellenbosch
Iselathiso

Navors JAAP DE VILLIERS
Enquiries
Imbuzao

Return 29/7/07
Date Of Issue
Umhlo



Provincial Minister for Environment, Planning and Economic Development

The Director
SLC Development Services (Pty) Ltd
P.O.Box 1058
STELLENBOSCH
7599

Attention: Francois Smith

Tel : (021) 887 7258
Fax: (021) 887 7263

Dear Sir

APPEAL: THE PROPOSED LONGLANDS ESTATE DEVELOPMENT ON PORTION 11 OF THE FARM LONGLANDS, NO 393, VLOTTENBURG.

Having considered the information at my disposal, the Minister for Environment, Planning and Economic Development hereby decide, in terms of section 35 (4) of the Environmental Conservation Act (No 79 of 1989), to vary the decision of the delegated official as set out herein below:

RECORD OF DECISION

A. DESCRIPTION OF ACTIVITY:

The proposed activity/development entails the following:

- An agricultural village comprising of 106 low cost houses
- A guest house comprising of 8 double free standing rooms with en-suite bathrooms, reception area, and two administration offices, dining room, lounge, bar, swimming pool, conference room, kitchen, food storage room, laundry area, staff area and garden areas surrounded by vineyards
- A farm component comprising the owners and farm manager's houses and farm outbuildings
- The installation of a sewage pipeline to remove sewerage from the Estate and Village to the Stellenbosch Treatment Works and a second pipeline to bring the treated sewage effluent back to the farm to be used for irrigation. These pipelines will be installed in the within the road reserve on the Northern side of the R310.

Uitlaasgebou, Dorpsstraat 2
Private Bag 19086 Kaapstad 8000

Uitlaas Building, 1 Dorp Street
Private Bag 19086 Cape Town 8000

Tel No.: 021-483 3915
Fax No.: 021-483 6081
E-mail: info@slc.gov.za

Provincial Minister for Environment, Planning and Economic Development

- A water storage reservoir with a capacity of 170 Ml.
- An upmarket residential estate comprising of 100 single residential units;
- A system of 5 small off stream dams with a capacity of 45 - 60Ml; and
- A new access road from the M12 (Stellenbosch Arterial Road), that will connect the various components of the activity.
- Two (2) 5000 l temporary fuel (diesel) storage tanks for use during the construction phase.

as indicated on Figure 7 (Plan 3, 21 May 2004) contained in the Environmental Impact Report for the proposed Longlands Estate Development on Portion 11 of the Farm Longlands NO. 393, Vlothenburg, Stellenbosch (dated 07 October 2004).

These are activities identified in Schedule 1 of Government Notice No. R1182 of 5 September 1997, as amended, being:

- Item 1 (c) The construction, erection or upgrading of- with regards to any substance which is dangerous or hazardous and is controlled by national legislation-
 - (ii) Manufacturing, storage, handling, treatment or processing facilities for any such substance.
- Item 1 (d) The construction, erection or upgrading of roads, railways, airfields and associated structures.
- Item 1 (j) The construction, erection or upgrading of dams, levees and weirs affecting the flow of a river.
- Item 1(k) The construction, erection or upgrading of reservoirs for public water supply.
- Item 1(m) The construction, erection or upgrading of public and private resorts and associated infrastructure.
- Item 1(n) The construction, erection or upgrading of sewerage treatment plants and associated infrastructure.
- Item 2(c) The change of land use from agricultural or zoned undetermined use or an equivalent zoning to any other land use.

hereinafter referred to as "the activity".

B. LOCATION:

The property is located on portion 11 of the Farm Longlands, No 393, Vlothenburg Stellenbosch. It is approximately 7km to the west of Stellenbosch, and is bounded by the M12 Stellenbosch Arterial Road (Polkadraal Road) to the north and the R310 Road to the southeast.

Co-ordinates: 33°57'20" South
 18°47'00" East

herein after referred to as " the property/site".

Provincial Minister for Environment, Planning and Economic Development

C. APPLICANT:
SLC Development Services (Pty) Ltd
% Francois Smith
P.O.Box 1058
STELLENBOSCH
7599
Tel: (021) 887 7258
Fax: (021) 887 7263

D. CONSULTANT:
Withers Environmental Consultants
% Aubrey Withers
P.O.Box 6118
UNIEDAL
7612
Tel: (021) 887 4000
Fax: (021) 887 4000

E. SITE VISIT(S):
No site visits were undertaken.

F. DECISION:
In terms of Sections 22 and section 35 of the Environment Conservation Act, 1989 (Act No. 73 of 1989), I hereby grant authorisation with the conditions contained in this Record of Decision, for the execution of the activity described above.

This Authorisation has been granted solely for the purposes of undertaking the activity referred to above, and does not exempt the holder thereof from compliance with any other relevant legislation.

G. CONDITIONS OF AUTHORISATION:

1. One week's notice, in writing, must be given to the Directorate: Integrated Environmental Management (Region A). (hereinafter referred to as "this Directorate"), before commencement of construction activities.

1.1 Such notice shall make clear reference to the site location details and reference number given above.

1.2 The said notice must also include proof of compliance with the following conditions described herein:

Conditions: 15, 17, 19, 21

2 Farm 393/11 and any future subdivisions thereof shall be incorporated into the Vlotenburg Special Management Area to form part of the Vlotenburg Hamlet designation as per the Winelands Integrated Development Framework. Farm 393/11 and any future subdivisions thereof shall be managed in accordance with the provisions of the Vlotenburg Special Management Area.

Provincial Minister for Environment, Planning and Economic Development

- 3 Twenty percent (20%) of the upmarket Estate development shall contain 20% gap housing in the R2500 – R7500 income category.
- 4 Only the areas indicated for development on Figure 7 (Plan 3, 21 May 2004), i.e. the residential erven and Village shall be rezoned to sub-divisional area. The remainder of the property shall remain as Agriculture 1 and shall be used solely for agriculture and agriculture-related development in accordance with applicable zoning scheme.
- 5 The applicant shall provide the services for the Village component of the development.
- 6 The architectural and development guidelines for the proposed Longlands Country Estate and Village prepared by SLC Architectural Studios, a division of SLC Development Services (Pty) Ltd (Version 3, dated June 2004), must be adopted and implemented for both the Estate and Village components of the development.
- 7 The applicant shall establish a trust fund to be comprised of the applicant, elected members of the Vlothenburg Housing Forum (or a similar community structure with the same objectives), relevant municipal officials, representative(s) of organisation(s) representing the surrounding property owners and an impartial professional appointee (such as a firm of attorneys and auditors). The trust shall facilitate access to housing in the Village by assisting the residents of Vlothenburg to pay the deposit to access the Government Housing Subsidy, the shortfall in the actual costs of a house and the Government subsidy and for landscaping and maintenance etc. of the Agricultural Village.
- 8 The actual cost of building a Village house shall be determined and the applicant shall cover the shortfall between the actual cost and the Government subsidy.
- 9 The relevant requirements of the National Water Act, 1998 (Act No. 36 of 1998) must be complied with at all times.
- 10 An integrated waste management approach must be used that is based on waste minimisation and must incorporate reduction, recycling, re-use and disposal where appropriate. Any solid waste shall be disposed of at a landfill licensed in terms of section 20 of the Environment Conservation Act, 1989 (Act No. 73 of 1989).
- 11 The final layout of the proposed development must be approved by the Municipality.
- 12 The mitigation/rehabilitation measures and recommendations as stipulated in the Environmental Impact Report dated October 2004 compiled by Aubrey Withers of Withers Environmental Consultants must be implemented.
- 13 The applicant must compile and submit an acceptable Environmental Management Plan ("EMP") for both the construction and operational phases of the development that contains the recommendations and mitigation/rehabilitation measures

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stipulated in the Environmental Impact Report dated October 2004 compiled by Aubrey Withers of Withers Environmental Consultants and the conditions of this Record of Decision. The EMP must:

- 13.1 Be submitted to this Directorate at least three weeks prior to construction activities commencing. This must be approved prior to any land clearing and construction commencing.
- 13.2 Describe the level and type of competency required of the Environmental Control Officer, ("ECO");
- 13.3 Define and allocate the roles and responsibilities of the ECO referred to above, and the Environmental Site Agent where applicable;
- 13.4 Determine the frequency of site visits;
- 13.5 Be included in all contract documentation for the construction and operation of the development.
- 14 An Environmental Monitoring Committee must be established and maintained at the cost of the applicant prior to construction commencing to ensure compliance with the EMP.
- 15 The exotic tree species must be removed from the entire property in a phased approach.
- 16 The temporary fuel storage tank must be bunded (110% of the proposed tank's capacity) to contain any possible spills and to prevent any infiltration of fuel into the ground.
- 17 The temporary fuel storage tank is to be installed and managed in accordance with the relevant Oil Industry Standards and SANS codes.
- 18 Antiflash nozzles must be installed at the end of the vent pipes with fuel dispensers equipped with automatic cut-off facilities to prevent fuel tank overfills.
- 19 Vehicles using the temporary fuel storage tanker must be located on a concrete hard standing area for spill containment.
- 20 During fuel tanker delivery, the tanker driver must be present at all times during product off loading. An emergency cut-off switch must be installed to immediately stop fuel delivery should an accident occur.
- 21 An on-site emergency response plan for the temporary fuel storage tank must be prepared or existing plan must be amended to suit the proposed activities and implemented in consultation with the Local Authority's Emergency Services. A copy of the emergency plan must be submitted to this Directorate for information purposes.

Provincial Minister for Environment, Planning and Economic Development

- 22 The temporary fuel storage tanks must be removed after construction has been completed.
- 23 The requirements of the Occupational Health and Safety Act, 1993 (Act No. 85 of 1993), must be adhered to.
- 24 All outdoor advertising associated with this activity, whether on or off the property concerned, must comply with the applicable Local Authority By-Law for the control of Outdoor Advertising or in the absence of local legislative controls, must comply with the South African Manual for Outdoor Advertising Control (SAMOAC) available from:
- The Director: Environmental Impact Management
Department of Environmental Affairs and Tourism
Private Bag: X447
Pretoria
0001
- 25 The applicant shall be responsible for ensuring compliance with the conditions contained in the Record of Decision by any person acting on his behalf, including but not limited to, an agent, servant, employee or any person rendering a service to the applicant in respect of the activity, including but not limited to contractors and consultants.
- 26 The applicant shall be responsible for ensuring compliance with the conditions contained in the Record of Decision by any person acting on his behalf, including but not limited to, an agent, servant, employee or any person rendering a service to the applicant in respect of the activity, including but not limited to contractors and consultants.
- 27 The owner and/or developer must notify this Directorate and any other relevant authority, in writing, within 24 hours thereof if any condition of this authorisation is not adhered to.
- 28 Departmental officials shall be given access to the property referred to in B above for the purpose of assessing and/or monitoring compliance with the conditions contained in this Record of Decision, at all reasonable times.
- H. **RECOMMENDATIONS:**
None.

Provincial Minister for Environment, Planning and Economic Development

I. **KEY FACTORS AFFECTING THE DECISION:**

1. The decision is based on the culmination of the Environmental Impact Assessment process which includes the following:

- The Final Scoping Report dated March 2004 and the Environmental Impact Assessment Report dated October 2004 as well the additional information requested by the Department, including the comment by Heritage Western Cape's comments (received on 27 January 2006);
- The Record of Decision Issued by the Director: Integrated Environmental Management (Region A) authorized part of the application on 22 May 2006;
- The appeal was submitted by Stadler & Swart on behalf of Mr HF Smith (the applicant) lodged on 21 June 2006;
- The comment received from the Stellenbosch Municipality in respect of the Longlands Development and
- The existing policy and legislative framework and the principles of the National Environmental Management Act, 1998 (Act No. 108 of 1998) were considered during the decision-making process.

2. The following key factors from the Record of Decision issued Director: Integrated Environmental Management (Region A) on 22 May 2006 are endorsed:

2.1 Vegetation

The site, which originally comprised mainly West Coast Renosterveld vegetation, has been cleared of most of its natural vegetation for mining and the planting of vineyards. The West Coast Renosterveld remnants, including *Elytropappus rhinocerotis* (Renosterbos) *Elytropappus longifolius* (slangbos), *Elytropappus gnaphaloides*, *Erica Curviflora*, *Rhus Lucide* and *Olea europaea* (wild olive), are confined to isolated pockets ("islands") within and around the laterite mined area within the Western Sector of the Farm. The mined area has become inundated with exotic vegetation, notably *Acacia* and *Eucalyptus* on its fringes and the species diversity is low.

The Longlands property lies on an elevated spur with gentle slopes to the north towards the Sandrift River and to the East and the South East. No other water courses are present on the farm although an ephemeral seepage occurs within the quarry pit of the mined laterite.

2.2 Fauna

Due to the limited natural areas on the property, the biotic diversity is low. Birds are the most common wildlife on the property, predominantly associated with the wetland area. Evidence of small buck, porcupine and hares were noted. These animals are common in the rural farm landscapes.

2.3 Archaeology

The archaeological assessment undertaken on the Farm in 1998 by Colin Cambell showed that no significant archaeological artefacts were found on the property. A

Provincial Minister for Environment, Planning and Economic Development

few acheullan tools were noted on the farm, however the significance of these artefacts is low.

2.4 Socio Economic

The economy is based on a strong agricultural, manufacturing and service centers as well as the growing tourism industry. The grape and wine industry is one of the primary economic bases of the region, with manufacturing and services largely directed towards serving agriculture. Stellenbosch University is also a major economic driver, bringing more than 20 000 students to Stellenbosch every year, creating considerable demand for accommodation. However, the need for low income housing is the greatest housing priority in the Municipal area.

With the gradual increase in the number of people migrating to Vlothenburg over the past few years (Dennis Moos Partnership, 2001), there is currently a need for low cost housing for the Vlothenburg community, i.e. predominantly for farm workers and their families, many of whom are living in poor conditions.

The need for low cost housing in Vlothenburg is evident by the existing inadequate housing in which many community members reside, which in most cases are overcrowded and compromise insufficient services leading to various health hazards, (i.e. no formal sewage system, stormwater system, running water or electricity). In 1998 the waiting list for houses in Vlothenburg comprised 216 families, and the demand for housing continues to increase. The proposed Longlands village will therefore have a positive impact on the standard of living for many members of the local community and will fulfill the vision for Vlothenburg and the development of the Vlothenburg Hamlet.

2.5 Sewage

The current means of sewage disposal for houses on the Longlands Farm comprises septic tanks and soak away drains, whilst the labourers cottages have no formal sewage system. There is no bulk sewage system in the area of the proposed development. The preferred method of sewage disposal for the proposed Longlands Estate and Village is a water-borne sewage system, with a pump and a rising main along the R310 road reserve to the existing Stellenbosch Municipal Sewage Works (SSW). At present the Stellenbosch Sewage Works designated capacity is 25Ml, of which 68% is currently being utilised. It has been confirmed by the Stellenbosch Municipality that the Stellenbosch Sewage Works has existing unused capacity to treat an additional 305 k/day from various proposed development, which includes the de Bosch development.

2.6 Traffic

The traffic impact statement concluded that the proposed access on the Polkadraai Road is located at a position where it is considered acceptable both for arterial access management reasons and safe shoulder sight distance considerations.

Provincial Minister for Environment, Planning and Economic Development

The District Roads Engineer has stated that there is no objection to the proposed location of access to the proposed Longlands development from the Polkadraai Road.

2.7 Planning

The development of a rural settlement (Agricultural Village) at Vlotenberg was first proposed in the Stellenbosch Environs Sub-regional Plan (1996). This notion is supported by the Winelands Integrated Development Framework (WIDF) Spatial Plan (Rural and Urban Settlements Analysis, Policy and Proposals, 2001), which states that the size of rural settlement should depend upon the visual carrying capacity of the location, the value of the surrounding land for agriculture and historic development patterns.

2.8 Visual

Being elevated, the Longlands property is visually exposed from the approach road (R310) from Stellenbosch, from sections of the M12 opposite the Bonniemile smallholdings and from the Stellenbosch Kloof Road.

2.9 Alternatives

These were considered in the process as follows:

2.9.1 Densities and Layouts

Alternative A – comprised of 100 single residential units, the Longlands Village consisting of 106 houses, a guesthouse and a farm component (comprising owner and managers house).

Alternative B – comprises 86 single residential units, 35 group houses, a rural agricultural village consisting of 100 units, a guesthouse and a farm component (comprising of the owners and managers houses).

2.9.2 Sewage disposal

The following was considered:

- a) Conservancy Tanks;
- b) On site treatment by means of a private sewage package treatment plant ;or a biolytic treatment system
- c) A water borne sewage system, where the sewage generated by the proposed Longlands development (and future development within the proposed Vlotenberg Hamlet) would be removed to the Stellenbosch sewage works (via a pipeline along the R310 road reserve).

2.9.3 The No-Go Option

The EIA revealed that no significant negative environmental impacts are anticipated to result from the proposed development. The no go development alternative may inhibit the development proposals for the Vlotenberg Hamlet put forward in the planning undertaken by the local authority for the upliftment of the Vlotenberg node (community).

Provincial Minister for Environment, Planning and Economic Development

2.10 Public Participation

The following issues were highlighted during the Public Participation Process namely: biophysical, socio economic, engineering and planning and process issues. All issues raised during the Public Participation Process have been addressed by the consultant and were considered by this Department in making this decision.

2.11 Authorities consultation:

- 2.11.1 In the letter dated 18 January 2006, Heritage Western Cape endorsed the recommendations as contained in the HIA conducted for the proposed development.
- 2.11.2 Cape Nature (previously Western Cape Nature Conservation Board) in their letter dated 30 August 2004 provided comments on the proposed development in terms of which the Renosterveld fragment on the property is of a low conservation value due to its small size.
- 2.11.3 The Department of Water Affairs and Forestry stipulated in their letter dated 24 June 2005 that they have no further objections to the development subject to their conditions as stated in their fax dated 19 April 2005 regarding the irrigation of water containing waste as well as the dams on the property.
- 2.11.4 The Department of Transport and Public Works indicated in their letter dated 11 May 2004 that they have no objections to the proposed siting of access from the MR177.
- 2.11.5 The Department of Agriculture in their letter dated 15 March 2005 stipulated that they have no objections to the proposed development and that the layout plan dated 14 March 2005 is the recommended plan.

3. Appeal Issues:

3.1 Planning considerations:

The development proposal as outlined in the application is an integrated development proposal which is only sustainable if implemented as a whole.

Relevant policies and planning frameworks were considered during this appeal and applied in the context of the socio-economic challenges and biophysical parameters that exists. This included a consideration of the relevant local, provincial and national policies and priorities.

The proposed development will result in an improvement to the living conditions and state of housing provision for farmworkers living on the subject farm and to the Viotenburg community. The development as proposed will result in a minimal loss of agricultural land as the Estate component of the development is situated on a disused quarry whilst the Village component exists. In terms of the *quid pro quo* principle, the services to the Village will be developed by the applicant. The Village component will be designed and built according to the local architectural vernacular. The applicant will fund the difference between the subsidy and the cost of building a top structure that meets this design standard.

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Provincial Minister for Environment, Planning and Economic Development

- 3.2 The removal of alien/exotic vegetation is required as part of this decision. This is based on the information presented in the Scoping Report (WEC, March 2004: pp25 and Table 1: 3-4) in which it is stated:

"An alien vegetation clearing programme and follow-up weeding programme will be implemented ... to eradicate invasive alien vegetation from the property ... on a phased basis, i.e. until the replacement of indigenous species or non-invasive species are well established..."

J. **DURATION AND DATE OF EXPIRY:**

This authorisation shall lapse if the activity does not commence within two (2) years of the date of issue of this authorisation.

If any condition imposed in terms of this authorisation is not being complied with, the authorisation may be withdrawn after 30 days written notice to the applicant in terms of Section 22(4). Failure to comply with any of these conditions is also an offence and may be dealt with in terms of Sections 29, 30 and 31 of the Environment Conservation Act, 1989 (Act No. 73 of 1989) as well as any other appropriate legal mechanisms.

Provincial Government, Local Authority or committees appointed in terms of the conditions of the application or any other public authority or organisation shall not be held responsible for any damages or losses suffered by the developer or his successor in title in any instance where construction or operation subsequent to construction be temporarily or permanently stopped for reasons of non-compliance by the developer with the conditions of authorisation as set out in this document or any other subsequent document emanating from these conditions of authorisation.

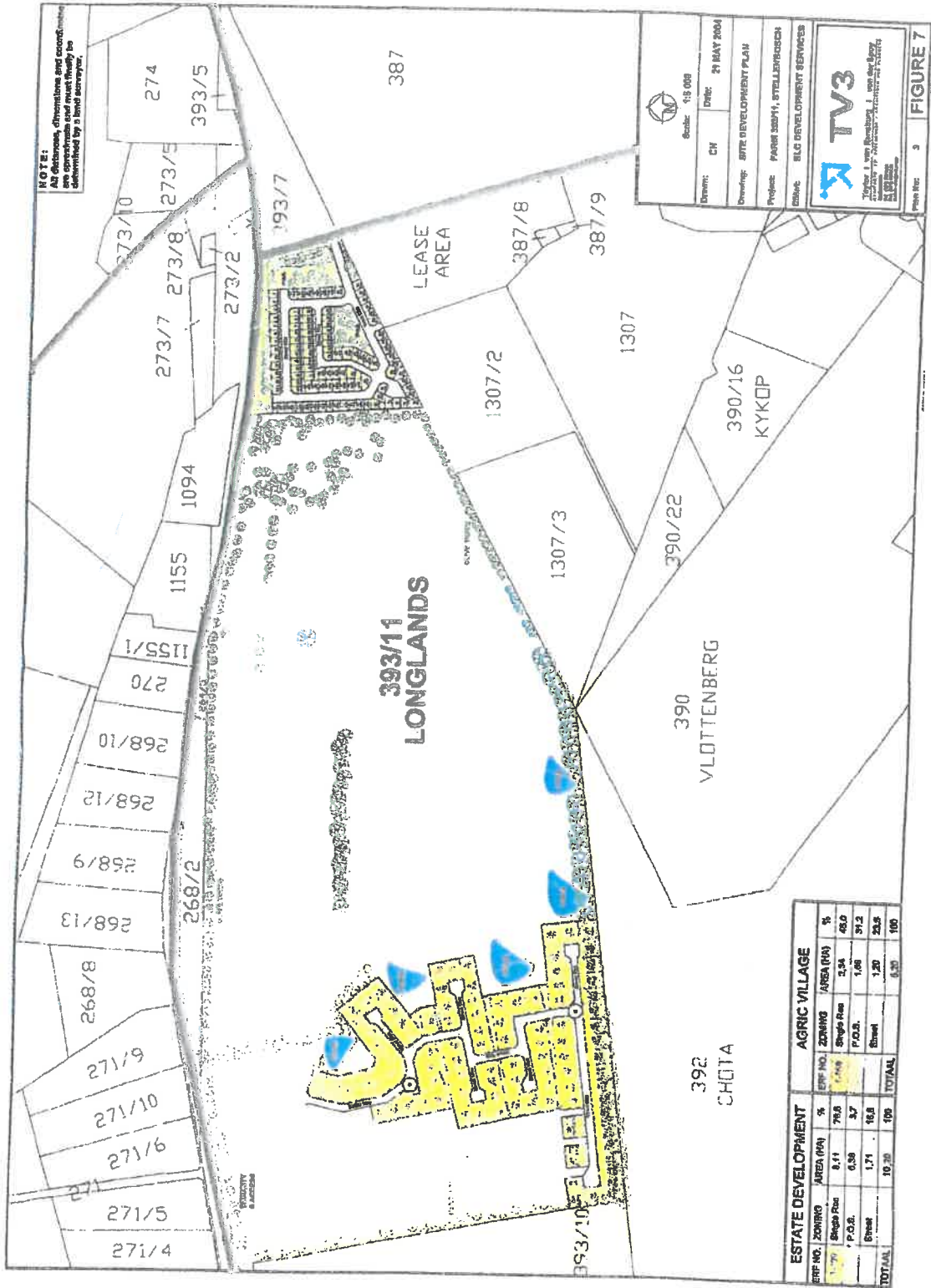
Your interest in the future of our environment is greatly appreciated.

Yours faithfully


TASNEEM ESSOP
MINISTER FOR ENVIRONMENT, PLANNING AND ECONOMIC DEVELOPMENT

DATE OF DECISION: 27.3.07

ANNEXURE 2





Western Cape
Government

Ministry of Local Government,
Environmental Affairs & Development Planning

Tel: +27 21 483 3721

Email: DEADP.Appeals@westerncape.gov.za

Reference: 14/3/1/1/B4/45/0527/21

Mr David Ludditt
Longlands Village (Pty) Ltd
PO Box 1159
STELLENBOSCH
7599

Cell: 083 796 5656
Email: David@aaam.co.za

Dear Mr Ludditt

AMENDMENT DECISION: THE AMENDMENT OF THE AMENDED APPEAL RECORD OF DECISION FOR THE LONGLANDS ESTATE DEVELOPMENT ON PORTION 11 OF THE FARM LONGLANDS NO. 393, VLOTTENBERG, STELLENBOSCH

1. Your Application for the Amendment of the Appeal Record of Decision ("RoD") dated 13 June 2019, as received on 21 June 2021 and the Final Amendment Report dated March 2022 refers.

2. **EMPOWERING PROVISIONS:**

Sub-regulation 27(1) of the NEMA EIA Regulations, 2014 states that "The competent authority that issued an environmental authorisation has jurisdiction in all matters pertaining to the amendment of that environmental authorisation as long as the environmental authorisation is still valid, provided that the competent authority that issued such environmental authorisation still has jurisdiction in terms of the Act."

3. **DECISION**

By virtue of the powers conferred on me by the NEMA and the EIA Regulations (Government Notice No. R. 326 in Government Gazette No. 40772 of 7 April 2017), I have decided to **amend** the Amended Appeal EA issued on 27 March 2007 as follows:

3.1. **SECTION A: DESCRIPTION OF ACTIVITY**

The inclusion of the following-

Remainder of the Erf 1, Longlands:

A residential estate and associated infrastructure on the Remainder of Erf No. 1, Longlands, Vloottenburg, which will include the following:

- 255 single residential erven on the Manor site with Erf sizes ranging from 300m² to 1000m²;
- A creche, clubhouse, security gatehouse and a café;
- Various Private Open Spaces and an internal private road network throughout the development;
- A green corridor located diagonally across the property from south-west to north-east;
- A secondary corridor positioned along the proposed Eskom underground cable servitude (the cable replaces the 132kV overhead line);

- Seven detention ponds and two dry swales for storm water management;
- The corridors and servitude areas will be landscaped with suitable indigenous vegetation and trees.

Erf 345, Vlottenberg:

- 70 GAP housing opportunities and associated infrastructure.

A copy of the layout plan is attached as **Annexure 1**.

3.2. SECTION G: CONDITIONS OF AUTHORISATION

3.2.1. The deletion of Condition 4 which reads as follow:

"Only the areas indicated for development on Figure 7 (Plan 3, 21 May 2004), i.e. the residential erven and Village shall be rezoned to sub-divisional area. The remainder of the property shall remain as Agriculture 1 and shall be used solely for agriculture and agriculture-related development in accordance with applicable zoning scheme."

3.2.2. Condition 13 is amended to read as follow:

"13.1 The EMP must be revised to included both the Longlands Manor and Longlands Village developments;

13.6 An ECO must be appointed by the developer for the environmental supervision of the installation of Municipal Services in accordance with the approved EMP and monthly ECO Checklists must be issued by the ECO for both Manor and Village developments;

13.7 An environmental audit must be undertaken by the ECO at the completion of the installation of Municipal Services and a copy of the audit is to be sent to the DEA&DP and Stellenbosch Municipality for both Manor and Village developments;

13.8 An external environmental audit must be undertaken by an independent EAP no later than 6 months after the completion of the Landscaping of Open spaces and road verges and a copy of the audit is to be sent to the DEA&DP and Stellenbosch Municipality for both Manor and Village developments;

13.9 An external environmental audit should be undertaken once the Longlands Manor Home Owners Association has taken over the control of Longlands Manor Estate and a copy of the audit is to be sent to the DEA&DP and Stellenbosch Municipality. Similarly, such an environmental audit is to be undertaken for Longlands Village."

4. REASONS FOR MY DECISION:

- 4.1. The property has been lying fallow for the past 15 years;
- 4.2. The whole property has been transformed and today consists of old vineyards which are currently covered with cosmopolitan weed, various indigenous grasses and exotic invasive grasses;
- 4.3. The agricultural productivity of the soils is medium to low potential for wine grapes. The loss of such agricultural land to housing will have a low-medium to medium impact on food production;
- 4.4. Development has taken place to the west of Erf 1 (Longlands Country Estate) and currently approved development is taking place to the east of Erf 345 (Longlands Village and Longlands Social housing). The Municipal services are, therefore, present on the land and the cost of servicing such land will be minimal;
- 4.5. Remainder Erf 1 Longlands and Erf 345 have been placed within the urban edge of Vlottenburg by the MSDF;
- 4.6. The impact of developing this land on the cultural landscape has been determined to be low to medium, because of the approved developments on Longlands Farm (Country Estate and Subsidized Housing on Erf 346 and the other developments within the Vlottenburg area, namely the built development of Digteby and the approved development of Chanteclare, but as yet not developed;
- 4.7. HWC has endorsed the proposed Longlands Manor development, subject to certain recommendations (which are included in the conditional recommendations below);
- 4.8. The approved Municipal Spatial Development Framework has earmarked the property for mixed use community and residential infill development;

- 4.9. The proposed Manor and Village developments have and will contribute to the upgrading of Municipal services for the Vlotenburg area (water, sewage, electricity and roads);
- 4.10. It is preferable to develop Remainder Erf 1 of Longlands than develop other land in the Vlotenburg area for housing because of the availability of services, most of the higher lying land surrounding Vlotenburg is currently being used for vineyards on agriculturally productive land and development of this land will impact on the cultural landscape of the Vlotenburg area and on food security;
- 4.11. Since the original application, launched in 2004 for only 100 residential units (as Longlands Country Estate and 106 subsidy houses), the population of Stellenbosch has grown by more than 66%. Such population growth requires additional land for settlement.
- 4.12. The overall impacts determined in this Substantive EIA Amendment Report can be summarised as low negative (loss of agricultural land) to low positive (temporary job opportunities during the construction phase to permanent job opportunities during the operational phase).

5. **FACTORS AFFECTING MY DECISION:**

5.1. **PUBLIC PARTICIPATION PROCESS:**

The public participation process ("PPP"), as per the approved PPP plan, comprised of:

- Compile a list of the Interested and Affected Parties ("I&APs) from the existing list that was compiled for the Proposed Longlands Manor development.
- Affixing Notice Boards to steel stakes:
 - along Polkadraai Road so that the Notice Boards will be clearly seen by pedestrians.
 - at the local shop that is located along Polkadraai Road.
- Placement of an advert in the local Eikestad Nuus newspaper that appeared on 13 January 2022.
- Distribution of the Executive Summary ("ES"), in English, describing the PPP and the proposed development to those I&APs within the predetermined list of I&APs.
- Copies of the ES must be left at the local shop for collection by I&APs (mainly frequented by community members from Vlotenburg).
- A copy of the Draft Amendment Report, Environmental Management Programme ("EMPr"), the existing specialist studies and the executive summary of the EIA Report must be made available on the EAP's website.
- The Stellenbosch Municipality and Cape Winelands District Municipality and Government Departments (Heritage Western Cape (HWC), DEADP, DWS, Agriculture [both Provincial and National], Provincial Roads, South African National Roads Agency ("SANRAL") and (CapeNature) must be informed of the availability of the electronic copy of the EIA Report, EMPr, specialist studies and the ES of the EIA Report on the EAP's website.
- The PPP was run for a 30-day comment period from 17 January to 15 February 2022.
- A Comments-Responses Report containing all the comments received from I&APs, has been used to revise this Final Amendment EIA Report.

- 5.2. A summary of the main issues raised by I&APs on the Draft Substantive Amendment EIA Report is the following:

Longlands Country Estate

- The approximate 20ha of vineyards must remain intact (visual impact issues).
- The security fence between the Longlands Country Estate ("LCE") and the proposed Manor development has been fixed in the agreement between the developers and the HOA.
- Vlotenburg is a tranquil hamlet situated in a rural farmland area just outside and to the west of Stellenbosch in the Cape Winelands District Municipality. This area

should be kept for environmental conservation and preservation of farmland between the Cape Town metropolitan's urban sprawl and Stellenbosch.

- The Trustees of Longlands Country Estate note that a successful Annual General Meeting and Special General Meeting was concluded on the 20th of August 2020. Subsequent to the AGM/SGM a resolution was voted in by the homeowners of Longlands Country Estate about the voting result of the tabled resolution. This resolution mandates the Member Trustees of the Longlands Home Owners Association ("HOA") to conclude the process to purchase the 20 ha of land surrounding Longlands Country Estate from Longlands Village (Pty) Ltd. The principle agreement paves the way for the Longlands Country Estate HOA to support the Longlands Manor development as proposed.
- Prospective residents were informed about the written agreement and conditions of the original development (with the previous developer) that another development will never be able to take place on the land between LCE and LSH). A few individuals bought here specific erven based on this knowledge.
- The owners on the eastern boundary of LCE accordingly paid a higher premium for their properties because they front onto the vineyard and the Stellenbosch valley and mountain range which lay ahead towards the east.
- If any new development is to be allowed appropriate height restrictions should be imposed to lessen the visual impact and single height dwellings should be considered along the western boundary of the development.
- Further steps at lowering or cutting of land to a suitable depth or the terracing/stepping down and removal of land on the proposed development site should be considered to lessen the impact of visual encroachment on LCE and its surrounds.
- The LCE development would have been provided bulk services but, to date, there is no sewage connection to the local authority's sewage line.
- The previous developer never made provision for this infrastructure for the subsidy housing and whilst the new development company may have agreed to pick up this cost, what is the "trade off" by the new consortium of developers embodied by Longlands Village (Pty) Ltd. in exchange for receiving the authority to develop and introduce the proposed additional 255 houses?
- The new development will house more than 1000 more residents in the area and that is a conservative "spinoff" of the proposed development. The sanguine approach by the EIA to this magnitude development in rural winelands area is distressing. It attempts to paint a picture that everything will be just fine and dandy come this new development because it's taking vineyard land which is not very arable and catering for the needs of commerce.
- An I&AP noted that it is the first time in all the development applications and documentation that he has received wind of the intention to establish a commercial business centre ("café") on the proposed new development site. The original RoD took account of a guesthouse with 6 guest suites but not the commercial concern of a "café.
- It was noted that if this development is ever authorized, that the request for 255 residential erven should be drastically reduced to no more than 100 erven like its neighbouring counterpart LCE.
- The proposal that 255 households contribute daily to a refuse yard to be situated at a front security entrance gate sounds like an environmental nightmare. What smells and vermin and flies and other unwanted elements will such a yard not attract?

Bonniemile Smallholders and Friends

- Were originally opposed to the 2004 Longlands development as the land was zoned as agricultural and they were concerned about noise, traffic and light pollution and further development.

- Not opposed to developments which will create much needed jobs, investments in the building industry and extra income for the municipality via rates and taxes, but it must not be allowed in rural areas on zoned agricultural land.
- The effect on the rural character will be even worse than the 2004 Longlands project with even more noise pollution, light pollution, huge increase in traffic, more people, pressure on water resources, pressure on the Stellenbosch effluent plant, etc. The same items and principals as per the 2004 objection thus applies for this objection.
- The developers cannot be allowed to destroy the character of Stellenbosch and its surroundings and this must be stopped by the authorities once and for all.
- The development will have a negative effect on the values of all the surrounding properties. All the current residence live and bought properties in this area for its rural character, which will be destroyed if any further developments are approved.
- Questioned why did Longlands Village (Pty) Ltd donated R200 000 to the DA in May 2021, just as the developers started with the illegal project.
- In their 2004 objection it was mentioned that if the development will be approved, it will be a matter of time before the rest of the property will also be developed. This is exactly what is currently happening.
- The current developers already invested a substantial amount by building a huge entrance gate and buildings on the property, still under consideration to be rezoned. They did this before the approval\rezoning for the 255 houses, thus exercising huge pressure on the local and provincial government to approve the rezoning. This is one of the oldest tricks in the book.
- The developers built an illegal entrance out\on of the Bonnie Mile Road opposite the entrance of the Longlands Village. Never in their lives have they experience such a disastrous, badly planned road.
- A clear and strong message must go out to this developer and all other future developers that they must first get approval and input from the local authorities, local community and property owners before they just go ahead as they wish with the attitude they cannot be stopped.
- As a resident of Stellenbosch it is sad and shocking to see how the once beautiful area is deteriorating under the pressure of continuous development, all for the sake of money.

Stellenbosch Interest Group

- Indicated that the introductory statement made that "the previous owner obtained approval for an additional 70 dwelling units on Erf 345 from the then Department of Rural Development and Land Reform (DRDLR)" is not correct, and it conflicts with the EA granted in 2007.
- Noted that if a new EA is once again granted by the DEADP for the development of Longlands Manor, the Ratepayers Association and Interest Group will lodge appeals against such decision for consideration by the Minister.
- The integration of communities at Vlottenburg is highly unlikely to take place after a berm has been built to assure segregation of the two communities.
- If 255 (or possibly 323) dwellings were to be approved as proposed, all the children living in such dwellings will be dependent on arrangements that their parents are able to make to transport them to school.
- If development is to go ahead (which is not supported) the provision of "estate erven" or smallholdings with a minimum area of one hectare each would be a more sustainable option, than 255 units.
- Note that the DEA&DP has not conducted any compliance monitoring in respect of the 2007 authorisation for the development of the Longlands Country Estate.
- The SIG finds it most disturbing that neither the former nor the current owner of Longlands has been prosecuted for non-compliance with the 2007 EA.

Stellenbosch Rate Payers Association ("SRA")

- Note that the new Substantive Amendment Application contains no new information or environmental alternatives. The SRA accordingly stands by the comments submitted on 27 July 2020.
- State that Minister Bredell is the Executive Authority for the Department of Environmental Affairs and Development Planning whose goal it is to ensure a resilient, sustainable, quality, and inclusive living environment for the Western Cape.

5.3. A summary of the main issues raised by Organs of State on the **Draft Substantive Amendment EIA Report** is the following:

DEADP: Pollution and Chemicals Management

- The D: PCM supports the upgrading of the bulk sewer network before any completed portion or phase of the development is connected to the sewer network.
- It is recommended that the detention ponds should be treated as sensitive areas. The storage of hazardous substances (petrol, diesel, oil or lubricants) must be prohibited in or near these ponds and no discharge of wash water or effluent is to be allowed to enter these ponds.
- The use of potable water for dust suppression must be strictly prohibited and non-potable water must be used instead.

5.4. **Need and desirability**

- The development process and specialist studies for the various components of the receiving environment have identified issues of ecological importance (creating natural rehabilitated corridors) and ensure that the development proposal is undertaken in a manner that will not unduly compromise the ecological integrity of the receiving environment (add to the ecological well-being of the development).
- The two development proposals, in view of its envisaged contribution towards health care, local economic development and job creation (both during the construction and operation phases), will contribute to realising the principle of social equity and community upliftment. The new developers have played a pivotal role in getting the social housing project out of the ground.
- The development proposals will be economically viable, in view of its anticipated economic outputs, and will contribute to local economic development over the long term (provision of goods and services), and will go some way to paying for the upgrading of all the municipal services for Vlottenburg as a whole (electricity, water, sewage and roads), as well as providing sustainable job opportunities (economic upliftment).
- In terms of spatial efficiency, the two developments are located within the urban edge of Vlottenburg. The proposed developments promote compact, residential developments that are integrated with Vlottenburg by forming the central northern edge of the settlement. In terms of the "urban area", the proposed Longlands Manor development has the developed Longlands Country Estate directly west, the approved Longlands Village directly east and the approved Longlands Subsidy Housing east of the Village. North of the collective Longlands property; lies the Bonniemile Smallholdings whilst south of Longlands the approved but still to be developed Chanteclare residential Estate is located. The developed Digteby Estate is to the south of Chanteclare Estate. As such, Longlands Manor and Longlands Village are considered to be within the urban area of Vlottenburg.

5.5. **SPECIALIST STUDIES**

5.5.1. **Water Supply**

The average annual daily water demand ("AADD") for potable water for the proposed Manor development is **150 kl/day**. The peak hour demand is 27.7litres/second for Manor. The development is classified as a "low-risk" fire protection area, with a required fire flow of 25 l/s at 10m minimum residual head for the development.

The subject properties have been taken into account in the Municipality's Water Master Plan for the Vlottenberg area. The water will come from the Blackheath water purification system which will pipe water to a new reservoir (500m³) to be located north-east of the purification works and a second reservoir (5 000m³) west of Longlands Country Estate.

The GLS Engineers were appointed to investigate the effect of the proposed development on the external Vlottenburg network in the Bulk Engineering Services Report and concluded that the existing Polkadraai rural water scheme supplies bulk water to the rural consumers along the Polkadraai, Vlaeberg and Baden Powell roads. A previous analysis of the existing Polkadraai rural water scheme has indicated that the current system is at maximum capacity and has no spare capacity available to accommodate any additional developments.

Certain upgrades will be required to upgrade the existing Polkadraai rural system in order to accommodate the proposed development together with other future developments. It is also proposed in the water master plan that bulk water from the Polkadraai system is used to augment bulk water supply to Stellenbosch town. The Stellenbosch Municipality will undertake such upgrades over the next three years. The Municipality has approved the following budgets:

Financial Year	Budget
2020/2021	R20m
2021/2022	R20m
2022/2023	R10
Total	R50m

The internal water reticulation network for Longlands Manor and Longlands Village will consist of 160mm and 110mm diameter PVC-u mains and will be designed according to the specifications of Stellenbosch Municipality. The network will also make provision for fire flows, and fire hydrants will be installed at specified spacings.

5.5.2. Irrigation Water

There are three boreholes on the farm that will be tested for yield and quality, and if feasible, will be used for the irrigation of the open spaces. The registering of the boreholes and obtaining the necessary licences to use the boreholes for irrigation will be undertaken and submitted to the Department of Water and Sanitation (DWS).

If required, a water quota for irrigation can be acquired from Wynland Irrigation Board. In addition, the possibility exists to obtain treated effluent from the Stellenbosch Wastewater Treatment Works ("WWTW") for irrigation. The existing sewer rising main running in the Vlottenburg and Polkadraai road reserves will become redundant once the sewer reticulation network has been upgraded and connected to the Blaauwklippen sewage pipeline system. The feasibility to use the pipe to convey treated effluent to Longlands Manor and Village will be investigated, after which further negotiations with Stellenbosch Municipality will be entered into. The treated effluent can be stored in the existing reservoir on the Longlands Country Estate, when it becomes redundant due to the upgrades of the Blackheath/Polkadraai water system. The Blackheath Polkadraai water scheme has been approved from the Blackheath water purification works to the Skilpadvlei reservoir (to be built in 2022) and on to Longlands Farm.

The quality of treated effluent for irrigation on Longlands will need to be carefully monitored to ensure that the quality meets the General Authorisation (GA) Standards of the National Water Act. Water samples will need to be taken on a continuous basis to see that the GA Standards are maintained.

All residents will be encouraged to store rainwater on their erven to be used for irrigation.

5.5.3. Sewage System

The development falls within the future Blaauwklippen Pump Station drainage area. The recommended position for the sewer connection for the proposed development is at the future 200 mm and 250 mm diameter outfall sewer.

The Sewer Master Plan for the Vlottenburg area suggests that the proposed development area should gravitate to the existing Digteby Pump Station (which will be decommissioned) and allowed to gravitate via a new 315mm pipe to the future Blaauwklippen Pump Station from where sewage will be pumped directly to the Stellenbosch WWTW. Sewer flows are calculated at 70% of water demands. Based on the water demand calculations, the Peak Day Dry Weather Flow ("PDDWF") is calculated as 104l/day for Manor development.

The connecting sewers (200mm diameter and 250mm diameter) from the Longlands Village and social housing developments to the Digteby Pump Station have been constructed. The estimated cost of these pipelines is R2,4m, and will be financed by the Developer.

In addition, the Longlands Manor and Village developments will require the installation of 315mm diameter gravity main from Digteby to a new Blaauwklippen Pump station. The estimated cost of this sewer is R3,9m and will be funded by the Developer and construction was to take place early in 2022.

5.5.4. Solid Waste Removal

Solid waste generated by the development is calculated at 250 erven @ 0,04 tons/unit/week = 10.0 tons/week.

The Stellenbosch Municipality indicated that they can provide a waste removal service to the development, but compulsory recycling at source must take place. Wet waste is also to be recycled for composting. A covered refuse building has been provided at the guardhouse at the entrance to the two developments, from where the development will be serviced. The Municipality has approved the plans for the refuse building.

5.5.5. Electricity Supply

Electricity supply to the Vlottenburg area has been supplied by the Stellenbosch Municipality with a new underground electrical cable from Onderpapegaaiberg to a mini-substation on Erf 346. Currently Eskom provides the electricity to Longlands Country Estate and the Digteby Estate.

5.5.6. Agricultural Potential

An investigation into the cultivation potential of the Longlands farm was undertaken by viticultural consultant, Messrs J Pienaar, revealed that the soils of the property are generally of medium to low potential for wine grapes, with a limited water storage capacity. The dominant agricultural soil forms and their soil potential for the remainder of Erf 1 Longlands (areas covering Manor and Village developments) are as follow:

- The quality of the soils covering the Longlands Manor development area equate to approximately 58% of the area (about 17ha) having medium- low and low quality soils, while 42% (12.5ha) are higher that medium-high to high quality soils. The rule of

thumb in Stellenbosch is that the area for an economical winegrape farming unit, with irrigation, is about 40ha. Given the quality of soils, the lack of irrigation water allotted to this property and that less than 12.5ha contains good quality soils fit for grapes, it can be concluded that this land would not make an economically productive farming venture.

5.5.7. Biodiversity

There are no naturally vegetated areas left on the two properties which have been used for agriculture (vineyards) since at least 1923, when the Longlands Farm was first granted.

The properties do not have any designated Critical Biodiversity Areas ("CBA") or Ecological Support Areas ("ESA") areas denoted on them. The vegetation that would have occurred on the two sites in the distant past would have been Swartland Granite Renosterveld. Today the areas comprise old vineyards, various alien grasses, and cosmopolitan weeds. Some old vineyards are still present on the property.

5.5.8. Traffic

A detailed traffic impact assessment ("TIA") was undertaken by UDS Africa. To obtain information regarding existing weekday peak hour traffic, counts were conducted at a number of intersections on Tuesday, 3 September 2019 from 06h30 to 09h30 and again from 16h00 to 19h00 to be able to design a new entrance to the proposed Longlands Manor development. This intersection would also provide access to the already approved (but as yet not built) Longlands Village development to the east of the Manor development.

The proposed residential development will have a low negative significance in terms of the transport impact and the conclusions and recommendations of the TIA, state the following:

- The proposed development has the potential to generate 255 peak hour trips (64 in, 191 out during the AM peak hour and 178 in, 77 out during the PM peak hour);
- To accommodate the background traffic, the dualling of Polkadraai Road to the west of Vlottenburg Road should be considered by the Roads Authorities;
- When Vlottenburg Road is realigned to opposite Stellenbosch Kloof Road, the combined Polkadraai Road/Stellenbosch Kloof Road/Vlottenburg Road intersection should be signalised;
- Access to the proposed development will be security controlled, with two lanes in and two lanes out and security booms set back \pm 70 meters from the edge of Polkadraai Road, and that a separate services access is proposed consisting of 4,0 meter wide lanes, sufficient to accommodate emergency vehicles;
- That internal streets will measure minimum 5,5 meters within minimum road reserves of 10 meters, and that the main street will consist of a 6,8 meter width within a 16 meter road reserve, and that refuse removal will occur on the kerbside along the internal streets (with access possible via the services access);
- Parking will be provided at a rate of 2,0 bays per erf (in the form of garages and driveways) in accordance with the Stellenbosch Zoning Scheme Regulations; and
- Public transport embayments are proposed along Polkadraai Road at the outbound legs of its intersections with Stellenbosch Kloof Road/Vlottenburg Road and near the new access to Longlands manor off the Polkadraai Road where accommodation for pedestrians has been made, and that a Non-motorised Transport ("NMT") facility is proposed from the proposed access to link with the existing facilities along Polkadraai Road (towards Stellenbosch).

5.5.9. Heritage

Whilst neither the Manor site nor its attributes have particularly high heritage significance, they nonetheless form part of the broader cultural landscape, which is considered to be

an environment of High Significance, i.e. have a particularly distinctive character, with important components which may be susceptible to change.

The site itself has a low visual significance, though the cultural landscape context within which it is located and through which scenic routes pass, has greater significance. Whereas the development will have an immediate visual impact (in that a noticeable change will be perceived) with suitable mitigation, the visual impacts can be reduced. This impact is assessed to be of a moderate significance reducing to low significance with mitigation. In conclusion, it is evident that proposed development has been carefully designed to ensure maximum absorption in a landscape already impacted by development (existing and proposed). The photomontages indicate that the proposed development will in fact be visually recessive. Overall, the development is assessed to have an impact of moderate significance, reducing from moderate to low with mitigation in the form of landscaping and architectural controls.

The houses on the slopes should be split-level structures and try and avoid double storey facades facing downslope. Use pergolas and tree planting to soften the facades of houses. Colour palates of buildings should complement the cultural landscape. Minimise cut and fill and use low down lighting for streets and exteriors of buildings. Tree planting should be encouraged to be in rows, e.g. along the street scape and along the open space corridors and lanes.

5.5.10. Archaeological Impact Assessment

The results of the study indicate that the proposed Longlands Expansion Development in Vlothenburg near Stellenbosch will not impact or important archaeological heritage. The receiving environment (transformed agricultural land) is not a threatened archaeological landscape.

In conclusion, the study has identified no significant impacts to pre-colonial archaeological heritage that will need to be mitigated prior to proposed development activities commencing. The impact significance of the proposed Longlands Expansion Development on archaeological heritage is assessed as low and therefore there are no objections, on archaeological grounds, to the development proceeding.

The Environmental Control Officer ("ECO") should monitor the earthworks during construction for the unearthing of any stone artefacts. The ECO should also train the construction staff to be on the lookout for stone artefacts, which should be collected in a box. Any artefacts collected should be assessed by the archaeologist. A display of such artefacts could be located in the clubhouse.

5.5.11. Visual Impact

The two developments will have an immediate visual impact (in that a noticeable change will be perceived) with suitable mitigation, the visual impacts can be reduced. This impact is assessed to be of a moderate significance reducing to low significance with mitigation.

The Urban & Architectural Design Controls (UADC) for Longlands Manor have been developed to control the nature and aesthetic quality of the development, and to ensure the protection, improvement and enhancement of this unique setting within the Stellenbosch region.

The Architectural Controls aim to ensure the following:

- the celebration of the unique views to the Simonsberg and Jonkershoek Mountains;
- the protection of the visual and natural attributes of the site, most notably the vineyards and the protected tree avenue;
- the control of the aesthetic quality of the development in order to limit the visual impact of the residences.

Fragmentation of building forms is employed to minimise the visual impact of the development as a whole and to ensure the protection of views from neighbouring sites. Similarly, building elements are to step down with the natural slope to ensure a minimal visual impact. Roof shape shall reflect plan form. Neither the roofs over major forms, nor the eaves lines of major forms shall be stepped.

Buildings must adhere to a 1.5m setback for common boundaries and 2m with street boundaries. Garages are accessed directly off the street (i.e. facing the street), where a 3.5m building line applies. Pitched roofs, as well as flat, green roofs are permitted within the estate. Major plan forms are to be roofed individually and can be linked with flat roofs or other connecting elements such as light, glazed structures. Maximum roof height is based on a maximum height above ground floor level. This height restriction applies to all roof elements including parapet walls, etc.

The height of a double pitched roof for single storey will be 6m and for double storey will be 8.5m. A flat roof for single storey will be 4m in height and a double storey will be 6.5m.

Street boundary walls are to have a maximum height of 900mm above final ground level on the 0m building line. All other street boundary walls are to be 1.5m or 1.8m and must be a minimum of 4m from street boundary and must be set back beyond major building forms. All shared boundaries are to be a maximum of 1.8m final floor level or a maximum of 2.2m from natural ground level. Owners will be encouraged to have limited or no boundary walls on the green lungs to encourage integration of the green spaces and domestic gardens.

In terms of architectural controls, doors and windows with large expanses of glass will be permitted to optimise views to the surrounding mountains and no cottage pane windows will be allowed. Windows, doors and garage doors to be horizontal slat type in timber, aluminium, or steel. The roofs of the residences are to have a contemporary, robust structure and design. Large overhangs are encouraged to protect against the late afternoon sun. Roof materials should be steel, whilst copper, zinkalume or rheinzink will be subject to architect approval. Flat roofs (where accessible, minimum 25% green roof, rest to be natural stonechip or decking material). Lean-to roofs to match material of major roof forms. Flat roofs (concrete linking elements) are to be finished in natural stone chip and or planting.

The colour palette will be natural accent colours (10% of facades), and remainder light tone natural colours. Shutters are to be contemporary sliding or sliding and stacking timber shutters to shield the early morning and late afternoon sun. Materials permitted for shutters are natural timber or aluminium. The supports of decks and pergolas may be timber and steel posts, whilst pillars may be plastered masonry or natural stone pillars. Decks to be natural hardwood timber, painted timber or composite materials subject to approval by the architect. Pergolas to be a combination of wood and steel. Colours to match doors and windows.

External lighting must be contemporary indirect, unobtrusive, and indirect where possible. Lighting is to be provided by the owner at the vehicular entrance to property and no strong external accent lighting onto any buildings will be permitted. Solar Photovoltaic panels and heat pumps are permitted, subject to approval by the architect. Solar water heating and solar panels are to be panelling and no exposed piping will be allowed.

The proposed landscape design in open spaces within the development aims to create a meaningful spatial structure and character with due cognisance of the rural

surroundings and in particular the natural surrounding views of the Simonsberg and Jonkershoek mountains in the distance.

A series of connecting corridors or green lung communal open spaces have been introduced in the development, ranging in width, together with large scale soft landscaped of domestic gardens all comprised of locally indigenous vegetation (Swartland Granite Renosterveld). Informal tree groupings, play and outdoor gym areas, winding walkways and trails and water elements will complete the landscaping of the development. With the natural gradient on the site views towards the mountains are emphasised through the green lung spaces located throughout the site to allow the residents to have unobstructed views and generous spill-out space directly from their properties onto the green spaces.

5.5.12. Socio-Economic

In terms of the revised Spatial Development Framework ("SDF") for the Vlottenburg area, the Longlands Farm has been included into the urban edge and the area is earmarked for mixed use community and residential infill.

Multipurpose Business Solutions (for Longlands manor), has pointed out in their Socio-economic impact assessment that there is a worrying trend that indicates that the construction and manufacturing industries show a declining trend of gross value added ("GVA") in the Stellenbosch region. These two sectors tend to employ more labour than the growing trends of finance, insurance and business services, which tend to employ less staff and certainly less unskilled staff.

Agriculture is still the largest contributor to the GVA of the primary sector with a sector contribution of 97.4% in 2005, which remained the same in 2018. In terms of the general employment trends, there has been a decline in the primary sector of 34% for the period 2001-2018.

A perspective of employment for the different zones in the Municipal area, with specific reference to the number of employed, unemployed and not-economically active persons, show that within 3km of Vlottenburg, 54% of the residents are unemployed, whilst 64% are unemployed within 6km.

The proposed Longlands Manor development will contribute towards the provision of housing opportunities, independent from Governmental subsidies. The proposed project will add revenue and additional employment in the construction sector, which will further strengthen growth in the local economy.

Vlottenburg has been identified in the Stellenbosch SDF (Stellenbosch Municipality, 2019) as one of the loci of future development in the Stellenbosch Municipal area. Enhancing transport capacity and aligning the same with the greater Stellenbosch network is essential to ensure effective and efficient public transport. The location of the Vlottenburg station is an important factor to take into consideration. Research has been completed for the better use of the railway system between Paarl and Somerset West, that will service the various hamlets within the Stellenbosch municipal region, including the Vlottenburg station.

The proposed Longlands Manor development is aligned with several requirements and objectives stated in the local economic development framework strategy with specific reference to sustain employment during construction phase of the project, feed into the construction sector and maintain a semblance of stability and contribute indirectly to enabling sustainable livelihoods, addressing poverty reduction and social welfare

support. Small businesses will benefit from the traditional requirements of residential estates for garden services, security, general maintenance, etc.

In terms of impacts, the negative qualitative impacts during the construction phase mostly relate to large construction vehicles on access roads, noise and dust, the potential influx of job seekers, as well as criminal activities linked to the presence of construction workers and increased activity at the development site.

Potential positive impacts include the creation of new employment opportunities and a contribution towards local economic development, in particular the construction, retail and services industries. Whilst the influx of people in search of employment is not in itself a social impact, the consequence of such movement can result in social impacts. These impacts include disruption of local community networks and the cohesive social fabric that exists within communities, increase in crime levels and disruptions to social services. Construction work on the proposed project is limited to a specified period and non-local construction labourers may find themselves stranded in the area after the construction phase, resulting in more competition for employment. This could also result in an increase in the demand for housing and social services over the long term.

Additionally, the proposed positive socio-economic impacts that the proposed development of Longlands Manor will provide regarding the necessary capital to upgrade the water, sewage and electrical requirements within the Vloottenburg area in terms of the Municipal Bulk Service requirements for the area. Without this development, these costs of upgrades would need to be paid for by the rate payers of Stellenbosch and not by the private sector.

The proposed Longlands Manor development is aligned with several requirements and objectives stated in the Stellenbosch Local Economic Development strategy with specific reference to sustain employment during construction phase of the project, feed into the construction sector and maintain a semblance of stability and contribute indirectly to enabling sustainable livelihoods, addressing poverty reduction and social welfare support.

The proposed project is positioned as a development that is intended to contribute towards tourism, housing and infrastructure development in the Stellenbosch area, but specifically in a hamlet where the community needs private investment to uplift their socio-economic well-being and create more sustainable employment in the area.

The most significant benefits from the proposed Longlands Manor development will be a large contribution towards employment and local economic income during both construction and operational phases. Based on Scenario 1 that reflects constant productivity, the analysis of the impact on the Western Cape indicates an estimated total of 355 direct, indirect and induced jobs per annum on average during the construction period over 10 years, or 335 direct, indirect and induced jobs per annum on average when the impact on the Stellenbosch Municipal area is considered. These temporary job opportunities include direct, indirect and induced employment creation impacts. Once again, it is imperative to understand that the phasing of the project results in an incremental increase in the number of jobs created.

Given that the development entails 255 residential units, there will be a need for domestic workers, cleaning services, gardeners and garden services. In addition to security services, additional employment will be created by the clubhouse component. The application of employment densities related to full-time equivalent jobs for residential housing suggests that 100 jobs could be created for each 1 000 increase in the population. If they assume 255 residential units with a household size of three persons,

the total number of jobs during operations would be between 75 and 90 with a higher bound of 20% more. These jobs exclude those stated above.

The Municipality will levy property rates on the sale of an erf and on the improved value. It is therefore assumed that property rates will apply to the completed dwelling unit based on a 10-year assessment period. A total sell-out and completion of the construction is assumed over 10 years even though it is impossible to estimate the future values of the properties or estimate the increase in the rates factor applied by the Stellenbosch Municipality for budgetary purposes. Also note that the rates are considered in current terms (2019-2020) with an assumed annual escalation of 8% per annum. The estimated property taxes from the development after 10 years and occupation of all units, given the applied assumptions, is almost R6 million per annum.

5.6. ALTERNATIVES

No alternative properties were considered as the applicant only owns the Longlands Farm, namely remainder of Erf 1 Longlands and Erf 345 (previously Portion 11 of the Farm Longlands No. 393, Vlottenburg). The only alternatives put forward are the "No Go" alternatives. Given that the whole of the two properties have been totally altered, it was decided not to consider alternatives with a different layout of residential erven to the Preferred Alternative.

No activity alternatives were put forward as the approved Municipal SDF (2019) earmarks the property for mixed use community and residential infill. The properties are currently zoned Agriculture Zone I and will need to be rezoned to Subdivisional Area.

Various design alternatives were considered for the proposed development of Remainder of Portion 1 of Farm Longlands influenced by considering slope, visual impact from surrounding view-sheds and potential cultural landscape impacts arising from the visual impact of the proposed development on its surrounds. A best fit Preferred Alternative development comprising 255 single residential is proposed development for Longlands Manor which has been broken up into a number of smaller "villages", which are separated by green belts and roads with large verges to allow for judicious landscaping.

Preferred Alternative

The Preferred Alternative comprises 255 residential erven (139 934m²), Private Open Spaces (corridors and smaller isolated open spaces (88 071m²) and a Transport Zone for public roads (49 858m²) to be developed on Remainder of Erf 1 Longlands, which is located to the east of Longlands Country Estate and west of the approved Longlands Village. The preferred alternative for the Longlands Village site on Erf 345 comprises 70 smaller residential erven.

The Preferred land use for Manor and Village of residential development are the best fit alternatives for the two properties that will lead to the least potential number of significant impacts (heritage and visual) on the surrounding environment, while at the same time benefiting social upliftment and economic sustainability.

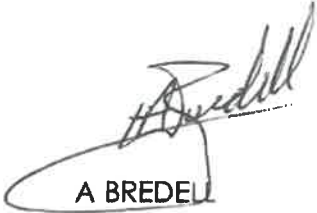
6. Disclaimer:

The Western Cape Government, the Local Authority, committees or any other public authority or organisation appointed in terms of the conditions of this Refusal of the Permit shall not be responsible for any damages or losses suffered by the holder, developer or his/ her successor in any instance where operation is permanently stopped for reasons of non-compliance with the conditions as set out herein or any other subsequent document or legal action emanating from this decision.

Since I have discharged my decision-making powers when making the decision, I am *functus officio* in this regard. My decision is final and your only recourse, should a person still be aggrieved by my decision, is to apply to the Western Cape High Court to review my decision.

Your interest in the future of our environment is appreciated.

Sincerely,



A BREDEUR

**WESTERN CAPE MINISTER OF LOCAL GOVERNMENT,
ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING**

DATE: 25/7/2022

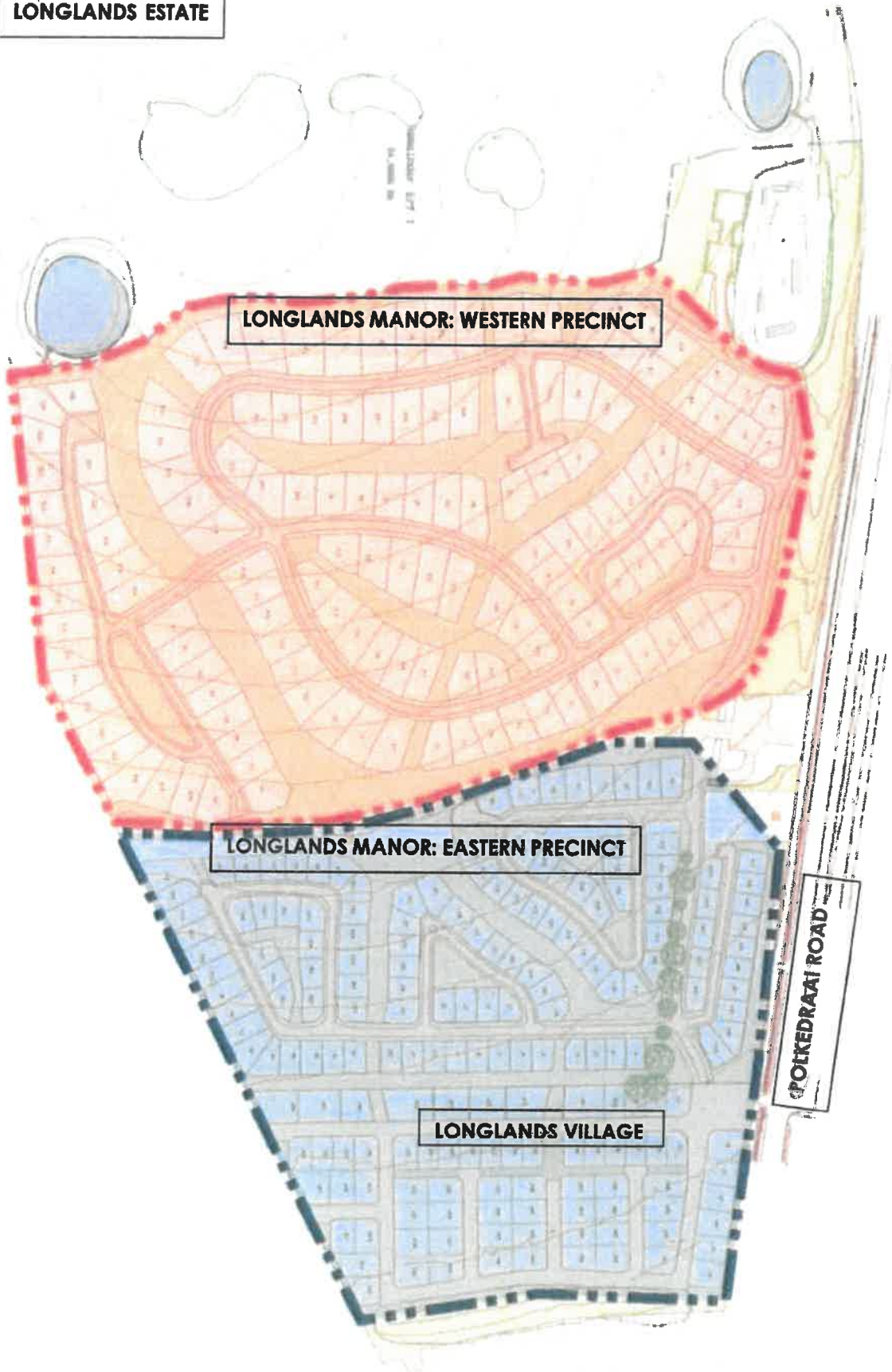
Copied to:

Mr. A. Withers Aubrey Withers Environmental Consultant
Mr. S. Carstens Stellenbosch Municipality

email: aubreywithers@mweb.co.za
email: stiaan.carstens@stellenbosch.gov.za

ANNEXURE 1:

LONGLANDS ESTATE



ANNEXURE M

**REZONING, SUBDIVISION, ADOPTION OF THE
DEVELOPMENT'S NAME AND STREET NAMING AND
NUMBERING, ARCHITECTURAL GUIDELINES AND
HOME OWNERS ASSOCIATION'S CONSTITUTION:
ERF 1, LONGLANDS**

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



Western Cape
Government

TRANSPORT & PUBLIC WORKS: ROADS
Chief Directorate: Road Planning
Email: grace.swanepoel@westerncape.gov.za
Tel: +27 21 483 4669
Room 335, 9 Dorp Street, Cape Town, 8001
PO Box 2603, Cape Town, 8000

REFERENCE: TPW/CFS/RP/LUD/REZ/SUB-25/339 (Job 27323)
ENQUIRIES: Ms G Swanepoel
DATE: 31 May 2021

The Municipal Manager
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

FILE NR:		STELLENBOSCH MUNICIPALITY PLANNING AND DEVELOPMENT SERVICES 03 JUN 2021 RECEIVED
SCAN NR:	E I L L	
COLLABORATOR NR:	708076	

Attention: Mr Ulrich von Molendorf

ERF 1 LONGLANDS: MAIN ROAD 177: APPLICATION FOR REZONING, SUBDIVISION, ETC

1. The following refer:
 - 1.1. The email from TV3 Projects 7 September 2020;
 - 1.2. The letter iCE/S/1248 form iCE Group containing the Traffic Impact Assessment dated 13 September 2019;
 - 1.3. The unreferenced and undated Planning Motivation Report prepared by TV3 Project;
 - 1.4. Stellenbosch Municipality approval, Application number: LU/7898, dated 4 December 2018 for the Longlands Low-Cost Housing (144 erven) and the Longlands 'Village' (70 erven) developments;
 - 1.5. The approved Amended Zoning and Subdivision Plan (Dwg: LONG1_SUBDIV_P-REV7.dwg) for Erf 1 and 3 Longlands, Stellenbosch dated 25 June 2018;
 - 1.6. Our letter 16/9/6/1-25/134 (Job 17949) dated 29 July 2016;
 - 1.7. Our letter 13/3/5/1-25/123 (Job 17949) dated 29 July October 2015;
 - 1.8. Our email (Job 17949) dated 25 September 2015; and
 - 1.9. The letter 60432096/Proj/Rep/Vlottenburg TIA_Add01 from AECOM to you dated 4 August 2015.
2. The application entails the development of 255 residential erven.
3. The following proclaimed roads for which this Branch is the Road Authority are affected:

- 3.1. Polkadraai Road (Main Road 177 or MR177);
- 3.2. Vlottenburg Road (Divisional Road 1065 or DR1065); and
- 3.3. Stellenboschkloof Road (Divisional Road 1067 or DR1067).
4. Your Department of Infrastructure Services agreed to divert Vlottenburg Road (MR177 \pm km27.83) to the existing Stellenboschkloof Rd/Polkadraai Rd intersection (MR177 \pm km27.98) after which the existing Vlottenburg Rd/Polkadraai Rd intersection can be closed before the new access to the Longlands Low-Cost Housing and Longlands 'Village' off Vlottenburg Road can be constructed/opened.
5. Erf 1 currently gains access off MR177 (Polkadraai Road) at \pm km27.31 and a new access has been approved (refer to paragraph 1.5 above) at MR177 \pm km27.18 halfway between existing main access to the Longlands Residential Estate (MR177 \pm km26.35) and Stellenboschkloof Rd/Polkadraai Rd intersection (MR177 \pm km27.98).
6. This Branch offers no objection to the application subject to the following conditions:
 - 6.1. The development is limited to 255 residential erven as per the Subdivision Plan (Plan No. A4) prepared by TV3 Projects dated 3 March 2020;
 - 6.2. The only access to Erf 1 must be off Polkadraai Road at the already approved new access at MR177 \pm km27.18;
 - 6.3. Traffic signals at the new access off Polkadraai Road shall only be installed once warranted in terms of the South African Road Traffic Signs Manual (SARTSM) Vol. 3. Provision for service ducts for this purpose may be incorporated in the interim;
 - 6.4. The detail design of the approved new access at MR177 \pm km27.18 as proposed in the TIA must be approved by the Chief Directorate Road Design at this Branch (Ms M Hofmeyr – 021 483 3999);
 - 6.5. Access control gates to Erf 1 must be at least 70m from the edge of Polkadraai Road with 2 lanes out and 2 lanes in plus a service access as proposed in the TIA;
 - 6.6. The 95m Building Restriction Line is relaxed up to 10m from the southern road reserve boundary of Polkadraai Road, and is only applicable over the length of the proposed development along Polkadraai Road;
 - 6.7. The existing farm access off Polkadraai Road at MR177 \pm km27.31 must be closed permanently, and the road features reinstated (removal of access roadway, drainage pipe and gates, reinstate fence and affected road markings) to the satisfaction of the District Roads Engineer in Paarl (Mr Stewart Bain – 021 863 2020);
 - 6.8. The temporary construction access at MR177 \pm km27.40 (opposite the existing Bonniemile access) must be closed permanently, the changed road markings reinstated, and the road features reinstated (removal of access roadway, drainage pipe and gates and reinstate fence and affected road markings) to the satisfaction of the District Roads Engineer in Paarl (Mr Stewart Bain – 021 863 2020);

- 6.9. Stellenbosch Municipality must provide prove that a consultant has been appointed for the detail design of the diversion of DR1065 (Vlottenburg Rd) to the Stellenboschkloof Rd/Polkadraai Rd intersection;
- 6.10. The detail design of the diversion of DR1065 (Vlottenburg Rd) must be approved by the Chief Directorate Road Design at this Branch (Ms Melanie Hofmeyr – 021 483 3999);
- 6.11. The closure of Vlottenburg Rd at the intersection with Polkadraai Road may only occur once Vlottenburg Rd has been realigned to connect with Polkadraai Rd opposite Stellenboschkloof Rd whereafter the new access to the Longlands Low-Cost Housing (144 erven) and the Longlands 'Village' (70 erven) developments may be constructed (refer to point 1 and 2 on Figure 5 of the letter 60432096/Proj/Rep/Vlottenburg TIA_Add01 prepared by AECOM dated 4 August 2015);
- 6.12. Access to Longlands 'Village' via the approved and registered temporary Right of Way Servitude over Erf 1 to the new access at MR177 ±km27.18 must be closed as soon as Vlottenburg Rd has been diverted to the Stellenboschkloof Rd/Polkadraai Rd intersection and access from Vlottenburg Rd is secured;
- 6.13. All the necessary right of way servitudes must be in place before Section 20, 21 and 28 of the Stellenbosch Municipal and Land Planning By-Law (2015) clearance are issued for the proposed development;
- 6.14. The statutory 5m building line must be reserved for all the proclaimed roads affected by the approval of the diversion of these roads; and
- 6.15. Please note that this Branch has not budgeted for any road works to be conducted on MR177 (Polkadraai Rd) past the proposed development or for the realignment of DR1065 (Vlottenburg Rd).

Yours Sincerely



SW CARSTENS

For DEPUTY DIRECTOR-GENERAL: ROADS

ENDORSEMENTS

1. Stellenbosch Municipality
2. Attention: Mr U von Molendorff (e-mail: ulrich.vonmolendorff@stellenbosch.gov.za)
Attention: Mr S Carstens (e-mail: stiaan.carstens@stellenbosch.gov.za)
Attention: Mr D Louw (e-mail: deon.louw@stellenbosch.gov.za)
Attention: Mr J Fullard (e-mail: johan.fullard@stellenbosch.gov.za)
3. Mr SW Carstens (e-mail)
4. Mr E Burger (e-mail)
5. Mr H Thompson (e-mail)
6. Mr B du Preez (e-mail)

ANNEXURE N

**REZONING, SUBDIVISION, ADOPTION OF THE
DEVELOPMENT'S NAME AND STREET NAMING AND
NUMBERING, ARCHITECTURAL GUIDELINES AND
HOME OWNERS ASSOCIATION'S CONSTITUTION:
ERF 1, LONGLANDS**

**COMMENT FROM THE MANAGER:
HEALTH SERVICES (CAPE
WINELANDS)**

Nolusindiso Momoti

Health comments file

7

From: Leandre Candice Davids <leandre@capewinlands.gov.za>
Sent: Thursday, 06 August 2020 13:43
To: FILE NR: Nolusindiso Momoti
Cc: Cf 1 U Fabian van Wyk
Subject: [EX] ERF 1 LONGLANDS- APPLICATION FOR REZONING; SUBDIVISION, OTHER & HOME OWNERS ASSOCIATION : COMMENTS

SCAN NR:
 COLLABORATOR NR: 690291

APPLICATION IS MADE IN TERMS OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BYLAW, PROMULGATED BY NOTICE NUMBER 354/2015, DATED 20 OCTOBER 2015, ON ERF 1 LONGLANDS FOR:

1. THE REZONING OF THE SAID PROPERTY FROM AGRICULTURE AND RURAL ZONE TO SUB-DIVISIONAL AREA IN TERMS OF SECTION 15(2) (A) OF THE SAID BYLAW TO ALLOW FOR THE FOLLOWING USES AS DEPICTED ON PLANS WITH REFERENCE NR. " PROPOSED SUBDIVISION 4A AND 4B," DATED 03 MARCH 2020, AND DRAWN BY TV3 ARCHITECTS AND TOWN PLANNERS:
 - a. 225 CONVENTIONAL RESIDENTIAL ZONE ERVEN MEASURING ±14HA TO ACCOMMODATE FREESTANDING SINGLE RESIDENTIAL UNITS;
 - b. ONE (1) PRIVATE OPEN SPACE ERF MEASURING ±5,59HA FOR PURPOSES OF A PRIVATE ROAD;
 - c. THIRTEEN (13) PRIVATE OPEN SPACE ERVEN MEASURING ±7,35HA FOR PRIVATE OPEN SPACE PURPOSES;
 - d. ONE (1) COMMUNITY ZONE ERF MEASURING 1,84HA FOR PURPOSES OF CLUBHOUSE AND ANCILLARY USES;
 - e. THREE(3) UTILITY SERVICES ZONE ERVEN MEASURING 10,97HA FOR PURPOSES OF A PUBLIC ROAD AND AUTHORITY USE ;
 - f. TWO (2) AGRICULTURE AND RURAL ZONE ERVEN MEASURING 20,50HA FOR PURPOSES OF AGRICULTURE AND GUEST HOUSE.
2. THE SUBDIVISION IN TERMS OF SECTION 15(2)(D) OF THE SAID BYLAW IN ACCORDANCE WITH THE SUBDIVISION PLAN " PROPOSED SUBDIVISION 4A AND 4B ", DATED 03 MARCH 2020, AND DRAWN BY TV3 ARCHITECTS AND TOWN PLANNERS, TO ALLOW FOR THE DEVELOPMENT IN ACCORDANCE WITH THE SUB-DIVISIONAL ZONE ABOVE;

From an environmental health perspective, this application may be recommended for approval; provided that the following conditions are complied with:

1. Environmental pollution



- 1.1 No pollution such as water, air, dust or noise pollution may occur on any part of the premises during the operational phase of the proposed development. Proper preventative measures must be put in place beforehand.
2. Potable water/Storm water
- 2.1 The quality of the potable water on the premises must at all times comply with the minimum bacteriological and chemical standards for potable water, as determined by SANS code 241.
3. Solid waste disposal
- 3.1 Refuse collection and storage must be done in a way that will not cause a health nuisance.
4. Sewerage/Sanitary facilities
- 4.1 The sewerage system from the proposed development must be connected to an approved sewerage system according to Stellenbosch Municipality's specifications, conditions and approval.
- 4.2 Sewage disposal on the premises must at all times take place in a nuisance-free manner and shall be the owner's responsibility.
5. General conditions
- 5.1 This Department reserves the right to set further requirements during the operational phase.


Please contact me if you have any further questions or comments in this regard.


Yours faithfully




Leandre Davids
HEALTH OFFICER/INSPECTOR
for MUNICIPAL MANAGER


Leandre Candice Davids
 Environmental Health Practitioner
 Cape Winelands District Municipality

 C/o Langenhoven and Bird Street
 Stellenbosch 7600,

 021 888 5814

 021 887 9365

 leandre@capewinelands.gov.za

 www.capewinelands.gov.za

ANNEXURE O

**REZONING, SUBDIVISION, ADOPTION OF THE DEVELOPMENT'S NAME AND STREET NAMING AND NUMBERING, ARCHITECTURAL GUIDELINES AND HOME OWNERS ASSOCIATION'S CONSTITUTION:
ERF 1, LONGLANDS**

**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 : Erf 1 Longlands
Date : 26 September 2022
Re : Application for Rezoning and subdivision of Erf 1, Longlands

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

APPLICATION:

The application under consideration is for the rezoning and subdivision of Erf 1, Longlands Manor to develop a residential estate consisting of 255 single residential erven, internal private open spaces, private roads, and a clubhouse for the residents. Additionally, applications for the naming of the estate, street names and numbers, the constitution of the Homeowners Association, architectural guidelines, and the relaxation of the 95-meter street building line along the provincial road were also submitted.

PROPERTY DESCRIPTION:

The subject property is described in the Deed of Transfer No. T13250/2019 as Erf 1, Longlands. The property is 58.9845ha in extent. A title deed search was undertaken by the attorneys confirming that there are no title conditions that will restrict the proposed residential development on the subject property.

The current zoning of erf one is *Agriculture and Rural Zone* with an approval for a guest house (restricted to an area of 1000m² and six guest suites – based on the municipal approval of 22 January 2009). At present activities on the farm is restricted to agricultural use (vineyards) while much of it consist of fallow agricultural land.

The property is located on the M12 / Polkadraai Road in the Vlottenburg hamlet, ±5km west of Stellenbosch, as indicated on Figure 1 below.

Erf 1 is located within the rural node of Vlottenburg, an area with a mixed-use character. It is surrounded by residential developments (Longlands Country Estate, Digteby Estate, Bonniemile residential smallholdings, etc.), some commercial facilities (BP Service Station, Vlottenburg Kontant Winkel, etc.), tourist accommodation establishments (Lovan Boutique Wine Estate and Guest House, Bonniemile Mulberry House, Madajo Guest House, Cultivar Guest Lodge, etc.), wine tasting facilities and

restaurants (Neethlingshof, Overgaauw, Mulderbosch, Skilpadvlei, etc.) and agricultural land.

Figure 1 below shows the location of Erf 1 with respect to Vlottenburg and Bonniemile.

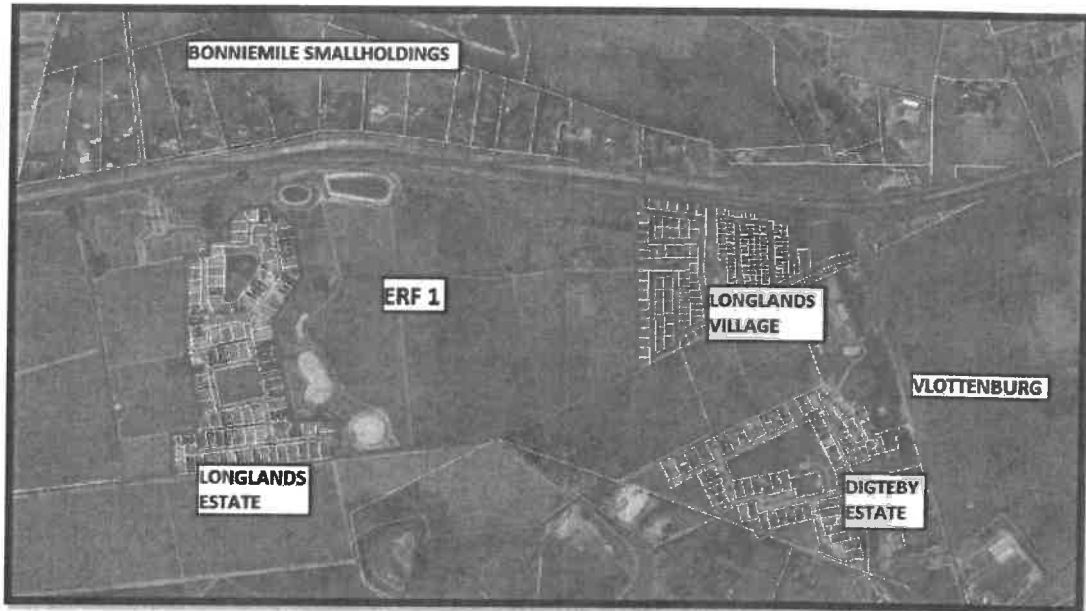


Fig 1. Location of Erf 1, Longlands

POLICY CONTEXT

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. 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 Erf 1 Longlands is shown in figure 2 below.

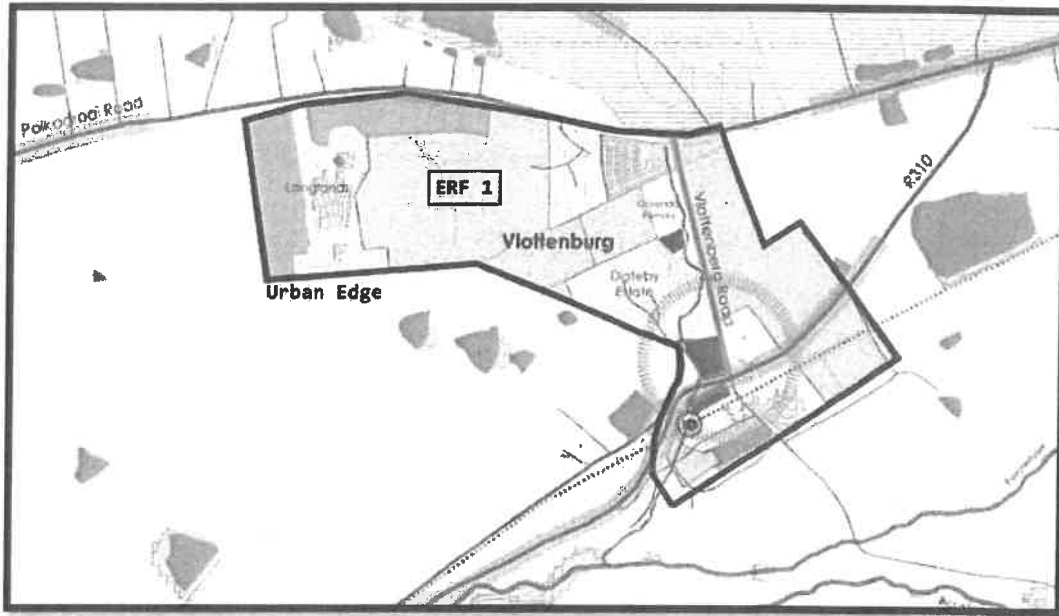


Fig 2. MSDF (Stellenbosch)

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.

Vlothenburg was identified in the MSDF as a “transit node” located along the railway line stretching from the City of Cape Town all the way to Klapmuts as indicated on Figure 3. Below.

The MSDF envisages that over the longer term, villages such as Vlothenburg, Spier, and Lynedoch all located along the Baden Powell-Adam Tas-R304 corridor could possibly accommodate more growth and be established as inclusive settlements offering a range of opportunities. However, these settlements are not prioritized for development at this stage in the MSDF particularly due to the underdevelopment of the public transport system. As a general principle, all development should be contained within the footprint of small settlements along Baden Powell Drive within the existing urban edge.

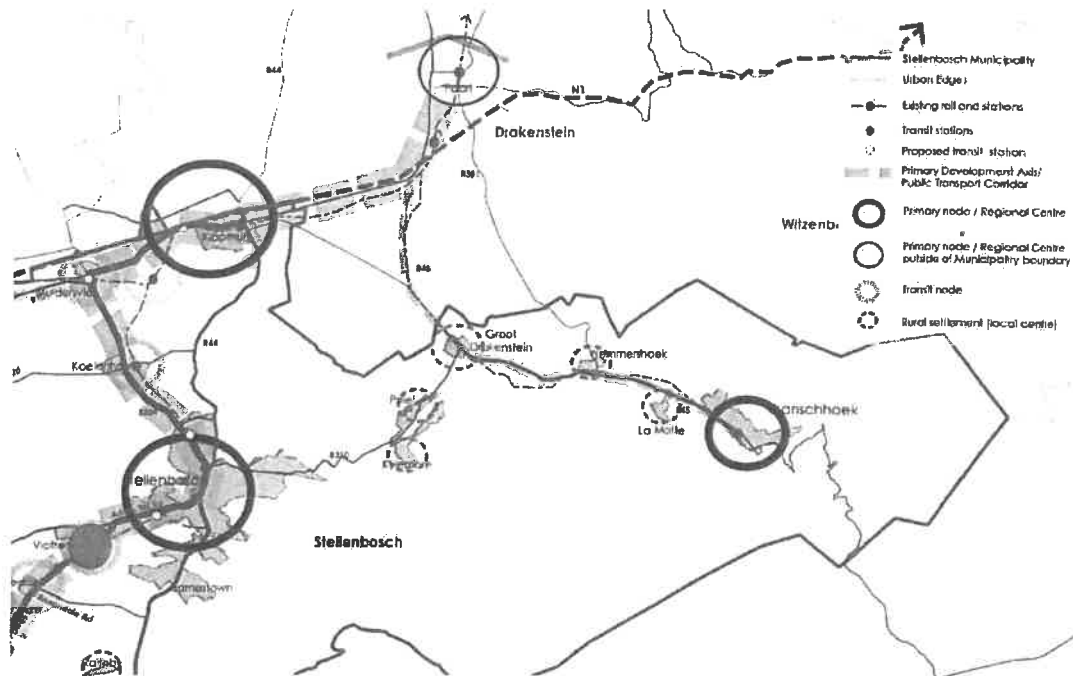


Fig.3 Vlotenburg

APPLICATION:

The proposed estate will consist of 255 single residential erven, internal private open spaces, private roads, and a clubhouse for the residents. The proposed residential development will be extensively landscaped to soften the estate's visual impact which will be particularly visible from the east. It is proposed that trees and shrubs will be planted to screen the buildings, while existing mature trees will be retained (as far as possible) and exterior lighting (i.e., street lighting) will be limited to mitigate the visual impact at night. A Master Landscape Plan for the proposed development was submitted for consideration.

An access point to the subject property and the approved Longlands Village residential estate (from the M12 / Polkadraai Road) has been determined by the Department of Transport and Public Works. The new access road and entrance with security structure was constructed recently. The proposed Longlands Manor residential estate will also use this access point and entrance / security structure as their main access, i.e., a new or separate access point will not be created for the Longlands Manor development.

The subject property has an existing perimeter security fence and for this reason no new boundary wall or fence will be erected for the proposed development.

DISCUSSION:

Erf 1, Longlands is situated within the urban edge of Vlotenburg as proposed by the MSDF. More particularly it is located within transport corridor linking Cape Town with Klipmuts.

The MSDF makes it very clear that this corridor is not a continuous corridor of development but provides for pockets of urban development at specific locations along the corridor. Vlottenburg is one such area due to existing development, the presence of a station and the M1 and Baden Powel provincial roads next to the hamlet. With the current dualling of Baden Powel Road, Vlottenburg will be even more accessible by private motor vehicle.

With the drafting of the MSDF in 2019 Erf 1 was specifically included within the urban edge to be able to develop the land primarily for residential development to “link” Longlands Country Estate (located to the east) with the existing hamlet of Vlottenburg. The proposal is to provide residential opportunities representing an “income gradient” between Longlands Country Estate and the existing Vlottenburg Hamlet by increasing the density and reducing the erf size and, in the process providing housing opportunity for a broader range of groups. In our opinion the proposed residential development on the subject property will constitute infill development of the areas between these existing and approved urban developments and will complete the infilling of the Vlottenburg hamlet.

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 particularly as Longlands Country Estate is already a gate estate.

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 significant commercial, social and employment opportunities and facilities in the immediate area.

The Heritage inventory has given a Grade III grading to the area due to its rural and scenic qualities. No heritage buildings are on the site. A Notice of Intent to Develop was submitted to Heritage Western Cape in terms of Section 38 of the Heritage Act.

When considering the impact of climate change It is important to consider exposure intervention designs over the longer term in greenfield developments within a peri-urban context such as Vlottenburg. The image in Figure 4 was derived from Land Surface Temperature-based urban heat island mapping and indicates that the greenfield site already experiences the maximum land surface temperature (LST) for the given year and accordingly it is recommended that heat mitigation response, tree-planting (greening), cool materials, and water-sensitive urban design (green infrastructure) should be investigated to limit the impact of the urban heat island effect on the natural environment. The built environment inevitably affects the natural environment, and it is critical to ensure that it does not have an adverse effect on the ecology. The importance of ecological systems should be acknowledged when planning and designing the layout and structure of the neighbourhood, and the local ecosystem should as far as possible be incorporated into the development. A new greenfield development should aim to integrate human habitats with nature, merging and working with nature to produce a net positive impact rather than merely reducing

negative impacts. Integrating ecosystems through layout planning and design builds the resilience of all communities.

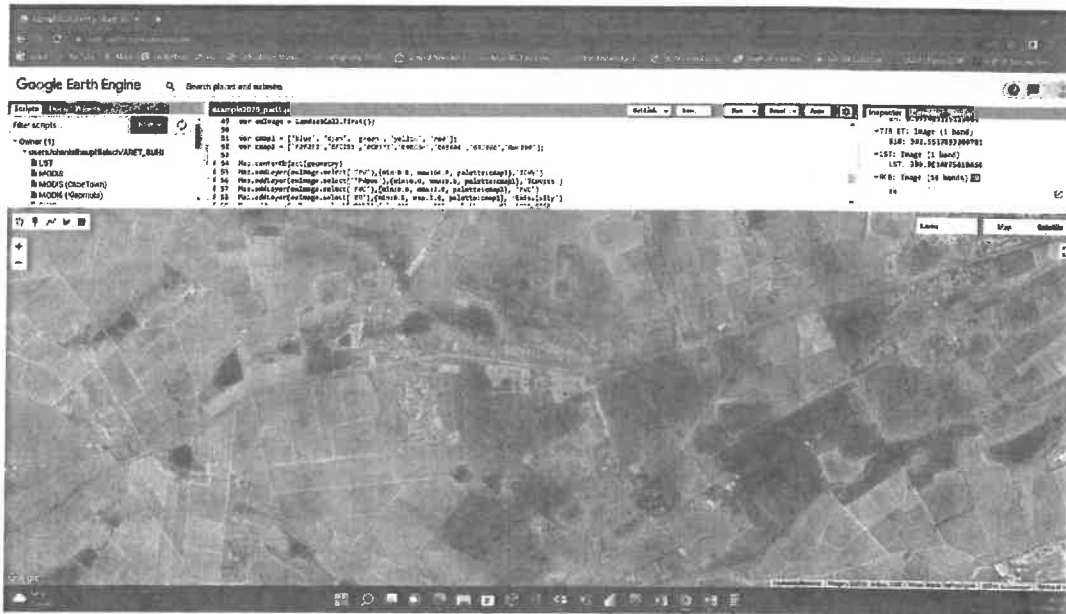


Fig.4 Land surface temperature

The proposed subdivision allows for ample green open space that can be landscaped to improve the aesthetic appeal of the estate but can also play a significant role in mitigating the effect of climate change particularly with respect to LST. It is thus recommended that the landscaping plan be enforced and that the planting of ample mature trees be required.

From an urban design perspective, the department is in support of the proposed development.

CONCLUSION

In conclusion, the proposed development is aligned with the MSDF as it relates to Vlotenburg and entails, in our opinion, infill development that will provide a transition from the upper end of the market (Longlands Country Estate) to the affordable housing component to the east. The proposed lay-out and urban design, together with the proposed architectural guidelines will allow for a well-designed and liveable environment in the rural area.

SUPPORTED / REFUSED

The application for rezoning and subdivision is supported as it conforms with the MSDF.

The following conditions should be considered:

1. The landscaping plan must be evaluated and approved by the municipality and must include the planting of sufficient mature trees to assist in mitigating extreme

temperature fluctuations and to reduce the visual impact particularly from the east.

2. All conditions listed in the HIA, and EIA must be made applicable.
3. The architectural guidelines are supported and made applicable to all.
4. All external lighting or illumination should be controlled in such a way as to minimize light pollutions at night to mitigate the vision impact of the estate during darkness.



BJG de la Bat
MANAGER: SPATIAL PLANNING

ANNEXURE P

**REZONING, SUBDIVISION, ADOPTION OF THE
DEVELOPMENT'S NAME AND STREET NAMING AND
NUMBERING, ARCHITECTURAL GUIDELINES AND
HOME OWNERS ASSOCIATION'S CONSTITUTION:
ERF 1, LONGLANDS**

**COMMENT FROM THE DIRECTOR:
ENGINEERING SERVICES**



MEMO

DIRECTORATE: INFRASTRUCTURE SERVICES
DIREKTORAAT: INFRASTRUKTUURDIENSTE

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

FOR ATTENTION : **Nolusindiso Momoti**

FROM : **Director: Infrastructure Services**

DATE : **5 July 2021**

RE. : **Erf 1: Longlands Manor: Application for the development of 225 residential erven**

YOUR REF : **LU/11470**

OUR REF : **2020 CIVIL LU**

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

- Motivation report by TV3, dated 2020/3/17;
- Proposed Subdivision, Plan No 4A, dated 03/03/2020 by TV3
- Transport Impact Assessment by ICE Group dated 13 September 2019;
- GLS water and sewer analysis report dated 20 February 2019;
- Report on Civil Engineering Services, by Lyners, dated September 2019;

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

- Total Units: 255 residential erven
- Guest House GLA: 1000m² on erf 274 (as per par 2.3 of motivation report)
- Clubhouse GLA: 1410m² on erf 256 (as per Eng report Par 1)

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:

A. Definitions

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LONGLANDS: 255 RESIDENTIAL ERVEN

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. Definitions

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. Recommendation:

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

C. Specific conditions of approval

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LONGLANDS: 255 RESIDENTIAL ERVEN

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:** The following bulk upgrades are required to create capacity for the proposed development, as shown on Figure 1 of the GLS report dated 20 Feb 2019 (see **Annexure A**). The stated costs are rough estimates excluding unforeseen costs, but including P & G, Contingencies and Fees, but excluding VAT - Year 2018/19 Rand Value. The party responsible for implementing these items is given between brackets:

Items required to upgrade the Polkadraai bulk supply system

SPW.B1 : 474 m x 250 mm Ø Pipe to install	R 995 000	(Municipality)
SPW.B2 : 105 L/s @ 110 m New Pump Station	R 3 904 100	(Municipality)
SPW.B4 : 6 197 m x 315 mm Ø Pipe to install	R 18 520 000	(Municipality)
SPW.B6 : 5 000 m ³ @ 165 m TWL Reservoir to install	R 14 140 000	(Municipality)
A. Sub-Total	R 37 559 100	

Bulk network upgrades to connect the proposed development to the Polkadraai supply system

SPW1.1 : 2 780 m x 315 mm Ø Pipe to install	R 8 304 000	(Municipality)
SPW1.5 : 20 m x 160 mm Ø inter connection Pipe to install	R 60 000	(Municipality)
SPW1.6 : Pressure Reducing Valve to remove	R 0	(Municipality)
SPW1.7 : Pressure Reducing Valve to close	R 0	(Municipality)
SPW1.10a : 123 m EGL 315 mm Ø PRV	R 500 000	(Municipality)
SPW1.10b : 123 m EGL 100 mm Ø PRV	R 190 000	(Municipality)
SPW2.2 : 50 Ø Valve to insert and close	R 90 000	(Municipality)
B. Sub-Total	R 9 144 000	(Municipality)

Total (A+B) R46 703 100 ex VAT

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LONGLANDS: 255 RESIDENTIAL ERVEN

The Municipality has appointed a consultant and is currently busy with the detail design stage of the above water upgrade projects, which are also required to create capacity for the already approved 144 subsidised erven and 70 GAP erven (Longlands Village). The following budget has been approved for these upgrades:

“New Reservoir and Pipeline: Vlottenburg”

- 2021/22: R40m ex VAT
- 2022/23: R38m ex VAT
- 2023/24: R26m ex VAT

Please note that this budget allocation might change in the coming years, depending on council's re-prioritization of projects. Therefore, this land use application can be approved, but subdivision clearance certificates will only be approved once the required water upgrades have been completed. At this stage, completion is expected to be in **June 2024**. The Developer must plan the implementation of his development accordingly.

The Developer will be responsible for any link pipelines to connect the development to the municipal bulk network.

- c. **Sewer Network:** The existing sewer network servicing this area consists of the Digteby pumpstation and the 110mm dia rising main from there to the Stellenbosch WWTW. There is insufficient capacity in this system to accommodate the proposed development. The following master plan items listed below, as shown on Figure 3 of the GLS report dated 20 Feb 2019 (**Annexure B**), will be required to service the proposed development. The stated costs are rough estimates excluding unforeseen costs, but including P & G, Contingencies and Fees, but excluding VAT - Year 2018/19 Rand Value. These upgrades must be completed before any subdivision clearance can be given for the proposed development:

SSS4.18 : 590 m x 250 mm Ø Upgrade existing Gravity	R 1 549 000	
SSS4.20 : 350 m x 200 mm Ø New Gravity	R 842 000	
SSS4.15 : New Pump Station	R 3 519 600	(Municipality)
SSS4.16 : 2 367 m x 355 mm Ø New Rising	R 7 987 000	(Municipality)
SSS3.9 : New Pump Station	R 4 834 200	(Municipality)
SSS3.10 : 2 146 m x 450 mm Ø New Rising	R 10 874 400	(Municipality)

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LONGLANDS: 255 RESIDENTIAL ERVEN

SSS4.17 : 1 398 m x 315 mm Ø New Gravity

R 3 887 300

- i. SSS4.18 and SSS4.20 is currently part of the 70 GAP housing + 144 subsidised erven project and will be implemented as part of those projects.
- ii. SSS4.15, SSS4.16, SSS3.9 and SSS3.10 are part of the municipal De Zalze outfall sewer project, which are currently under construction.
- iii. SSS4.17 is not currently budgeted for by the Municipality. As an alternative, the Developer may implement the project in lieu of DCs, subject to an Engineering Services Agreement being concluded between the Developer and the Municipality.
- iv. The existing 160mm sewer pipes from the higher lying Longlands Country Estate must be relocated to the road reserves of the new development. The necessary servitudes and/or agreements for the management of the shared lines are to be registered/agreed between the private developments.

d. Roads Network:

- i. All conditions set by the provincial roads authority will be applicable. No subdivision clearances will be approved by the municipality unless there is proof that the provincial roads authority is satisfied that their requirements have been met.

The items as indicated in the TIA by ICE dated 13 Sept 2019 must be implemented:

- ii. The access and signalisation for the new development must be constructed, as per the provincial roads authority's requirements. The proposed development-access will be situated approximately halfway between the Stellenbosch Kloof Road/Vlottenburg Road-intersection and the existing Longlands Estate access
Funding: Developer's own cost – gives access for a private development from a provincial road. DCs are not applicable as a funding source.
- iii. Public transport embayments to be constructed along the Polkadraai Road, at the outbound legs of it's intersection with the proposed access and that accommodation for pedestrians be made across Polkadraai Road at the newly signalized intersection.

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LONGLANDS: 255 RESIDENTIAL ERVEN

Funding: Developer's own cost

- iv. A 2.4m sidewalk along the proposed development side of Polkadraai Road up to the access, linking the development with the existing sidewalk that ends just to the west of the existing Vlottenburg Road intersection.

Funding: Developer's own cost

e. Stormwater Network:

- i. The Stormwater Management Plan, Report ML294-01 Revision 1, dated 2019-12-05 by Lyners was approved by the Senior Manager: Roads, Transport and Stormwater (letter dated 6 April 2020) and must be implemented by the Developer at his cost.

f. Solid Waste:

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

- 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;
- 6. **Bulk infrastructure projects not on municipal budget:** Bulk projects not on municipal budget: Any of the projects listed above, that are not currently on the Municipality's approved budget will be the Developer's responsibility to implement. Where upgrades may be offset against the Development Charges, and should the Development Charges be sufficient, the "*Developer*" may enter into a Services Agreement with the "*Municipality*" to do these upgrades in-lieu of Development Charges. Should the Development Charges not be sufficient, the Developer may decide to cover the shortfall. If the Developer is not in a position to cover the shortfall, then the implementation of the development must be re-planned around the availability of the bulk services in question. Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law / building plan approval / occupation certificates will not be supported by the Directorate: Engineering Services for this development if all bulk services are not available.

Development Charges

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LONGLANDS: 255 RESIDENTIAL ERVEN

7. 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;
8. 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;
9. 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;
10. 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;
11. that the Development Charges levy to the amount of **R 23 381 669. 96** (Excluding VAT) as reflected on the DC calculation sheet, dated 4 August 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.
12. 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;
 - prior to the approval of Section 28 Certification in terms of the Stellenbosch Municipal Land Use Planning By-law in all cases and or;
 - prior to the erf or portion thereof being put to the approved use;
13. 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 **255 residential units**, or which might lead to an increase in the Gross Leasable Area i.e. a **GLA of more than 1000m² (guest House on Erf 274) and 1410m² (clubhouse on erf 256)**, will result in the recalculation of the Development Charges;

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LONGLANDS: 255 RESIDENTIAL ERVEN

14. 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;

Site Development Plan

15. The access layout must be generally in accordance with the proposals of the TIA and the provincial roads authority's requirements, namely with two lanes in and two lanes out and security booms set back +/- 70m from the edge of Polkadraai road. A separate service access consisting of 4.0m wide lanes must be provided to accommodate emergency vehicles;
16. The access layout must be approved by the Municipality (and the provincial roads authority if applicable) prior to construction commencing.
17. **that internal streets must measure 5.5m within minimum road reserves of 10m, and that the main street must consist of a 6.8m width within a 16m road reserve;**
18. that provision be made for a refuse room as per the specification of the standard development conditions below;
19. that if the "Developer" reaches agreement with the Municipality's Solid Waste department to enter the development, or to remove the waste by private contractor, provision must still be made for a refuse room, should these arrangements change in future;
20. that provision be made for a refuse embayment, accessible to a municipal refuse truck, to accommodate refuse removal. This must be clearly indicated on the engineering drawings when submitted for approval.;
21. that the layout be amended to accommodate continuous forward movement by service trucks and all cul-de-sacs have a minimum of 11 m radius turning circle, to ensure continuous forward movement;
22. 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

23. that it be noted that as per Subdivisional Plan Plan No 4A, dated 03/03/2020 by TV3, the roads are reflected as private roads. Therefore all internal services on the said erf will be

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LONGLANDS: 255 RESIDENTIAL ERVEN

regarded as private services and will be maintained by the "Developer" and or Owner's Association;

Internal- and Link Services

24. 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

25. 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

26. 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.

Servitudes

27. All servitudes must be indicated on the engineering services drawing submitted for approval and must be registered prior to clearance of the erven;
28. Based on information provided in the engineering services report, the following minimum servitudes are required:
- a. Eskom 132kV overhead line to be installed underground (15m wide servitude);

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LONGLANDS: 255 RESIDENTIAL ERVEN

- b. Wynland Water irrigation pipe along the northern boundary of the erf – to be relocated within a new 3m wide servitude;
 - c. existing sewer pipes from the higher lying Longlands Country Estate to be relocated to within the road reserves of the new development and also require servitudes in favour of Longlands Country Estate;
 - d. Any shared service or service crossing private property (discuss with Cliffor – TV3 – how they will deal with the shared sewer/water/SW – will there be one HOA, will there be an agreement between the 3 HOAs?;
29. The “*Developer*” will be responsible for the registration of the required servitude(s), as well as the cost thereof;

Roads

30. that the “*Developer*”, at his/her cost, implement the recommendations of the approved Transport Impact Assessment by ICE Group dated 13 September 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;
31. that the “*Developer*” will be held liable for any damage to municipal infrastructure within the 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

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

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LONGLANDS: 255 RESIDENTIAL ERVEN

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:

33. 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;
34. 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;
35. that the "*Developer*" indemnifies and keep the "*Municipality*" indemnified against all actions, proceedings, costs, damages, expenses, claims and demands (including claims pertaining to 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.
36. that the "*Developer*" must ensure that he / she has an acceptable public liability insurance policy in place;
37. 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;
38. 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;

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LONGLANDS: 255 RESIDENTIAL ERVEN

39. 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);
40. 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;
 - 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

41. 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*";
42. 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

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LONGLANDS: 255 RESIDENTIAL ERVEN

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;

43. 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;
44. 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;

Internal- and Link Services

45. 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;
46. 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;
47. 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;
48. 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;
49. that construction of services may only commence after municipal approval has been obtained;

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LONGLANDS: 255 RESIDENTIAL ERVEN

50. that the construction of all civil engineering infrastructure shall be done by a registered civil engineering services construction company approved by the "Engineer";
51. 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;
52. that a suitably qualified professional resident engineer be appointed to supervise the construction of all internal – and external services;
53. that all the internal civil services (water, sewer and stormwater), be indicated on the necessary building plans for approval by the Directorate: Infrastructure Services;
54. 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;
55. 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);
56. 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;
57. 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;
58. that the "Developer" shall be responsible for the cost for any surveying and registration of servitudes regarding services on the property;
59. 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

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LONGLANDS: 255 RESIDENTIAL ERVEN

sub-contractor of the “*Developer*” to determine the location of existing civil and electrical services;

60. 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*”.
61. 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;

Servitudes

62. 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;
63. 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;
64. 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

65. 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

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- 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.
66. 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;
 67. 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;
 68. 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;
 69. 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;
 70. 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;
 71. 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.

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72. 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;
73. 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.
74. that no overland discharge of stormwater will be allowed into a public road for erven 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

75. 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;
76. that no access control will be allowed in public roads;
77. 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;
78. The design and lay-out of the development must be such that emergency vehicles can easily drive through and turn around where necessary;
79. 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;
80. 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;

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81. that each erf has its own access (drive-way), (*the new access(es) (dropped kerb(s)) to the proposed parking bays be*) constructed to standards as set out by the the Directorate: Infrastructure Services and in line with the Road Access Guideline;
82. that the access road to the existing facility be kept in an acceptable condition, i.e. maintained to a standard which will result in a comfortable ride for a standard passenger vehicle and to a standard which will not endanger the lives or property of road users;
83. that the parking area be provided with a permanent surface and be clearly demarcated and accessible. Plans of the parking layout, pavement layerworks and stormwater drainage are to be approved by the Directorate: Infrastructure Services before commencement of construction and that the construction of the parking area be to the standards of the Directorate: Infrastructure Services;
84. that no parking be allowed in the road reserve;

Bridge Requirement:

85. that any bridge(s) in the proposed road lay-out be designed and constructed to not impact on the natural flow of water, and to be able to accommodate the 1:50 year flood. The underside of the bridge(s) must be above the 1:100 year flood level;
86. that the bridge(s) be constructed by the "*Developer*", at his/her cost, to the standards of the Directorate: Infrastructure Services. An adequate level of supervision by a suitably qualified Registered Engineering Professional must be provided for the full duration of the works. The Registered Engineering Professional shall arrange for any tests that may be necessary to determine whether the workmanship and materials conform to the required standards;
87. that a certificate stating that all work has been carried out in accordance with the Directorate: Infrastructure Services's specifications and requirements, signed by the Registered Engineering Professional, must be submitted with the "As Built" drawings on completion of the bridge(s). The certificate must make reference to all material testing, and confirm that the test results meet or exceed the requirements of the specifications;

Culvert Requirement:

88. that the proposed culvert under rail in the proposed road lay-out be designed and constructed by a professional engineer and to the satisfaction of all affected institutions i.e. Provincial Government, Stellenbosch Municipality, Metrorail, PRASA, etc;

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89. that the culvert be constructed by the "*Developer*", to the standards of the Directorate: Infrastructure Services. An adequate level of supervision by a suitably qualified Registered Engineering Professional must be provided for the full duration of the works. The Registered Engineering Professional shall arrange for any tests that may be necessary to determine whether the workmanship and materials conform to the required standards;
90. that a certificate stating that all work has been carried out in accordance with the Directorate: Infrastructure Services's specifications and requirements, signed by the Registered Engineering Professional, must be submitted with the "As Built" drawings on completion of the culvert. The certificate must make reference to all material testing, and confirm that the test results meet or exceed the requirements of the specifications;
91. that stormwater in the culvert be addressed without utilizing mechanical pumps to the satisfaction of the "*Engineer*";

Wayleaves

92. 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;
93. that wayleaves will only be issued after approval of relevant engineering design drawings;
94. that it is the Developer's responsibility to obtain wayleaves from any other authorities/service provider's whose services may be affected.

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

95. 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;
96. 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;
97. 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;

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98. 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;
99. 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

100. 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;

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:

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LONGLANDS: 255 RESIDENTIAL ERVEN

- 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
101. 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;
102. 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: Senior Manager: Solid Waste (021 808 8241; clayton.hendricks@stellenbosch.gov.za)
103. 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);
104. that if the "*Developer*" removes the waste by private service provider, provision must still be made for a refuse room should this function in future revert back to the "*Municipality*";
105. 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;
106. Access shall be provided with a minimum travelable surface of 5 meters width and a minimum corner radii of 5 meters;
107. 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;
108. Minimum turning circle radius shall be 11 meters to the center line of the vehicle;

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109. Road foundation shall be designed to carry a single axle load of 8.2 tons;
110. Refuse storage areas are to be provided for all premises other than single residential erven;
111. 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;
112. 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;
113. 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;
114. 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;
115. 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;
116. 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
117. 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;
118. 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

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119. 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 device. 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.

120. 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;
121. 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;
122. 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;

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123. Refuse should not be visible from a street or public place. Suitable screen walls may be required in certain instances;
124. Access must be denied to unauthorized persons, and refuse storage areas should be designed to incorporate adequate security for this purpose;
125. 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

126. 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;
127. 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 "*Engineer*" before any application for Certificate of Clearance will be supported by the "*Engineer*";

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128. 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;
129. 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;
130. 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

131. 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;
132. 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;
133. that clearance will only be given per phase and the onus is on the "*Developer*" to phase his development accordingly;
134. **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;**
135. 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*".

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LONGLANDS: 255 RESIDENTIAL ERVEN**Avoidance of waste, nuisance and risk**

136. Where in the opinion of the "Municipality" a nuisance, health or other risk to the public is caused due to construction activities and/or a lack of maintenance of any service, the "Municipality" may give the "Developer" and or OWNER'S ASSOCIATION written notice to remedy the defect failing which the "Municipality" may carry out the work itself or have it carried out, at the cost of the "Developer" and or OWNER'S ASSOCIATION.

Streetlighting

137. 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";
138. 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;
139. 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;
140. 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";

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141. 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.



DEON LOUW

DIRECTOR: INFRASTRUCTURE SERVICES

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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,

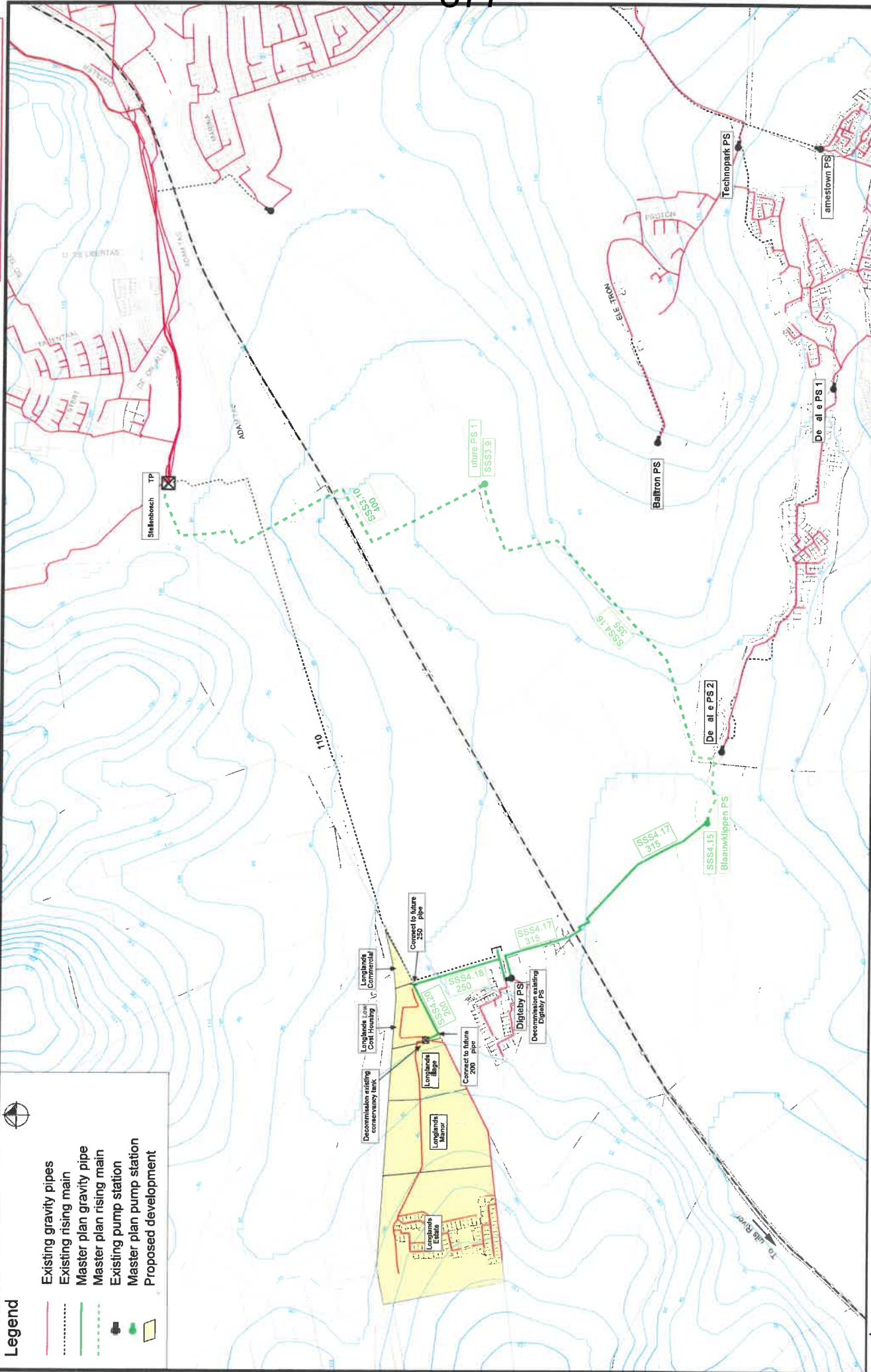
PROPOSED REZONING AND SUBDIVISION OF ERF 1, LONGLANDS: 255 RESIDENTIAL ERVEN

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 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



Stellenbosch Municipality - Development Charge Calculation



APPLICATION INFORMATION

Application Number	Civil LU 2020 (LU/11470)
Date	Friday, 02/Jul/2021
Financial Year	2021/22
Erf Location	Stellenbosch Town
Erf No	Erf 1
Erf Size (m ²)	
Suburb	Longlands
Applicant	
Approved Building Plan No.	Proposed Subdivision, Plan No 4A, dated 03/03/2020 by TV3

SUMMARY OF DC CALCULATION

Unit(s)	Water	Sewer	Storm-water	ha°C	Solid-Waste	Roads	Community Facilities	Totals
	kl/day	kl/day	kl/day	ha°C	t/week	trips/day	person	
Total Increased Services Usage	213.640	174.185	7.333		11.164	1236.90	1236.9	
Total Development Charges before Deductions	R 5 799 000.78	R 4 534 629.96	R 749 522.38		R 593 083.04	R 8 247 871.42	R 3 457 562.39	R 23 381 669.96
Total Deductions								
Total Payable (excluding VAT)	R 5 799 000.78	R 4 534 629.96	R 749 522.38		R 593 083.04	R 8 247 871.42	R 3 457 562.39	R 23 381 669.96
VAT	R 868 850.12	R 680 194.49	R 112 428.36		R 88 962.46	R 1 237 180.71	R 518 634.36	R 3 507 250.49
Total Payable (including VAT)	R 6 668 850.90	R 5 214 824.45	R 861 950.74		R 682 045.49	R 9 485 052.13	R 3 976 196.74	R 26 888 920.45

APPLICANT INFORMATION

Application Processed by:	Tyrone King
Signature	DCs NOT calculated on erf 271-273 - public road and summary use and erf 274 (agriculture + guest house) DCs to be calculated on GLA of Guest House on erf 274. GLA = 1000m2 as per 2.3 of motivation report Clubhouse is 1410m2 GLA - Eng report Par 1 (situated on Community zoned erf 256). DCs only for clubhouse - any additional buildings - DCs to be calculated at BP stage
Date	As above
Amount Paid:	
Date Payment Received	
Receipt Number	

Swellenbosch Town

Land Use Category	Unit Type	Existing Usage			Proposed New Usage			Increased Usage	Development Charge Level (excl VAT)					Total														
		du	m ² GLA	du/ha	du	m ² GLA	du/ha		du	m ² GLA	du	Water	Sewer		Storm-water	Solid-Waste	Roads	Community Facilities										
Infrastructure Type applicable? (yes/no)																												
	du	m ² GLA	area (m ²)	du	m ² GLA	du/ha	du	m ² GLA	du/ha	du	m ² GLA	du/ha	% GLA	du	m ² GLA	du/ha	% GLA	du	m ² GLA	du/ha	% GLA	du	m ² GLA	du/ha	% GLA			
Residential	Single Residential >1000m ²	du			0			0			0			R				R					R					
	Single Residential >500m ²	du			0			0			0			R				R					R					
	Single Residential >250m ²	du			0			0			0			R				R					R					
	Single Residential <250m ²	du			0			0			0			R				R					R					
	Less Formal Residential >250m ²	du			0			0			0			R				R					R					
	Less Formal Residential <250m ²	du			0			0			0			R				R					R					
	Group Residential <250m ²	du			0			0			0			R				R					R					
	Group Residential >250m ²	du			0			0			0			R				R					R					
	Medium Density Residential >250m ²	du			0			0			0			R				R					R					
	Medium Density Residential <250m ²	du			0			0			0			R				R					R					
	High Density Residential - flats	du			0			0			0			R				R					R					
	High Density Residential - student rooms	du			0			0			0			R				R					R					
Commercial	Local Business - office	m ² GLA			0%			0%			1 070		0%	R	108 575.19	R	91 116.94	R	8 177.20	R	21 245.84	R	654 073.86	R	14 909.07	R	898 102.11	
	Local Business - retail	m ² GLA			0%			0%					0%	R				R				R						
	General Business - office	m ² GLA			0%			0%					0%	R				R				R						
	General Business - retail	m ² GLA			0%			0%					0%	R				R				R						
	Community	m ² GLA			0%			0%				1 410		0%	R	153 091.01	R	128 474.89	R	11 529.86	R	29 962.27	R	922 244.15	R	21 021.79	R	1 266 323.97
	Education	m ² GLA			0%			0%						0%	R				R				R					
Industrial	Light Industrial	m ² GLA			0%			0%					0%	R				R				R						
	General Industrial - light	m ² GLA			0%			0%					0%	R				R				R						
	Warehousing	m ² GLA			0%			0%					0%	R				R				R						
	General Industrial - heavy	m ² GLA			0%			0%					0%	R				R				R						
Other	Noxious Industrial - heavy	m ² GLA			0%			0%					0%	R				R				R						
	Resort	m ² GLA			0%			0%					0%	R				R				R						
	Public Open Space	m ²			0%			0%					0%	R				R				R						
	Private Open Space	m ²			0%			0%					0%	R				R				R						
	Natural Environment	m ²			0%			0%					0%	R				R				R						
	Utility Services	m ² GLA			0%			0%					0%	R				R				R						
	Public Roads and Parking	m ²			0%			0%					0%	R				R				R						
	Transport Facility	m ²			0%			0%					0%	R				R				R						
	Limited Use	m ²			0%			0%					0%	R				R				R						
	Special	To be calculated based on equivalent demands																										

* complete yellow/green cells.

** du = dwelling unit, GLA=Gross Lettable area.

Total Development Charges before Deductions

% Deductions per service (%)

% Deductions per service (R)

Additional Deduction per service - from Service Agreement (sum)

Sub Total after Deductions (excluding VAT)

VAT

Total

R5 799 000.78	R4 534 629.56	R749 522.38	R593 083.04	R6 247 871.42	R23 381 669.96
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
R5 799 000.78	R4 534 629.56	R749 522.38	R593 083.04	R6 247 871.42	R23 381 669.96
R689 850.12	R680 194.48	R112 428.36	R88 962.46	R1 237 180.71	R3 507 250.49
R6 668 850.90	R5 214 824.45	R861 950.74	R682 045.49	R9 485 052.13	R26 888 920.45

**Longlands Erf 1
ELETRICITY SERVICES: CONDITIONS OF APPROVAL**

GENERAL COMMENT:

1. Please note that the Stellenbosch Municipality Electrical Department is the supply authority for the new development

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 8088335)

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.

a) The design of the electrical distribution system

b) 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

22/1/20201

Date

Our Reference: 3604-P
Application No: LU/11470

9 February 2022

FIRST FLOOR
LA GRATITUDE
OFFICE BUILDING
97 DORP STREET
STELLENBOSCH 7600
TEL 021 861 3800

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

Attention: Ms. Nolusindiso Momoti

Madam

RE: LONGLANDS MANOR: APPLICATION FOR THE REZONING AND SUBDIVISION OF ERF 1, LONGLANDS

1. Our Longlands Manor land use planning application of 17 March 2020 has reference.
2. The municipal engineering department commented on the application. A copy of their memo is attached hereto.
3. We however disagree with numerous comments and conditions imposed by the municipal engineering department, namely:

- **Clause 4.d.ii.**

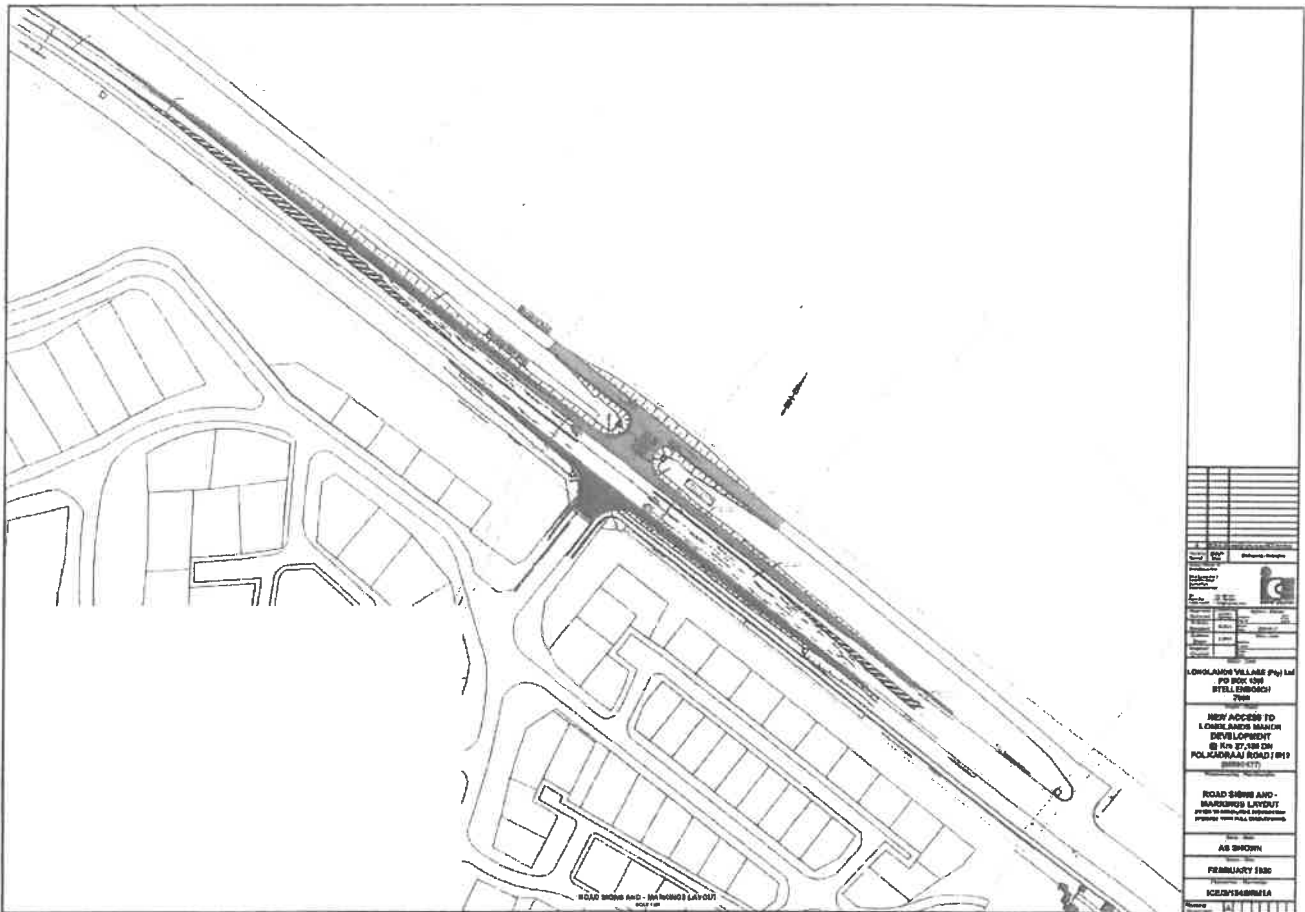
Clause 4d.i. states that "*All conditions set by the provincial roads authority will be applicable*". The Provincial Roads Authority's requirement is that the intersection be signalised when warranted. As the signalisation for the intersection is not yet warranted traffic signals were not installed.

With regard to the funding of the construction of the intersection, factors that should be considered are the following:

- (1) Clause 4.1.1.1 of the Stellenbosch Municipality's *Development Charges Policy 2021/2022* states that "*The Municipality should recover from applicants a contribution that is as close as possible to be full and actual costs of the capital infrastructure assets that are needed to mitigate the impacts of land development and to provide services to new land developments*". In this regard it should be noted that a portion of the traffic generated by the development will not travel to Stellenbosch, but towards the direction of Cape Town and will thus not have any impact on road infrastructure in Stellenbosch.
- (2) The location of the access was a condition of approval from the Provincial Roads Authority. According to the condition of approval the intersection should be approximately halfway between Stellenbosch Kloof Road and the existing Longlands Estate access. The condition further states that the access should, apart from providing access to the Longlands Development, also provide access to Bonniemile to the opposite side of Polkadraai Road. For that reason, the new intersection also makes provision for a dedicated right-turn lane from Stellenbosch to Bonniemile Road. In order to provide the link between Polkadraai Road and Bonniemile Road, a short section of Bonniemile Road had to be realigned. This would not have been necessary if access was only provided to the Longlands Development.

It is thus the opinion that the cost of the intersection cannot be for the developer's account only.

A proposal is that the cost to provide the dedicated right-turn lane towards Bonniemile, plus the works conducted on Bonniemile Road to tie in with Polkadraai Road be offset against DCs. The remainder of the cost will be funded by the developer. The drawing below shows the areas to be offset against development charges (green shaded area) and that to be funded by the developer (red shaded area).



- **Clause 4d. iii.**

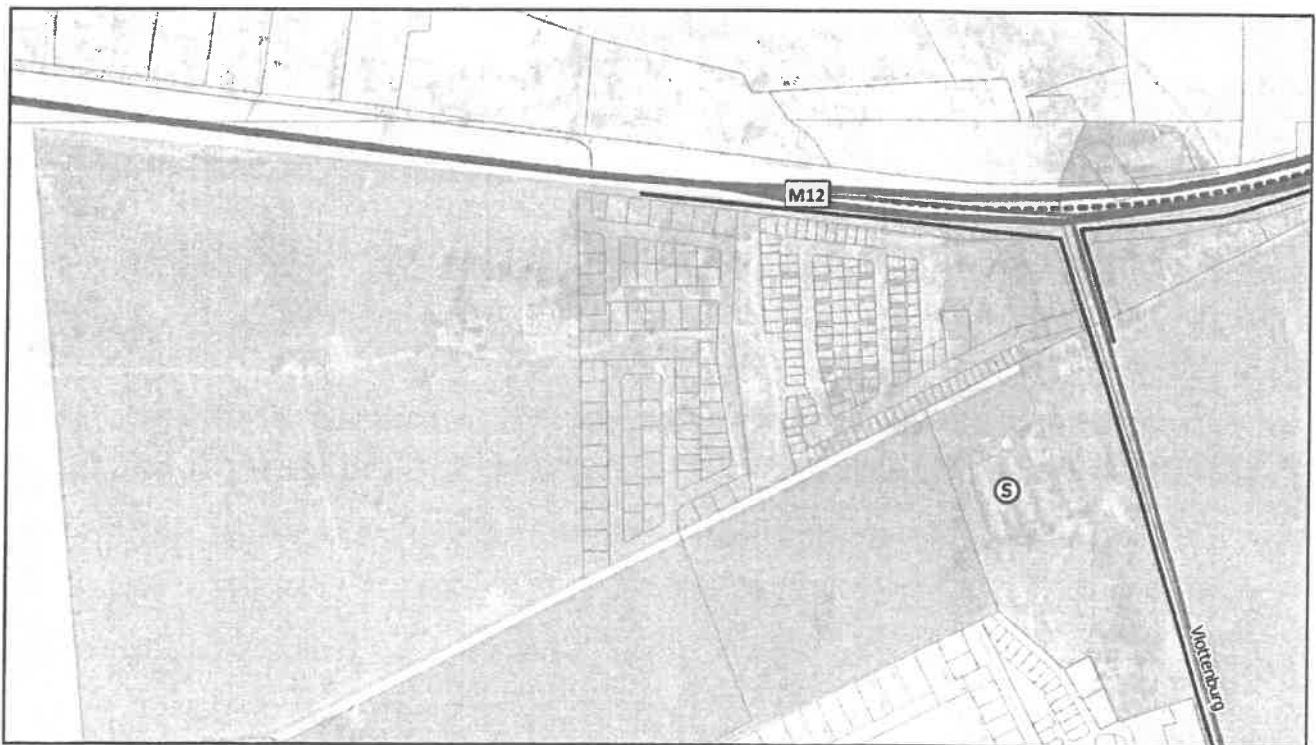
Clause 4d.iii. states that *“Public transport embayments to be constructed along Polkadraai Road.....and that accommodation for pedestrians be made across Polkadraai Road at the newly signalized intersection”*. As mentioned above, traffic signals were not installed as the warrants for traffic signals are not yet met. With no traffic signals the safe crossing of pedestrians across Polkadraai Road is not possible. The detail design drawings submitted for approval did therefore not include the public transport embayments. The drawings were as such approved by the Provincial Roads Authority. The public transport embayments were therefore not constructed at the intersection. These public transport embayments would have to be implemented when the intersection is signalised.

- **Clause 4d.iv.**

The NMT Master Plan of Stellenbosch Municipality indicates '*NMT facilities with partial separation*' up to approximately the new low cost housing project, with '*cycling in shoulder*' indicated along Polkadraai Road. See the extract from the Stellenbosch NMT Master Plan below.

The separate NMT-facility along the development side of Polkadraai Road up to the access, linking with the existing sidewalk in the vicinity of the existing Vlotenburg Road, will be to the benefit of the general public in the area, and not only for the benefit of the development. This facility will also benefit pedestrians from Bonniemile, the existing Longlands Development and farms further along Polkadraai Road.

In view of the above it is the opinion that the cost of the NMT-facility that ties in with the existing NMT-facility along Polkadraai Road should be offset against Development Charges.



----- NMT facilities with Partial Separation (Class 2)

———— Cycling in shoulder

4. We respectfully request that you submit our letter to the engineering department so that they can amend their engineering comments and conditions accordingly.

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



MEMO

DIRECTORATE: INFRASTRUCTURE SERVICES
DIREKTORAAT: INFRASTRUKTUURDIENSTE

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

FOR ATTENTION : **Nolusindiso Momoti**

FROM : **Director: Infrastructure Services**

DATE : **18 Feb 2022**

RE. : **Erf 1: Longlands Manor: Application for the development of 225 residential erven**

YOUR REF : **LU/11470**

OUR REF : **2020 CIVIL LU**

This Memo is in response to comments received from the applicant (TV3) – letter dated 9 February 2022 and supersedes the conditions 4(d)iii – public transport embayments and 4(d)iv - NMT infrastructure of our Memo dated 5 July 2021.

Replace 4(d)iii with “Public transport embayments to be constructed along the Polkadraai Road, at the outbound legs of it’s intersection with the proposed access and that accommodation for pedestrians be made across Polkadraai Road at the newly signalized intersection. These embayments are important to cater for the high number of workers expected to be employed at the estate, and to create a safe facility for public transport vehicles and the general public. Without it, the public transport vehicles will have to stop in the shoulder of the road, which is a safety hazard.

Funding: May be offset from DCs”

PROPOSED REZONING AND SUBDIVISION OF ERF 1, LONGLANDS: 255 RESIDENTIAL ERVEN

Replace 4(d)iv with "A 2.4m sidewalk along the proposed development side of Polkadraai Road up to the access, linking the development with the existing sidewalk that ends just to the west of the existing Vlottenburg Road intersection.

Funding: **May be offset from DCs"**



TYRONE KING

MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)

W:\2.0 DEVELOPMENT\00 Developments\2020 (TK) Erf 1, Longlands Manor (LU-11470), C\2020 (TK) Erf 1, Longlands Manor (LU-11470)_1 revised.doc



Our Reference: 3604-P
Application No: LU/11470

FIRST FLOOR
LA GRATITUDE
OFFICE BUILDING
97 DORP STREET
STELLENBOSCH 7600
TEL 021 861 3800

31 March 2022

Director: Infrastructure Services
Stellenbosch Municipality
Town House
7600 STELLENBOSCH

Attention: Mr. Deon Louw

Sir

RE: LONGLANDS MANOR: APPLICATION FOR THE REZONING AND SUBDIVISION OF ERF 1, LONGLANDS

1. The memo from the Director: Infrastructure Services dated 18 February 2022 responding to the letter from TV3 dated 9 February 2022 and the subsequent meeting with your Messrs. Tyrone King and Johan Fullard at the offices of Abacus, refer. A copy of the memo is attached hereto.
2. We are in agreement with your response on Clause 4.d.iii with regard to the cost of the NMT infrastructure and the public transport embayments that can now be offset against Development Charges (DC's).
3. However, no mention is made with regard to the comments on Clause 4.d.ii as contained in the TV3 letter. Although Messrs. Tyrone King and Johan Fullard indicated at the meeting held at the offices of Abacus that the Municipality's opinion is that all the costs related to the intersection onto Polkadraai Road should be for the developer, it is requested that you reconsider this opinion taking into consideration our response with regard to the motivation why the traffic signals cannot be installed now as well as the motivation for at least a portion of the cost of the intersection to be offset against DC's - as included in the TV3 letter dated 9 February 2022. In this regard, please note that

Bonniemile is a public road and that the residents of Bonniemile, who are Stellenbosch Municipality rate payers, will also benefit from the new intersection.

4. We accept that the Bonniemile Road is not one of the identified Provincial Roads that can be offset against DCs. However, the developer has upgraded the intersection (not the Bonniemile residents) and the developer has improved the access to Bonniemile for these residents (i.e. for Stellenbosch rate payers) obtaining access via the road and benefitting from these upgrades.
5. It is also important to note that when this plan that identifies the Provincial Roads to be offset against DCs, was finalized, the subject property (Longlands) was not included in the municipal urban edge. Longlands was only included in the urban edge when Council approved the Municipal Spatial Development Framework in November 2019.
6. Your positive consideration of the motivation related to Clause 4.d.ii as contained in the TV3 letter of 9 February 2022 will be greatly appreciated.

Yours faithfully



CLIFFORD HEYS

TV3 PROJECTS (PTY) LTD

cc. Ms. Nolusindiso Momoti (Directorate: Planning and Development Services)

211 390 Longlands



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

7 April 2022

The Managing Director
TV3 Projects (Pty) Ltd
97 Dorp Street
STELLENBOSCH
7600

Attention: Clifford Heys

Dear Mr Heys,

FILE NR:	
SCAN NR:	E111
COLLABORATOR NR:	



RE: LONGLANDS MANOR: APPLICATION FOR THE REZONING AND SUBDIVISION OF ERF 1, LONGLANDS

Your letter dated 31 March 2022, relating to the issue within the heading, refers.

1. If one refers to the Spatial Planning Land Use Management Act (SPLUMA), Act 16 of 2013 as amended, and specifically the definitions and Section 6:

"engineering service" means a system for the provision of water, sewerage, electricity, municipal roads, stormwater drainage, gas and solid waste collection and removal required for the purpose of land development referred to in Chapter 6;

"Provision of engineering services

49. (1) An applicant is responsible for the provision and installation of internal engineering services.

(2) A municipality is responsible for the provision of external engineering services.

(3) Where a municipality is not the provider of an engineering service, the applicant must satisfy the municipality that adequate arrangements have been made with the relevant service provider for the provision of that service.

(4) An applicant may, in agreement with the municipality or service provider, install any external engineering service instead of payment of the applicable development charges, and the fair and reasonable cost of such external services may be set off against development charges payable.

- (5) If external engineering services are installed by an applicant instead of payment of development charges, the provision of the Local Government: Municipal Finance Management Act, 2003 (Act No. 56 of 2003), pertaining to procurement and the appointment of contractors on behalf of the municipality does not apply.
2. It is therefore very clear that Development Contributions (DCs) may only be spent as per Section 49(4) on the Engineering Services under the control and ownership of the Municipality.
 3. It is also clear that only "Municipal Roads" are a portion of the "Engineering Services" definition.
 4. No DC's may therefore be used on Provincial Assets or any roads not belonging to the Municipality.
 5. It is also clear that the "applicant" must ensure an adequate arrangement with the provider of a service, which would include the costs involved in establishing that service. The fact that other users of this service will benefit does not compel the Municipality to fund the development of such a non-municipal service.
 6. This matter was also discussed with the relevant department at the Western Cape Government, which they agreed to.

Please also note that this matter was discussed at a previous meeting, at which time the explanation above was also rendered. I can therefore, unfortunately not comply with your request of "positive consideration of the motivation related to Clause 4.d.ii"

We can therefore not allow the Development Contribution funds, provided by yourself, to be used to construct any assets that do not belong to us.

Yours faithfully



DEON LOUW
DIRECTOR: INFRASTRUCTURE SERVICES

T +27 21 808 8213 • deon.louw@ Stellenbosch.gov.za

71 Plein Street, Ecclesia Building, 1st Floor, Stellenbosch, 7600 • PO Box 17, Stellenbosch, 7599

www.stellenbosch.gov.za

ANNEXURE Q

**REZONING, SUBDIVISION, ADOPTION OF THE
DEVELOPMENT'S NAME AND STREET NAMING AND
NUMBERING, ARCHITECTURAL GUIDELINES AND
HOME OWNERS ASSOCIATION'S CONSTITUTION:
ERF 1, LONGLANDS**

**COMMENT FROM THE MANAGER:
COMMUNITY SERVICES (SENIOR
ENVIRONMENTAL PLANNER)**

**INTEROFFICE
MEMORANDUM**



STELLENBOSCH
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MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

DEPARTMENT: COMMUNITY SERVICES

Stellenbosch Municipality, 123 Merriman Avenue, Stellenbosch, 7599

To:	Administrative Officer: Land Use Management Nolusindiso Momoti	From:	Senior Environmental Planner: Schalk van der Merwe
CC:	Manager: Community Services Albert van der Merwe	Date:	11 August 2020
Re:	APPLICATION FOR THE REZONING AND SUBDIVISION OF ERF 1, LONGLANDS		

The above application refers. From an environmental planning point of view this department has no objection to the proposed development.

One aspect that must be taken into consideration is that the proposed development borders cultivated agricultural land, specifically towards the south. The development of houses in the areas bordering the above land, must be done in a way that is conscious of agricultural practices that might be regarded as nuisance, whether in terms of air quality (application [spraying] of fertilizer or pesticides) or noise (noise from farm-vehicles and -implements, especially when farming activities occur late at night or early-mornings). The proposed development should make provision in the form of landscaping, set-back lines and/or other measures to mitigate any of these potential disturbances.

**S VD MERWE
SENIOR ENVIRONMENTAL PLANNER:
COMMUNITY SERVICES**

FILE NR:	
SCAN NR:	E I L L
COLLABORATOR NR:	69 0585

ANNEXURE R

**REZONING, SUBDIVISION, ADOPTION OF THE
DEVELOPMENT'S NAME AND STREET NAMING AND
NUMBERING, ARCHITECTURAL GUIDELINES AND
HOME OWNERS ASSOCIATION'S CONSTITUTION:
ERF 1, LONGLANDS**

**REPORT ON AVAILABILITY OF CIVIL
AND ELECTRICAL ENGINEERING
SERVICES**

**LONGLANDS MANOR:
(REMAINDER OF ERF 1, LONGLANDS)**

**REPORT ON AVAILABILITY OF CIVIL AND ELECTRICAL
ENGINEERING SERVICES**

SEPTEMBER 2019

Compiled for :

**LONGLANDS VILLAGE (PTY) LTD
P O BOX 1559
STELLENBOSCH
7599**

Compiled by :



**LYNERS CONSULTING ENGINEERS
AND PROJECT MANAGERS
P.O. Box 4701
TYGERVALLEY
7530**

REPORT DETAILS :

Lyners Reference No: C19082
Client: Longlands Village (Pty) Ltd.
Report prepared by: Rudolph Schoonwinkel
Client representative: Martin Lange
Keywords: Longlands Manor: (Remainder of Erf 1, Longlands)

Revision record and date:

Date	Revision	Status	Format	Issued to:
2019-09-11	0	For Environmental Approval	PDF	Legacy Environmental Management Consultancy

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This report was prepared for the Client based on information obtained from the Client including existing services information, water meter readings of historical water consumption, data of equipment installed, sub metering information, water re-use quantities and related information as part of the project.

Lyners, its members and staff accept no responsibility for :

- Correctness of the information provided.
- Any matters outside the agreed scope of work.

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ANNEXURES

Annexure A : Longlands Erf Layout Concept 3 Revision 7

Annexure B : Drawing No.: 19082 E-01 Longlands Manor : Existing 132kV Eskom Overhead Line
in 31m Wide Servitude
19082-C-001 Longlands Manor : Existing Services Layout

- Annexure C : Drawing No.:** 19082-C-002 Road Reserve and Road Widths
19082-E-02 Longlands Manor : Position of 11kV Electricity Bulk Supply Point
- Annexure D : Table 1 :** Longlands Manor : Estimated Water Demands
GLS Report : Longlands Residential Development on Farm 393/11, Stellenbosch : Capacity Analysis of the Bulk Water and Sewer Services (20 February 2019)
- Annexure E : Table 2 :** Longlands Manor : Estimated Sewer Flows

1 BACKGROUND

The remainder of Erf 1, Longlands (Longlands Manor) is approximately 24.64ha in extent and is situated south of Main Road 177 (Polkadraai Road) between Blackheath and Stellenbosch. The area is also known as Vlottenburg, and the proposed development is to the east of the Longlands Country Estate security development. Development rights had recently been obtained for an affordable housing development of 144 erven and a residential development of 70 erven (known as Longlands Village) to the east of Longlands Manor.

Urban Concepts developed an erf layout for the following land uses:

General residential

- Erven between 300m² and 500m² = 115
- Erven between 500m² and 1000m² = 140

Clubhouse = 1410m²

Access control gate = 1

The layout is shown on the drawing with reference Longlands Erf Layout Concept 3 Revision 7 in Annexure A. The development will be a security estate with a separate access from Polkadraai Road, which will also give access to Longlands Village to the east of this development.

2 EXISTING ENGINEERING INFRASTRUCTURE

2.1 Eskom 132kV Overhead Line

There is an existing 132kV Eskom overhead line in a registered 31m wide servitude that crosses the site in a north to south direction to the east of the proposed access control gate (see drawing No. 19082-C-001 attached in Annexure B).

Eskom has given in principal approval that the existing 132kV overhead line can be replaced with an 132kV underground cable in a 15m wide servitude complete with two new cable termination stations in the positions as shown on drawing No. 19082E-01 attached in Annexure C. Eskom's in principal approval is subject to the Developer submitting a formal application for the undergrounding of the line in order for Eskom to perform the necessary studies and issue a formal approval and quotation.

Once the overhead line has been replaced with the underground cable the 31m wide servitude will be cancelled freeing up the land for development.

2.2 Wynland Water Irrigation pipe

There is an existing 110mm diameter irrigation pipe of Wynland Water in a 6m wide servitude which runs along the northern boundary of the development and crosses the site more or less in the middle of the development (see attached drawing No. 19082-C-001 in Annexure B). It has been confirmed with Wynland Water that this pipe can be relocated within a new 3m wide servitude in the public open space.

2.3 Sewer Pipes

There are two 160mm diameter sewer pipes from the higher lying Longlands Country Estate that crosses this development and joins at a manhole on the eastern boundary of the development (see drawing No. 19082-C-001 in Annexure B). These sewer lines will be relocated to the road reserves of the new development and form part of the internal reticulation network.



3 ROAD INFRASTRUCTURE

ICE Group had been appointed as traffic engineers for the proposed Longlands Manor development. This study addresses the turning lane requirements on the Polkadraai Road at the proposed new signalized intersection.

The internal road layout consists of reserve widths varying between 10m and 16m with road widths (between kerbs) of 5.5m, 6m and 6.8m respectively.

A 6.8m road width is proposed for the road from the access control gate to the clubhouse and Longlands Village. The roads in the internal ring roads are 6.0m wide, with internal 5.5m loops and cul-de-sacs of 5.5m wide. The road layout with reserve and road widths are shown on drawing No. 19082-C-002 in Annexure C.

Turning shunts will be provided at the cul-de-sacs to ensure comfortable turning movements for medium to heavy vehicles. Refuse will be collected within the estate and stored in a refuse room at the entrance gate for collection by the local authority or a registered private waste removal company.

The access control entrance/exit roads will be designed by the urban designers with the assistance of the traffic engineers. The design will make provision for stacking distances from Polkadraai Road, entrance lanes for residents and visitors, as well as delivery vehicles.

Parking at the clubhouse will be provided using the applicable parking standards for the facilities that will be catered for.

4 STORMWATER MANAGEMENT

Graeme McGill Consulting had been appointed to compile a Stormwater Management Plan (SWMP) for the larger Longlands development. The SWMP was issued on 6 September 2019.

The report deals with the stormwater run-off for the whole Longlands area. A series of attenuation ponds and swales are proposed to retain flows to pre-development flows and to treat run-off before discharged into an underground stormwater pipe network.

A large attenuation pond is proposed between the affordable housing development and the Sanddrif River.

The internal network and overflow structures will be designed to meet the standards of Stellenbosch Municipality and the requirements of the Stormwater Management Plan

5 WATER RETICULATION

5.1 Existing Water Reticulation

There is very limited water supply in this area, which generally consists of domestic water supply to farms. Longlands Country Estate is currently supplied from an existing 50mm dia water main on the northern reserve of the Polkadraai Road. A 90mm dia pipe with a control valve to limit flow feeds to a 100kl reservoir on the western boundary of Longlands Country Estate. A 110mm supply line with a booster pump supplies the Country Estate. This reservoir and network do not have capacity to supply the Longlands Manor development.

5.2 Water Demand

The water demand of the estate will be limited to the demand of the residential erven, guardhouse and clubhouse. All open spaces will be irrigated from other sources (see paragraph 7.0).

The water demand for Longlands Manor is shown in Table 1: Longlands Manor : Estimated Water Demands in Annexure D. From the table it is evident that the Average Annual Daily Demand (AADD) for Longlands Manor is 148.9kl/day and the Peak Hour Demand (average) is 27.7l/s.



5.3 Proposed Water Supply

GLS Engineers were appointed by the Developer to investigate the effect of the proposed development on the external network. The report that investigated the supply to the larger Longlands area (see Annexure D) was issued on 20 February 2019.

The layout for the Longlands Manor site was not available at that stage, and GLS Engineers were advised to make provision for 250 erven at a daily demand of 600kℓ/erf, or 150kℓ/day. From Table 1 in Annexure D, the AADD is calculated at 148.9kℓ/day, which is in line with the GLS report.

The report recommends that a new bulk supply line from the Blackheath reservoir, new pump stations, a new 315mm dia supply line to a new 5Mℓ reservoir close to the Longlands development and a new dedicated 315mm dia supply line to the Longlands area be constructed (see Figure 1 (Final) in the GLS report in Annexure D.)

The estimated cost of this new bulk water supply to Longlands is R46,7m. The Council of Stellenbosch had approved the following budget for the upgrading of the water supply to the Longlands area.

FINANCIAL YEAR	BUDGET
2019 / 2020	R 20m
2020 / 2021	R 20m
2021 / 2022	R10m
TOTAL	R 50m

BVi Consulting Engineers had been appointed for the design and implementation of the bulk supply to the Longlands area, and it is expected that the internal water reticulation network of Longlands Manor can be connected to the bulk supply by June 2022 at the latest.

5.4 Internal Water Reticulation

The internal water reticulation network for Longlands Manor will consist of 160mm and 110mm dia PVC-u mains and will be designed according to the specifications of Stellenbosch Municipality. The network will also make provision for fire flows, and fire hydrants will be installed at specified spacings.

Longlands Manor will be a private security estate. A bulk water meter will be installed at the security gate, and the Home Owner's Association will receive a monthly account for the water consumption of the estate. Each erf will have a water meter and will receive a monthly account from the Managing Agents.

5.5 Irrigation Water

The intention is to irrigate open spaces from other sources than the municipal supply. The following options are investigated:

5.5.1 Borehole Water

There are three boreholes on the farm. These boreholes will be tested for yield and quality, and if feasible, be used for the irrigation of the open spaces. The registering of the boreholes and the obtaining of the necessary licences to use the boreholes for irrigation will form part of the investigations.

5.5.2 Wynland Water

The farm Longlands has a quota from the Wynland Water irrigation pipe that crosses the development. The intention is to use this water for irrigation of the open spaces as well. It is expected that the quota will not be enough for the total irrigation demand of Longlands Manor and needs to be augmented from other sources.

5.5.3 Treated Effluent

The possibility exists to obtain treated effluent from the Stellenbosch waste water treatment works. There is a sewer rising main running in the Vlotenburg and Polkadraai road reserves that will become redundant once the sewer reticulation network had been upgraded (refer to paragraph 6 of this report). The feasibility to use pipe to convey treated effluent to Longlands Manor will be investigated, after which further negotiations with Stellenbosch Municipality will be entered into.

Over and above of rain storage tanks at each individual erf, the abovementioned options will be investigated to reduce the demand of treated potable water in the Longlands Manor development.

6 SEWER RETICULATION

6.1 Existing Sewer Reticulation Networks

The sewer infrastructure is very limited in this area.

Longlands Country Estate is serviced by means of conservancy tanks located on the eastern boundary of Longlands Manor. As discussed in paragraph 2 of the report, the existing sewer network of the Country Estate will be relocated within the road reserves of Longlands Manor.

The nearest sewer infrastructure in this area is at the Digtebij residential development adjacent to Vlotenberg Road to the south of Longlands Manor. A sewer pump station pumps effluent in a rising main along Vlotenberg and Polkadraai Road to the Stellenbosch waste water treatment works.

6.2 Sewer Flows

Sewer flows are calculated at 70% of water demands. The sewer flows for Longlands Manor are shown in Table 2: Longlands Manor : Estimated sewer flows in Annexure E. Based on the water demand calculations in paragraph 5.2, the Peak Day Dry Weather Flow (PDDWF) is calculated as 104ℓ/day.

6.3 Proposed Sewer Reticulation

GLS Engineers were appointed by the Developer to investigate how the proposed development can connect to the municipal sewer network. The report addressed the accommodation of the larger Longlands area into the municipal network and was issued on 20 February 2019 (see Annexure D).

The sewer flow in the GLS report was calculated as 70% of the water demand of the 250 erven, which amounts to 105kℓ/day. From Table 2 in Annexure E, the PDDWF is calculated at 104kℓ/day, which is in line with the GLS report.

The report recommends the following (see Figure 3 (Final) of GLS Report in Annexure D):

- The connecting sewers (200mm dia and 250mm dia) from the Longlands Village and affordable housing developments to the Digtebij pump station be constructed. The estimated cost of these pipelines is R2,4m, and will be financed through the Development Constructions (DC's) of the Developer.

- The capacity of the pumps and rising main be used to the optimum to accommodate the Longlands developments. It is estimated that only the Longlands Village and affordable housing developments can be accommodated in the pump station and rising main after upgrading of the pumps. The cost of the upgrading of the pumps will be for the account of Stellenbosch Municipality.
- The Longlands Manor development will require the installation of 315mm dia gravity main from Digtebij to a new Blaauwklippen pump station. The estimated cost of this sewer is R3,9m and will be funded by the DC's of the Developer.

Tenders for the Blaauwklippen pump station and new rising main to the Stellenbosch waste water treatment works had already been obtained. It is expected that this work will be completed within the next 18 to 24 months.

7 TELECOMMUNICATION

Sleeves and manholes for a future communication network will be installed during the installation of the civil engineering services. A service provider of choice will be appointed to install the necessary fibre cable network.

8 ELECTRICITY SUPPLY

8.1 Existing Electricity Infrastructure Supply Capacity

The electricity infrastructure is very limited in this area.

Eskom currently supplies the surrounding developments but there is not sufficient capacity on the existing Eskom networks to supply the Longlands Manor development.

Stellenbosch Municipality confirmed that the development resides within the Stellenbosch municipal area and as such Stellenbosch Municipality will be responsible for supply of electricity to the development.

Stellenbosch Municipality currently does not have sufficient power available in the area but confirmed that the required electricity bulk supply infrastructure will be installed to create the capacity to supply the development.

Sufficient bulk supply capacity will therefore be available once the bulk infrastructure is installed, which is expected to be completed by June 2020.

8.2 Electricity Demand

The notified maximum demand (maximum load) of the development is estimated at 1584kVA based on the following design criteria:

Description	Number of Units	Design Load	Estimated Total Load
General Residential Erven	255	6kVA/unit	1 530kVA
Clubhouse	1	40kVA	40kVA
Gatehouse	1	14kVA	14kVA
			1 584kVA

The electricity distribution systems will be designed for the anticipated maximum load for all zones to avoid the need for future upgrading of the electricity distribution systems.

8.3 Proposed Electricity Bulk Supply

The development will be supplied from the Municipalities Industrial 66/11kV main substation via its Polkadraai 11kV Switching Station situated on the corner of the R310 and Vredenburg Road.

Stellenbosch Municipality confirmed that Industrial substation has sufficient capacity but the following 11kV bulk upgrades are required to bring power up to the development:

- Installation of two new 11kV indoor switchgear panels at Polkadraai Switching Station.
- Construction of a new 11kV Switching Station to be constructed on the low cost housing site.
- Installation of two 185mm² copper 11kV feeder cables from Polkadraai Switching Station up to the new 11kV Switching Station on the low cost housing site.

Stellenbosch Municipality will budget for the above bulk upgrades and appoint a Consulting Electrical Engineer for the design and implementation of the bulk supply infrastructure.

The bulk supply infrastructure will be completed by June 2020 were after the internal electrical reticulation network of Longlands Manor can be connected.

8.4 Internal Electrical Reticulation

The internal electrical infrastructure will be designed to comply with the standards and requirements of the Supply Authority, Stellenbosch Municipality, and, where appropriate, generally in accordance with NRS034-1:1999 - Electricity Distribution Guidelines for the Provision of Electrical Distribution Networks.

The development will be supplied from an 11kV bulk electricity meter to be installed on the Longlands Village site, in the position as shown on drawing No. 19082E-02 attached in Annexure C, via an 11kV ring feed from the new 11kV Switching Station.

The Home Owner's Association will receive a monthly bulk account for the electricity consumption of the estate. Owners of individual erven will therefore not be able to buy electricity directly from the municipality and the service of a private metering company will have to be acquired to manage the electricity metering. Each erf will therefore have a private electricity meter and will receive a monthly account from the Managing Agent.

The private internal reticulation services will consist of an 11kV underground cable network supplied from the 11kV bulk supply point. Miniature substations will be connected to the 11kV underground cable network and will in turn supply the low voltage network (underground low voltage cables and metering kiosks) to provide an individual service connection for each erf. The operation and maintenance of the private internal reticulation services will be the responsibility of the Home Owner's Association.

The internal reticulation services will generally be installed in the road reserve and the exact position of above ground equipment such as miniature substations and metering kiosks will be selected to minimise the visual impact.

Street and area lighting of private roads, private open spaces and parking bays and the lighting of features, walls, entrances, water features etc will be provided to the Architect's requirements.

Private lighting will be metered separately and the Home Owner's Association will be responsible for the municipal account. The operation and maintenance of all private lighting will also be the responsibility of the Home Owner's Association.



9 DEVELOPMENT CONTRIBUTIONS

Development Contributions (DC's) are payable to the local authority to provide the necessary bulk civil and electrical engineering services to accommodate the development. An Engineering Services Agreement between Stellenbosch Municipality and the Developer had been drawn up and is in the process of being signed by the parties. This agreement deals in detail of what external services are required to accommodate the Longlands Manor development, and the cost responsibility of each party.

10 CONCLUSION

There is a general lack of bulk infrastructure to accommodate the proposed Longlands Manor development. With current developments in the area, funds on the municipal budget and DC's payable by the Developer, all bulk engineering services will be available by June 2022 at the latest to accommodate the Longlands Manor development.



ANNEXURE A
LONGLANDS ERF LAYOUT CONCEPT 3 REVISION 7



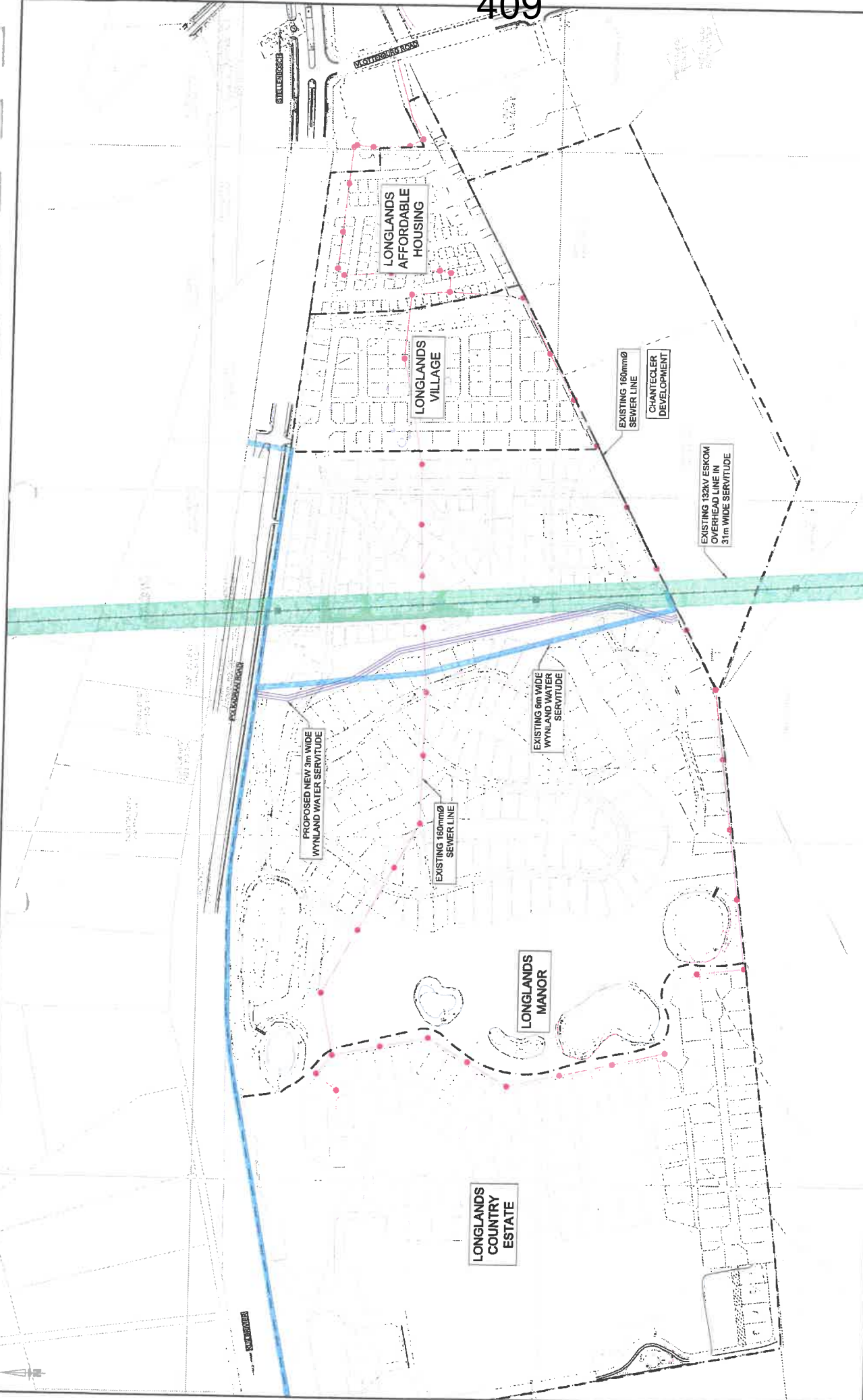
LONGLANDS ERF LAYOUT CONCEPT 3 REVISION 7

LONGLANDS ERF LAYOUT CONCEPT 3 REVISION 7

Site C - 1:1000 - 2014/01/14 - 1:1000 - 2014/01/14

ANNEXURE B

<u>Drawing No</u>	<u>Description</u>
19082-C-001	Longlands Manor : Existing Civil Engineering Services
19082-E-01	Longlands Manor : Existing 132kV Eskom Overhead Line in 31m Wide Servitude



SCALES BAR
 0 60 120
 Meters
 1:2000

FOR INFORMATION
 REV DESCRIPTION DATE
 REVISIONS

DESIGN	RS	11-00
DRAWN	NL	11-00
CHECKED	RS	11-00

CONSULTING ENGINEERS
LYNERS
 PO Box 401
 TYGERSVALLEY
 7530
 TEL: 018 259 6100
 email: info@lynersonline.co.za

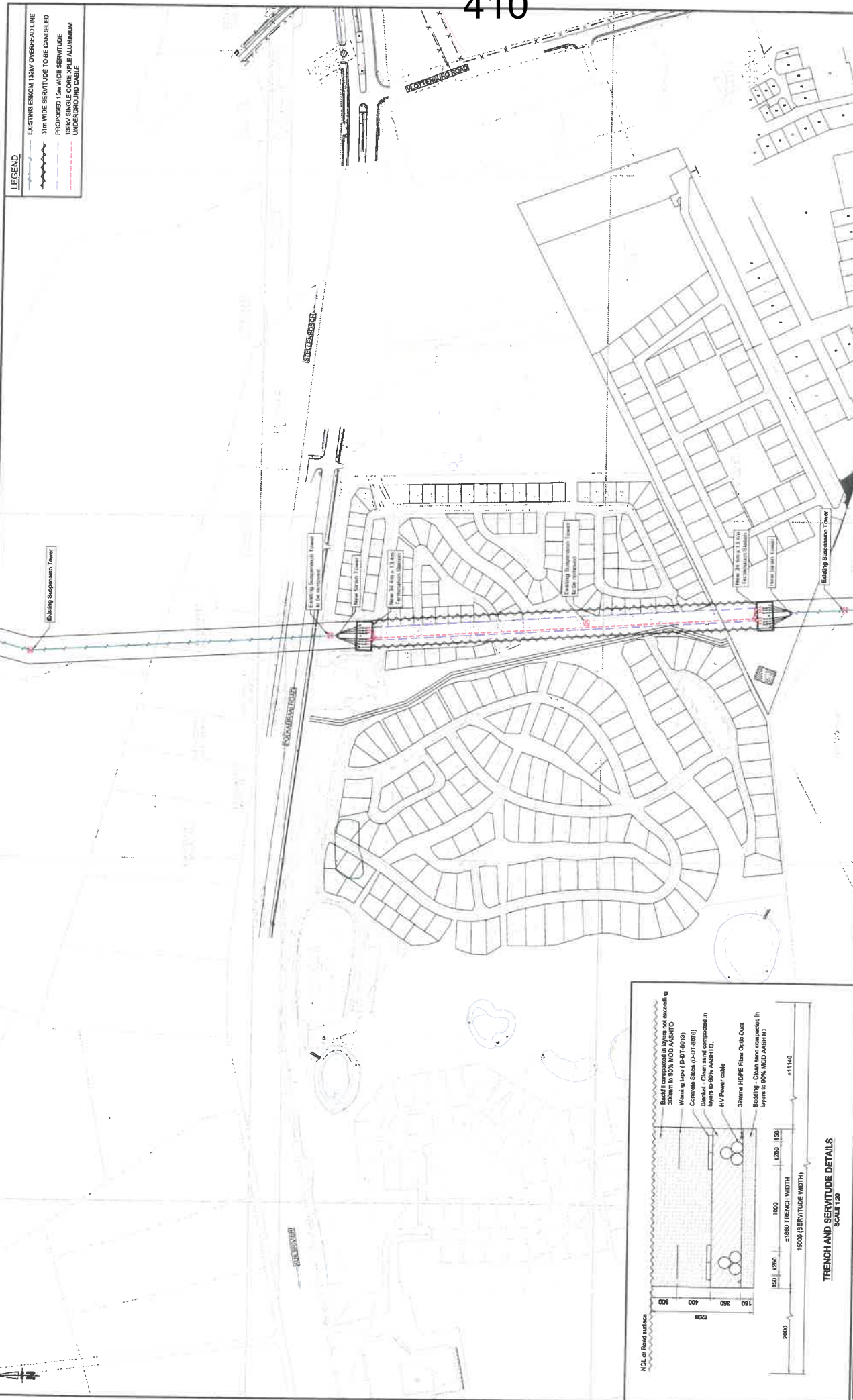
APPROVED
 ENGINEERS
 DATE: 2010-08-11
APPROVED
 CLIENT:
 DATE:

CLIENT
Longlands Village (Pty) Ltd.
 PO Box 1559
 STELLENBOSCH
 7599

PROJECT
LONGLANDS MANOR
 TITLE
EXISTING SERVICES LAYOUT

SCALE ON A
 1:2000
SHEET
 1 OF 1
CONTRACT No.
 19082
PROJECT No.
 19082
DRAWING No.
 19082-C-001
 REV
 COORDINATE SYSTEM: WGS84 / UTM

This reference must be referred to by the Engineer and also refer to Employer's Agent for 2015 Contract.



SCALE	ON A	SHEET
1:2000	1 OF 1	
CONTRACT No.	19082	
DRAWING No.	19082-E-01	
COORDINATE SYSTEM	WGS84 UTM	

This reference made to Engineer will also refer to Employer's Agent for GCC 2015 CONTRACT

PROJECT
LONGLANDS MANOR

TITLE
PROPOSED 132kV ESKOM UNDERGROUND CABLE IN 15m WIDE SERVIDUTE WITH CABLE TERMINATION STATIONS

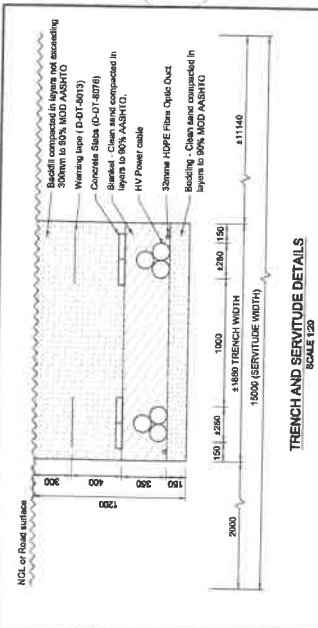
CLIENT
Longlands Village (Pty) Ltd.
 PO Box 1559
 STELLENBOSCH
 7599

APPROVED ENGINEERS:	DATE:
APPROVED CLIENT:	DATE:

LYNERS
 CONSULTING ENGINEERS
 PO Box 4801
 TYGERVALLEY
 7536
 Tel: 021 944 0000 Fax: 021 944 0071
 email: lyners@lyners.co.za

DESIGNER	HB	19-08
DRAWN	NL	19-08
CHECKED	HB	19-08

REV	DESCRIPTION	DATE	BY	CHECKED
A	FOR INFORMATION	19-08-08	NL	HB



SCALE BAR
 0 50 100 150
 Meters 1:2000

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ANNEXURE C

<u>Drawing No</u>	<u>Description</u>
19082-C-002	Road Reserve and Road Widths
19082-E-02	Position of 11kV Electricity Bulk Supply Point



The reference made to Engineer will also refer to Employer's Agent for 2015 Contract

SCALE	ON A	SHEET	1 OF 1
1:1500		PROJECT No.	19082
		CONTRACT No.	19082
		DRAWING No.	19082-C-002
		REV	A
COORDINATE SYSTEM WGS84 / UTM 37			

PROJECT
LONGLANDS MANOR
 ROAD RESERVE AND ROAD WIDTHS

CLIENT
 Longlands Village (Pty) Ltd.
 PO Box 1559
 STELLENBOSCH
 7599

APPROVED
 DRAWNERS: _____ DATE: 2018-01-11
 CHECKED: _____ DATE: _____
 CLIENT: TEL: 021 944 9427
 EMAIL: info@lyners.co.za

CONSULTING ENGINEERS
LYNERS
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DESIGNED:	RS	'18-06
DRAWN:	NL	'18-06
CHECKED:	RS	'18-06

DATE	BY	DESCRIPTION
'18-09-09	NL	RS

LEGEND
PROPOSED SERVICES

- 6m ROAD IN 16m ROAD RESERVE
- 6m ROAD IN 13m ROAD RESERVE
- 4m ROAD IN 13m ROAD RESERVE
- 5m ROAD IN 13m ROAD RESERVE / NO FOOTPATH

SCALE BAR
 0 45 90
 Meters
 1:1500

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 REV DESCRIPTION REVISIONS

2018-09-11 lyners.co.za



SCALE	1:1500	SHEET	1 OF 1
CONTRACT NO.	19082	PROJECT NO.	19082
DRAWING NO.	19082-E-02	REV.	A
COORDINATE SYSTEM: WGS84 / UTM			

PROJECT
LONGLANDS MANOR

TITLE
POSITION OF 11kV ELECTRICITY BULK SUPPLY POINT

CLIENT
Longlands Village (Pty) Ltd.
 PO Box 4559
STELLENBOSCH
 7959

APPROVED ENGINEERS	DATE
	2018-11
APPROVED CLIENT	DATE

LYNERS
 CONSULTING ENGINEERS
 PO Box 4801
 VALLEY VIEW
 7430
 TEL: 021 914 0000 FAX: 021 914 0027
 email: info@lynersonline.co.za

DESIGNED	HB	18-08
DRAWN	NL	18-08
CHECKED	HB	18-08

REV	DESCRIPTION	DATE	BY	CHKD
A	FOR INFORMATION	18-08-08	NL	HB

REVISIONS

SCALE BAR
 0 45 90
 Meters 1:1500

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ANNEXURE D

Table 1 : Longlands Manor : Estimated Water Demands

**GLS Report : Longlands Residential Development on Farm
393/11, Stellenbosch : Capacity Analysis of the Bulk
Water and Sewer Services (20 February 2019)**

05/09/2019

Table A.1: Longlands Manor: Estimated Water Demands

WATER DEMANDS

ITEM	QUANTITY		AADD ¹⁾		Losses Allowed (%)	PMD 2) (kl/d)	PDD 3) (kl/d)	ee* (1000 l/d)	Phf** (l/s)	PHD*** total (kl/d)	Total ave. eq. erven# (unit)
	(erf) (m2)	(unit)	(l/erf/d) (l/100m2/d)	(kl/d)							
Domestic:											
Other:											
General residential (300 to 500 m2)		115	450	51.8		95.1	118.8	118.8		831.8	579
General residential (500 to 1 000 m2)		140	650	91.0		167.2	209.0	209.0		1462.7	1018
Clubhouse		1410	400	5.6		10.4	13.0	13.0		90.7	63
Access control gate				0.5		0.9	1.1	1.1		8.0	6
TOTAAL		1665	1500	148.9	10	273.5	341.9	341.9	7	2393.2	1665
									Ave. PHD/unit	0.017	

*Equivalent erf (1ee = 1000 l/d)

**Peak Hour Factor = Phf according to Red Book 2003, Figure 9.11

***Peak Hour Demand (Average) = PDD * Phf, including water losses

w.r.t average PHD/erf

- ESIMATE : 1 Annual Average Daily Demand (AADD) assumed
 2 Peak Month Demand(SMV = AADD * 1.67), including water losses
 3 Peak Day Demand(PDD = PMD * 1.25), including water losses

19082/Tech calc/Water demands and sewer flows/Longlands Manor - water demands

DESIGN FLOWS (FULL DEVELOPMENT):

CASE	TYPE	NODE	Q (l/s)
1	Peak hour		27.7
2	Fire*		127.7

Fire category Moderate Risk Residential = 4 * 25 l/s =

100.0 l/s additional



20 February 2019

ABACUS Development Company
P.O. Box 1559
STELLENBOSCH
7599

Attention: Mr Martin Lange

Dear Sir

LONGLANDS RESIDENTIAL DEVELOPMENT ON FARM 393/11, STELLENBOSCH: CAPACITY ANALYSIS OF THE BULK WATER AND SEWER SERVICES

Your request regarding comments on the bulk water and sewer supply to the proposed development (proposed residential and commercial development on portion 11 of Farm 393, Stellenbosch), refers.

This document should *inter alia* be read in conjunction with the Water Master Plan (performed for the Stellenbosch Municipality) dated June 2018 and the Sewer Master Plan dated June 2018.

The proposed development was not taken into consideration for the June 2018 master plans for the water and sewer networks.

1. WATER DISTRIBUTION SYSTEM

1.1 Distribution zone

It is proposed in the master plan that the Longlands development on portion 11 of Farm 393 in Stellenbosch should be accommodated in the proposed Polkadraai reservoir and Polkadraai PRV distribution zones.

The proposed development is situated outside the water priority area.

1.2 Water demand

No allowance was made for additional development on Farm 393/11 in the original water analysis for the master plan.

For this re-analysis of the water master plan the total annual average daily demand (AADD) and fire flow for the proposed development was calculated as follows:

- | | | |
|---|--------------|---------------------|
| • Longlands Country Estate (6 additional erven @ 1,0 kℓ/d/unit) | = | 6,0 kℓ/d |
| • Longlands Manor (250 erven @ 0,6 kℓ/d/unit) | = | 150,0 kℓ/d |
| • Longlands Village (70 erven @ 0,6 kℓ/d/unit) | = | 42,0 kℓ/d |
| • Longlands Low Cost Housing (144 erven @ 0,5 kℓ/d/unit) | = | 72,0 kℓ/d |
| • 3,8 ha commercial area @ 18 kℓ/d/ha | = | 68,4 kℓ/d |
| | Total | = 338,4 kℓ/d |
| • Fire flow (Moderate risk) | | = 25 ℓ/s @ 10m |

GLS Consulting (Pty) Ltd

T +27 21 880 0388 | F +27 21 880 0389

13 Elektron Street, Techno Park, Stellenbosch, 7600 | PO Box 814, Stellenbosch, 7599

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1.3 Present situation

The existing Polkadraai rural water scheme supplies bulk water to the rural consumers along the Polkadraai, Vlaeberg and Baden Powell roads.

A previous analysis of the existing Polkadraai rural water scheme has indicated that the current system is at maximum capacity and has no spare capacity available to accommodate any additional developments.

As part of this investigation the required upgrades to the Polkadraai water scheme in order to accommodate the proposed development was investigated.

1.4 Implementation of the master plan

The following master plan items, as shown on Figures 1 & 2 attached, will be required to upgrade the existing Polkadraai rural system in order to accommodate the proposed development together with other future developments. It is also proposed in the water master plan that bulk water from the Polkadraai system is used to augment bulk water supply to Stellenbosch town:

Polkadraai bulk supply

• SPW.B1	: 474 m x 250 mm Ø Pipe to install	R	995 000 *
• SPW.B2	: 105 L/s @ 110 m New Pump Station	R	3 904 000 *
• SPW.B4	: 6 197 m x 315 mm Ø Pipe to install	R	18 520 000 *
• SPW.B5	: 500 m ³ @ 204 m TWL Reservoir to install	R	3 003 000 *
• SPW.B6	: 5 000 m ³ @ 165 m TWL Reservoir to install	R	14 140 000 *
• SPW.B7	: 7 890 m x 315 mm Ø Pipe to install	R	23 442 000 *
		Total	R 64 004 000 *

The following master plan items are required to implement the new Polkadraai reservoir and PRV zones in order to accommodate the proposed development along with other future developments:

Network upgrades & re-zoning

• SPW1.1	: 2 780 m x 315 mm Ø Pipe to install	R	8 304 000 *
• SPW1.2	: 130 m x 250 mm Ø Pipe to install	R	457 000 *
• SPW1.5	: 20 m x 160 mm Ø inter-connection pipe to install	R	60 000 *
• SPW1.6	: Pressure Reducing Valve to remove	R	0 *
• SPW1.7	: Pressure Reducing Valve to close	R	0 *
• SPW1.10a	: 123 m EGL 315 mm Ø Pressure Reducing Valve to install	R	500 000 *
• SPW1.10b	: 123 m EGL 100 mm Ø Pressure Reducing Valve to install	R	190 000 *
• SPW2.2	: 50 Ø Valve to insert and close	R	90 000 *
		Total	R 9 601 000 *

Notes:

- (* 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).
- The routes of the proposed pipelines and position of the proposed reservoir are schematically shown on Figures 1 & 2, but have to be finalised subsequent to detail pipeline route and reservoir position investigations.
- The existing Longlands reservoir and booster pump station can be decommissioned when master plan items SPW.B6, SPW1.1 and SPW1.5 are commissioned.

1.5 *Minimum items required*

The minimum items required in order to accommodate the proposed development in the existing Polkadraai water system are:

- Master plan item SPW.B6 to create reservoir storage capacity for the Polkadraai area and master plan items SPW.B1, SPW.B2 and SPW.B4 to supply bulk water to the new reservoir.
- Master plan items SPW1.1 and SPW1.5 are required in order to implement the network from the new Polkadraai reservoir to the development areas and master plan items SPW1.6, SPW1.7, SPW1.10a, SPW1.10b, and SPW2.2 are required to implement the new Polkadraai reservoir PRV zone.

2. SEWER NETWORK

2.1 *Drainage area*

The development falls within the future Blaauwklippen pump station (PS) drainage area. The recommended position for the sewer connection for the proposed development is at the future 200 mm diameter outfall sewer (master plan item SSS4.20), as shown on Figure 3 attached.

The development is inside the sewer priority area.

2.2 *Sewer flow*

No allowance was made for additional development on Farm 393/11 in the original sewer analysis for the master plan.

For this re-analysis, the PDDWF for the proposed development was calculated as 236,9 kℓ/d.

2.3 *Present situation*

The Longlands Estate is currently serviced through a sewer network that connects to a conservancy tank.

There is currently a pump station at Digteby Estate (Digteby PS) that pumps sewer from the estate to the Stellenbosch Waste Water Treatment Plant (WWTP). There is currently no sewer infrastructure between the existing conservancy tank on Farm 393/11 and the existing Digteby sewer PS.

It is proposed in the Sewer Master Plan that the proposed development area should gravitate to the existing Digteby PS, and when the PS reaches capacity sewage from the Digteby PS drainage area should be diverted to the future Blaauwklippen PS from where sewage should be pumped directly to the Stellenbosch WWTP.

2.4 *Master plan phasing*

The capacity of the Digteby PS is uncertain and needs to be verified. However, the diameter of the rising main from the Digteby PS to Stellenbosch WWTP is 110 mm Ø. The recommended maximum flow through the rising main is 11,8 ℓ/s (at a flow velocity of 1,5 m/s) and it is assumed that the pumps can be upgraded to pump at a flow rate of 11,8 ℓ/s through the existing 110 mm diameter rising main.

The total flow expected to arrive at the Digteby PS, including the proposed development and allowance for rainwater infiltration is as follows:

Fully occupied Digteby Estate	= 2,23 ℓ/s
Longlands Country Estate (existing units)	= 3,54 ℓ/s
Longlands Country Estate (additional units)	= 0,12 ℓ/s
Longlands Manor	= 3,04 ℓ/s

Longlands Village	=	0,85 l/s
Longlands Low Cost Housing	=	1,46 l/s
Commercial area	=	1,39 l/s
Allowance for rainwater infiltration	=	<u>5,41 l/s</u>
Total	=	18,04 l/s

Therefore, depending on the capacity of the Digteby PS a portion of the proposed development could be accommodate by the Digteby PS before the Blaauwklippen PS is constructed.

The proposed development area can develop in phases until the maximum capacity of the Digteby PS is reached after which the Blaauwklippen PS must be constructed and the Digteby PS decommissioned.

2.5 Implementation of the master plan

The following master plan items, as shown on Figure 3 attached, will be required to service the proposed development area and to connect the development to the existing sewer network:

Phase 1 (Short term)

• SSS4.18	: 590 m x 250 mm Ø Upgrade existing Gravity	R	1 549 000 *
• SSS4.20	: 350 m x 200 mm Ø New Gravity	R	<u>842 000 *</u>
		Total	R 2 391 000 *

Phase 2 (Medium term)

• SSS4.15	: New Pump Station	R	3 519 600 *
• SSS3.10	: 2 146 m x 450 mm Ø New Rising	R	10 874 400 *
• SSS4.16	: 2 367 m x 355 mm Ø New Rising	R	7 987 000 *
• SSS4.17	: 1 398 m x 315 mm Ø New Gravity	R	<u>3 887 300 *</u>
		Total	R 27 582 900 *

Phase 3 (Long term)

• SSS3.9	: New Pump Station	R	4 834 200 *
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Notes:

- (* 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).
- The routes of the proposed pipelines and position of the proposed pump stations are schematically shown on Figure 3, but have to be finalised subsequent to detail pipeline route and pump station investigations.

2.6 Minimum items required

The minimum items required in order to accommodate the proposed development in the existing Polkadraai sewer system are:

- All the master plan items related to Phase 1 (SSS4.18 and SSS4.20) required to connect the proposed development to the existing Digteby PS.
- The capacity of the Digteby PS should be verified. The proposed development can be phased and accommodated by the Digteby PS until the maximum capacity of the Digteby PS is reached. After which the Blaauwklippen PS drainage area should be implemented and the Digteby PS decommissioned (master plan items SSS3.9, SSS3.10, SSS4.16 and SSS4.17).

3. CONCLUSION

The developer of portion 11 of Farm 393 (Longlands development) in Stellenbosch may be liable for the payment of a Development Contribution (as calculated by Stellenbosch Municipality) for bulk water and sewer infrastructure as per Council Policy.

There is insufficient capacity in the existing Polkadraai water reticulation network to accommodate the proposed development.

The minimum items required in order to accommodate the proposed development in the existing Polkadraai water system are:

- Master plan item SPW.B6 to create reservoir storage capacity for the Polkadraai area and master plan items SPW.B1, SPW.B2 and SPW.B4 to supply bulk water to the new reservoir.
- Master plan items SPW1.1 and SPW1.5 in order to implement the network from the new Polkadraai reservoir to the development areas and master plan items SPW1.6, SPW1.7, SPW1.10a, SPW1.10b, and SPW2.2 in order to implement the new Polkadraai reservoir PRV zone.

There is insufficient capacity in the existing Polkadraai sewer network to accommodate the proposed development.

The minimum items required in order to accommodate the total development in the existing Polkadraai sewer system are:

- All the master plan items related to Phase 1 (SSS4.18 and SSS4.20) required to connect the proposed development to the existing Digteby PS.
- The capacity of the Digteby PS should be verified. The proposed development can be phased and accommodated by the Digteby PS until the maximum capacity of the Digteby PS is reached. After which the Blaauwklippen PS drainage area should be implemented and the Digteby PS decommissioned (master plan items SSS3.9, SSS3.10, SSS4.16 and SSS4.17).

We trust you find this of value.

Yours sincerely

GLS CONSULTING (PTY) LTD
REG. NO.: 2007/003039/07



Per: PC DU PLESSIS

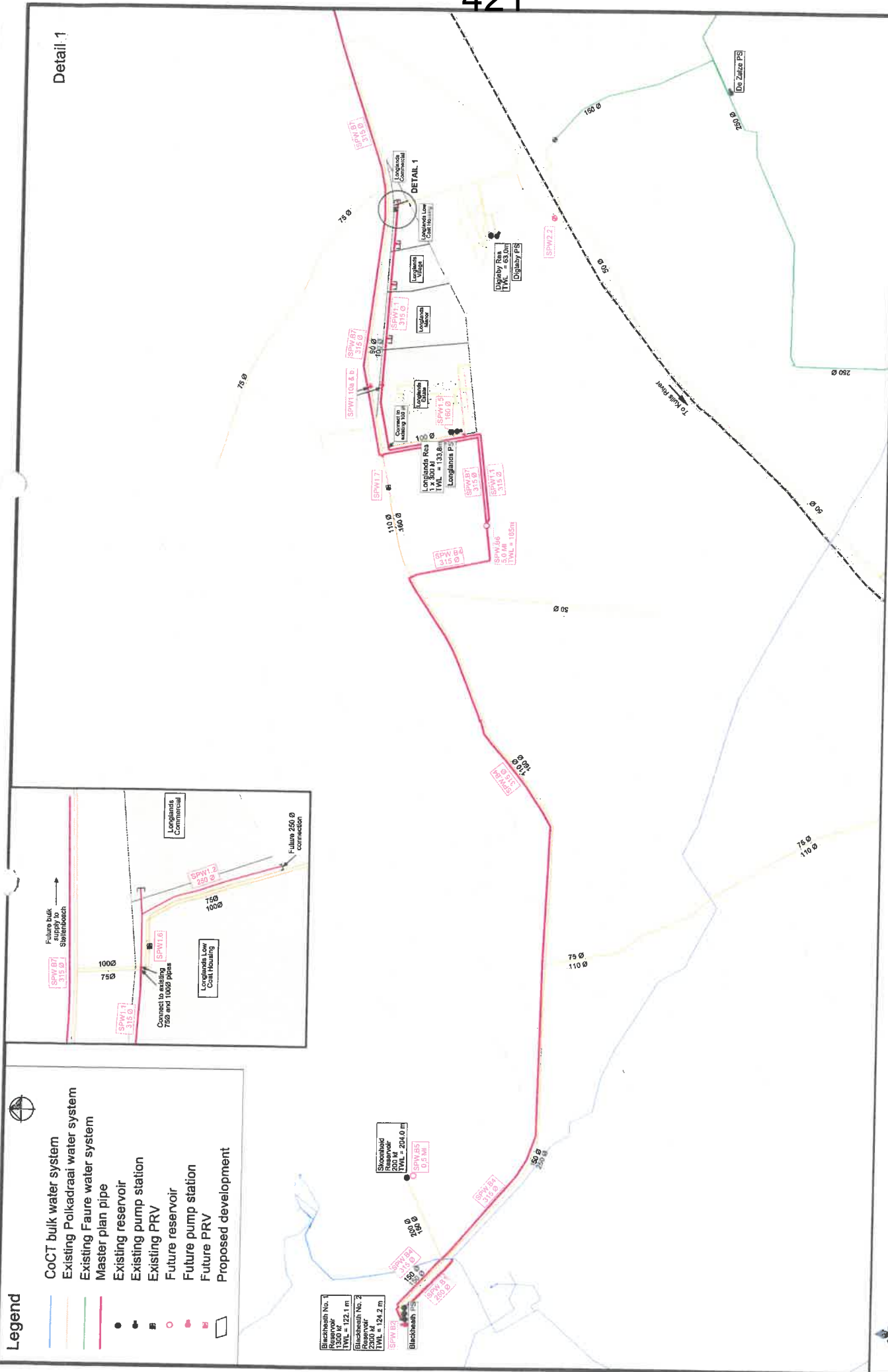
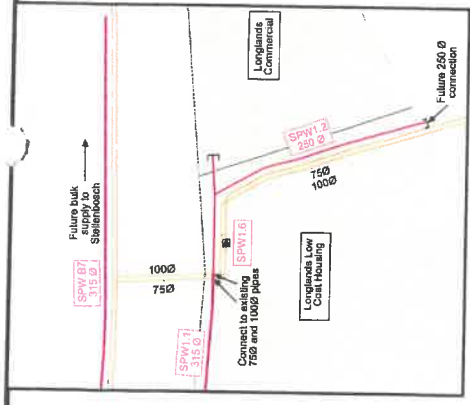
cc. The Director
Directorate: Public Works
Stellenbosch Municipality
P. O. Box 17
STELLENBOSCH
7599

Attention: Mr Adriaan Kurtz

Detail 1

Legend

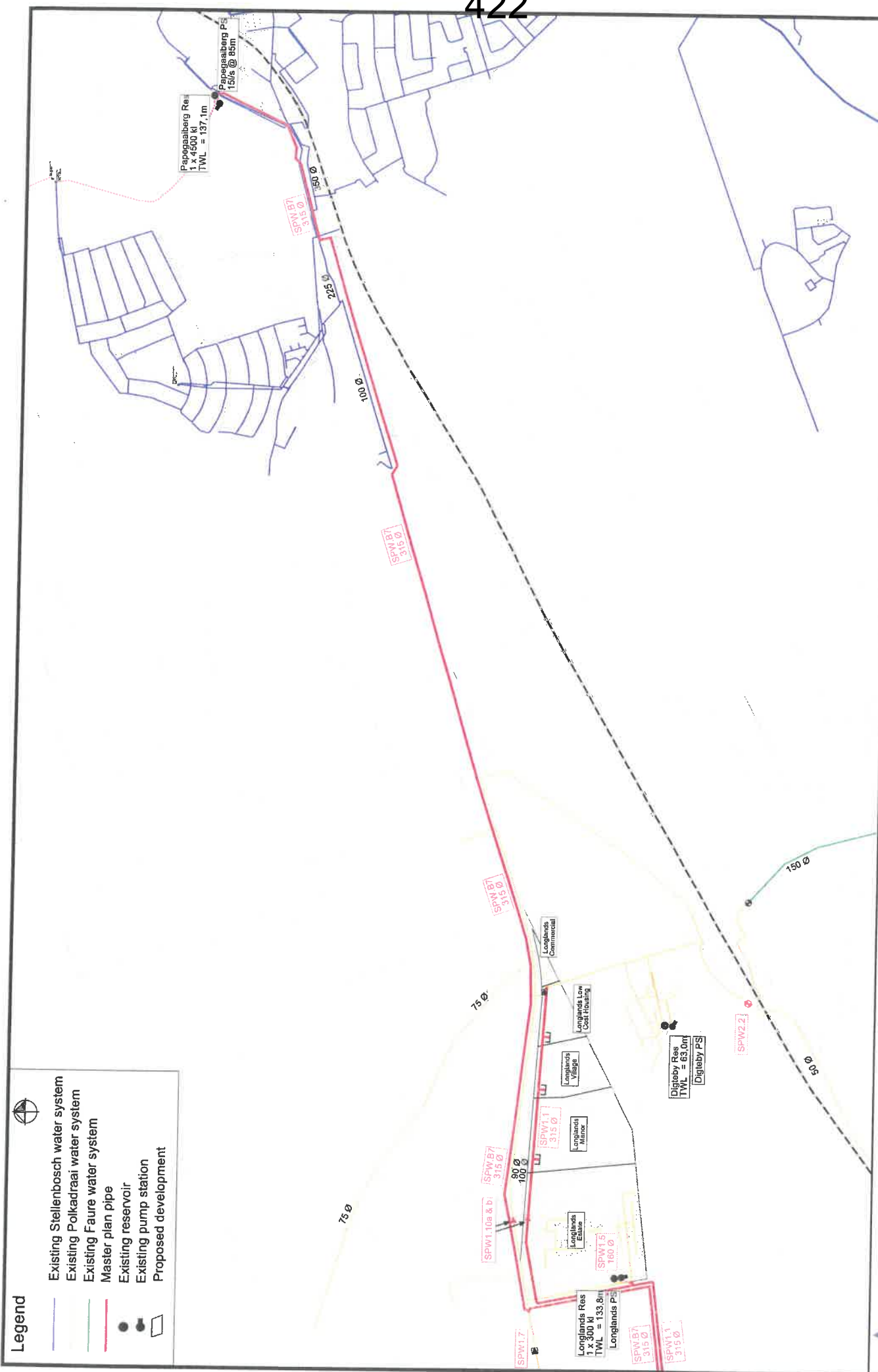
- CoCT bulk water system
- Existing Polkadraai water system
- Existing Faure water system
- Master plan pipe
- Existing reservoir
- Existing pump station
- Existing PRV
- Future reservoir
- Future pump station
- Future PRV
- Proposed development



February 2019
 Stellenbosch - Proposed development on portion 11 of Farm 393



Figure 1 (Final)
 Proposed Development - Stellenbosch
 Longlands Development
 Polkadraai Water Master Plan

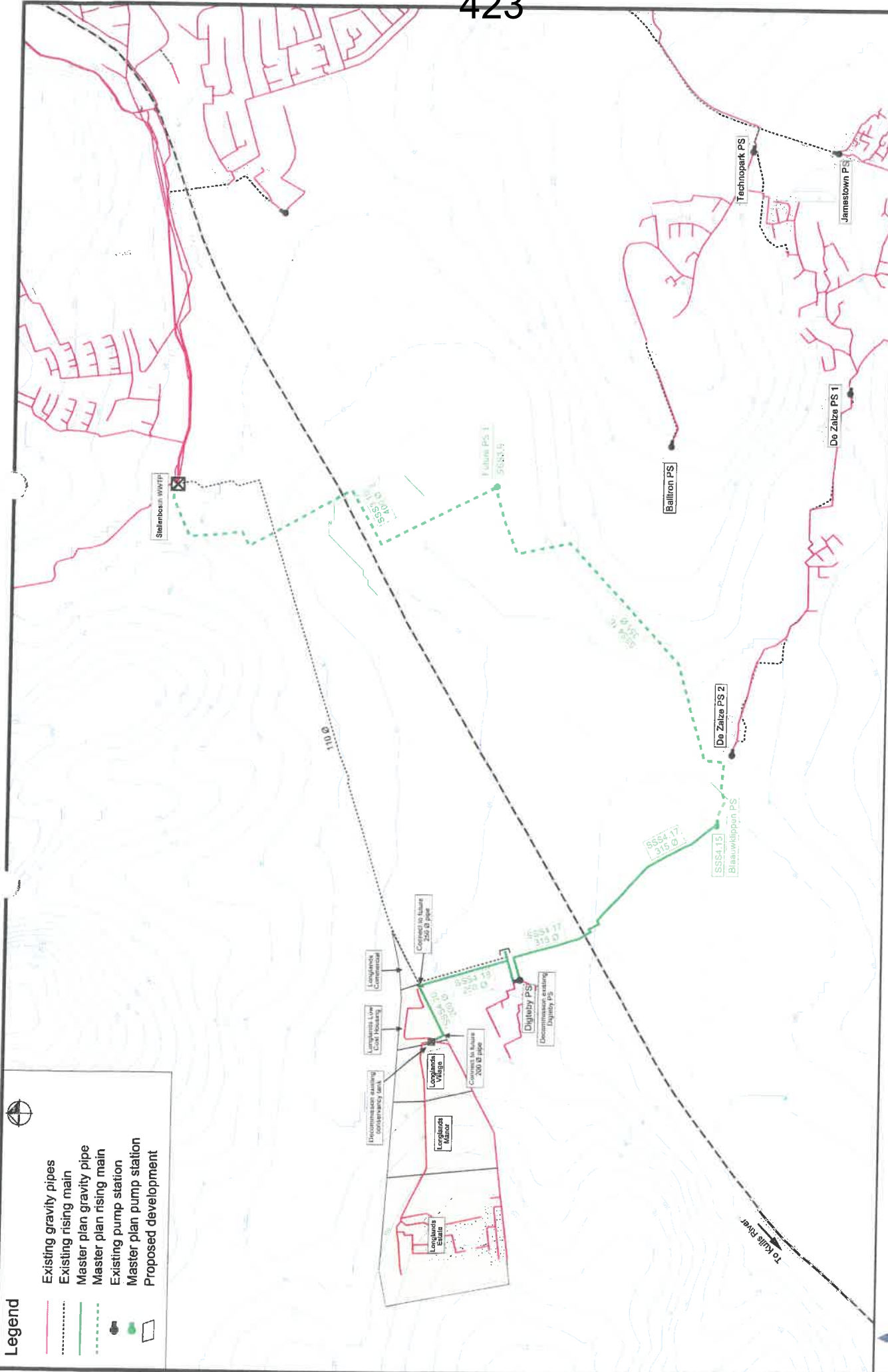


Legend

- Existing Stellenbosch water system
- Existing Poikadraai water system
- Existing Faure water system
- Master plan pipe
- Existing reservoir
- Existing pump station
- Proposed development

Figure 2 (Final)
 Proposed Development - Stellenbosch
 Longlands Development
 Stellenbosch Bulk Water





Legend

- Existing gravity pipes
- Existing rising main
- Master plan gravity pipe
- Master plan rising main
- Existing pump station
- Master plan pump station
- Proposed development

Figure 3 (Final)
 Proposed Development - Stellenbosch
 Longlands Development
 Sewer Master Plan



February 2018

Stellenbosch - Proposed development on portion 11 of Farm 393



ANNEXURE E

Table 2 : Longlands Manor : Estimated Sewer Flows

Table 2: Longlands Manor: Estimated Sewer Flows

09/09/2019

SEWER FLOWS									
ITEM	QUANTITY		Sewage Flows ADWF*		Peak Factor	Stormwater Infiltration %	Design Flow PDWF*** (l/s)	Design Flow PWPF# (l/s)	
	(m2) (erven)	(units)	(l/100m2/d)	(l/unit/d)					
INFRASTRUCTURE:									
General residential (300 to 500 m2)		115	315	0.419	2.5	15	1.048	1.205	
General residential (500 to 1 000m2)		140	455	0.737	2.5	15	1.843	2.120	
Clubhouse		1410	280	0.046	2.5	15	0.114	0.131	
Access control gate		1	400	0.000	2.5	15	0.000	0.000	
GRAND TOTAL (including non residential)									3.457
									1.202
									3.006

19082/Tech calc/Water demands and sewer flows/Longlands Manor - sewer flows

kl/d
104

*Average Dry Weather Flow
 **Peak Factor according to Red Book
 ***Peak Dry Weather Flow
 # Peak Wet Weather Flow

ANNEXURE S

**REZONING, SUBDIVISION, ADOPTION OF THE
DEVELOPMENT'S NAME AND STREET NAMING AND
NUMBERING, ARCHITECTURAL GUIDELINES AND
HOME OWNERS ASSOCIATION'S CONSTITUTION:
ERF 1, LONGLANDS**

TRAFFIC IMPACT ASSESSMENT

Contact Address:

iCE Group (Stellenbosch),
P O Box 131,
Stellenbosch, 7599

Tel No: +27 (0) 21 880 0443

Fax No: +27 (0) 21 880 0390

e-mail: piet@icegroup.co.za

**Consulting Services**

- Civil Engineering Services
- Roads
- Traffic Engineering

Contact Person: Piet van Blerk

Your Ref: Longlands, Stellenbosch

Our Ref: iCE/S/1248

Date: 13 September 2019

Abacus Development Company
P.O. Box 1599
STELLENBOSCH
7599

Attention: Mr Martin Lange

Sir

**APPLICATION FOR REZONING AND SUBDIVISION OF REMAINDER ERF 1,
LONGLANDS, STELLENBOSCH: TRAFFIC IMPACT ASSESSMENT**

This company was appointed to prepare a Traffic Impact Assessment (TIA) for the proposed Longlands residential development, Stellenbosch.

1. LOCALITY AND BACKGROUND

The subject property is bordered by Polkadraai Road (Main Road 177) to the north, the existing Longlands development (to the west) and the Longlands Low Cost Housing project (to the east), all to the west of Vlottenburg Road, Stellenbosch. See the *Locality Plan* attached.

Approvals and correspondence referenced, are as follows:

- A letter written to Stellenbosch Municipality by Aecom consultants (*Ref: 60432096/Proj/Rep/Vlottenburg TIA_Add01, Date: 04 August 2015*) regarding access/intersection spacing along Polkadraai Road;
- Western Cape Government (WCG) correspondence/approval (*Job 17949, 29 July 2016*) on the abovementioned Aecom-letter; and
- Stellenbosch Municipality approval, *Application number: LU/7898*, dated 4 December 2018 – see the approved plan (*Amended Zoning and Subdivision Plan, 25 June 2018*) attached for ease of reference. The latest approval includes the Longlands Low Cost Housing (144 erven) and the Longlands 'Village' (70 erven) developments.

This TIA accompanies the Application for Rezoning and Subdivision of Remainder Erf 1, Longlands, Stellenbosch.

2. PROPOSED DEVELOPMENT

2.1 Proposed Development

The proposed development includes 255 residential erven. See the proposed layout on the attached *Site Layout – Longlands Erf Layout Concept 3 Revision 7*, prepared by *Urban Concepts*.

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 Polkadraai Road, ± 80 metres west of the existing, eastern Polkadraai Road/Bonniemile Road intersection (referred to as Bonniemile Road (I) hereafter) – see the photo below. Detail on access will be discussed in *paragraph 4* below.



Photo 1 : Existing and proposed access(es)

3. TRAFFIC

3.1 Existing Traffic

To obtain information regarding existing weekday peak hour traffic, counts were conducted at the following intersections on Tuesday, 3 September 2019 from 06h30 to 09h30 and again from 16h00 to 19h00:

1. Polkadraai Road/Stellenbosch Kloof Road intersection
2. Polkadraai Road/Vlottenburg Road intersection
3. Polkadraai Road/Bonniemile Road (I) intersection (eastern intersection)
4. Polkadraai Road/Bonniemile Road (II) intersection (western intersection)

The peak hour volumes derived from these counts are indicated in **Figure 1** attached.

Pedestrian activity at the Stellenbosch Kloof Road- and Vlottenburg Road- intersections were also surveyed, which will be discussed in *paragraph 6* below.

3.2 Traffic Growth

According to the *Road Network Information System (RNIS)* of WCG, annual growth rates of between 2,2% and 2,7% are applicable along Polkadraai Road, whilst Vlottenburg Road and Stellenbosch Kloof Road have experienced annual growth rates of between 2,7% and 4,35%, and between 2,67% and 3,63%, respectively. For the purpose of this report, and based on the said growth rates, a rate of 3% per annum was applied along Polkadraai Road, Vlottenburg Road and Stellenbosch Kloof Road.

For the purpose of traffic analyses, a five (5) year forecast was assessed. The existing 2019 peak hour traffic volumes were thus increased by 3% per annum for five (5) years to obtain the 2024 background volumes.

To account for the surrounding development, the following approved development, according to information, were taken into consideration:

Longlands Low Cost Housing 144 erven

Longlands 'Village' 70 erven

The Longlands 'Village' development will obtain access via the proposed development along an approved right-of-way servitude (as per attached approved subdivision plan). The peak hour traffic that can potentially be generated by the said development was distributed to the road network based on the existing directional split in traffic in the area. The Low Cost Housing development will obtain access from Vlotenburg Road. Approximately 50% of the peak hour traffic that can potentially be generated by this development was distributed via the realigned Vlotenburg Road towards Stellenbosch, whilst the remainder was assumed to travel towards Baden Powell Drive.

The peak hour traffic that can potentially be generated by the abovementioned surrounding developments were added to the increased volumes as discussed above 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 that can be generated by the proposed development. The said manual suggests 1,0 trip per single dwelling unit, with a 25/75 in/out split during the AM peak hour, and 70/30 during the PM peak hour. The proposed 255 erven will thus have the potential to generate 255 peak hour trips (64 in, 191 out during the AM peak hour and 178 in, 77 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 in the vicinity of the subject property, as well as knowledge of the area.

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.

Polkadraai Road/Stellenbosch Kloof Road intersection:

This intersection is currently stop-controlled on the Stellenbosch Kloof Road-approach, with free-flow conditions along Polkadraai Road. Dedicated turning lanes do not currently exist along the Polkadraai Road-approaches. See the lane layout in the photo below.



Photo 2 : Existing Polkadraai Road/Stellenbosch Kloof Road intersection lane layout

Polkadraai Road/Vlottenburg Road intersection:

This intersection is currently stop-controlled on the Vlottenburg Road-approach, with free-flow conditions along Polkadraai Road. Dedicated turning lanes do not currently exist along the Polkadraai Road-approaches. See the lane layout in the photo below. As per WCG conditions on the Low Cost Housing-approval (*point 4.5 of WCG-letter*), the intersection of Vlottenburg Road to Polkadraai Road should be realigned to opposite Stellenbosch Kloof Road. Detail on this will be further discussed in *paragraph 4* below.



Photo 3 : Existing Polkadraai Road/Vlottenburg Road intersection lane layout

Polkadraai Road/Bonniemile Road (I) intersection:

This intersection is currently stop-controlled on the Bonniemile Road-approach, with free-flow conditions along Polkadraai Road. A dedicated right-turn lane exists along the eastern Polkadraai Road-approach. See the lane layout in the photo below. With the future dualling of Polkadraai Road, this intersection will be partially closed and relocated to opposite the proposed development-access (as per *point 4.3 of WCG-letter*). Detail on this will be further discussed in *paragraph 4* below.

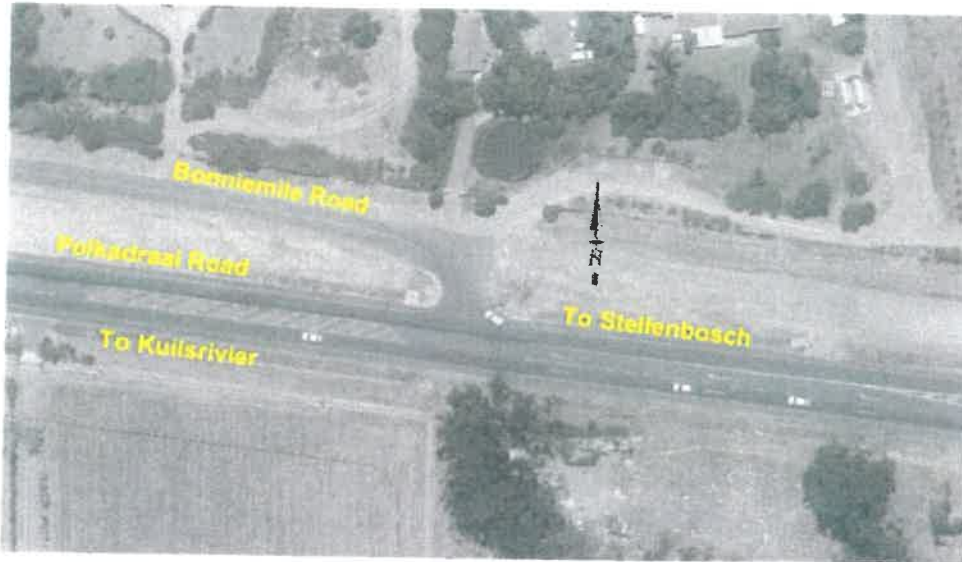


Photo 4 : Existing Polkadraai Road/Bonniemile Road (I) intersection lane layout

Polkadraai Road/Bonniemile Road (II) intersection:

This intersection is currently stop-controlled on the Bonniemile Road-approach, with free-flow conditions along Polkadraai Road. See the lane layout in the photo below. With the future dualling of Polkadraai Road, changes to this intersection is proposed, detail of which will be further discussed in *paragraph 4* below.

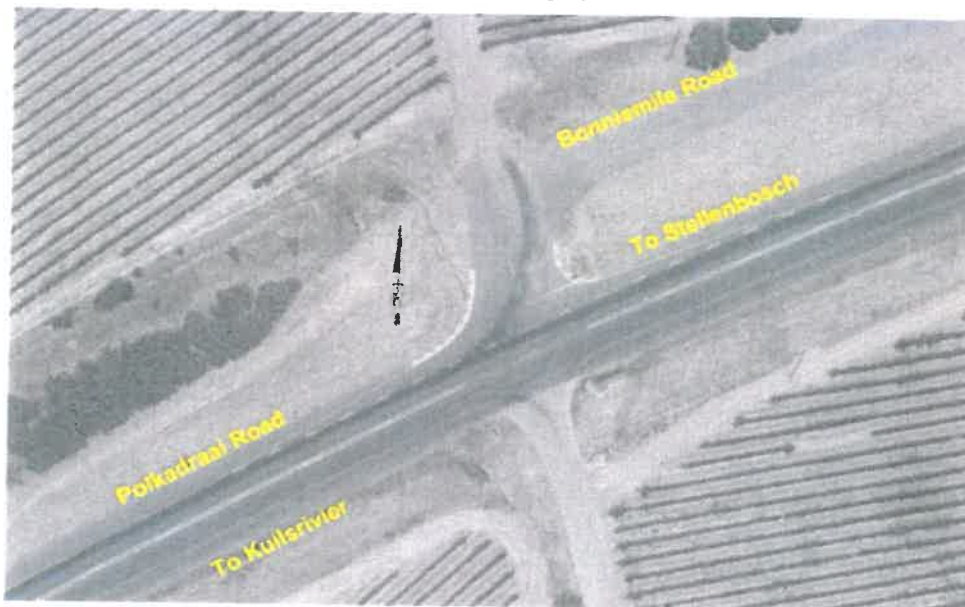


Photo 5 : Existing Polkadraai Road/Bonniemile Road (II) intersection

**3.5.1 Analyses of Existing and Estimated Peak Hour Volumes
(excluding proposed development)**

Link Volumes:

Polkadraai Road is currently a dual carriageway from Stellenbosch up to a point just to the west of its intersection with Vlotenburg Road. As indicated on the attached Figures 1 and 2, the following are the link volumes (total two-way traffic) along the said section of Polkadraai Road (currently a single carriageway):

Existing 2019 AM/PM	1 586/1 376
Estimated 2024 AM/PM	2 028/1 726

During the existing peak hours, the single carriageway is considered sufficient, however, during the estimated 2024 peak hours (background traffic) the dualling of Polkadraai Road to the west of its intersection with Vlottenburg Road is considered necessary.

It can thus be concluded that to accommodate the background traffic volumes along Polkadraai Road by 2024, the dualling of the section to the west of Vlottenburg Road should be considered by the Roads Authorities.

Polkadraai Road/Stellenbosch Kloof Road/Vlottenburg Road intersection:

Polkadraai Road/Stellenbosch Kloof Road intersection – According to the Sidra analyses, service levels F are currently experienced on the Stellenbosch Kloof Road-approach during the existing AM and PM peak hours, whilst acceptable service levels B and above are experienced on the Polkadraai Road-approaches.

Polkadraai Road/Vlottenburg Road intersection – According to the Sidra analyses, service levels F are currently experienced on the Vlottenburg Road-approach during the existing AM and PM peak hours, whilst acceptable service levels A are experienced on the Polkadraai Road-approaches.

Combined intersection – As previously mentioned, Vlottenburg Road will, in future, be realigned to opposite this intersection. For the purpose of traffic analyses, it was assumed that the said realignment will be in place during the estimated 2024 peak hours. With the said relocation, it was assumed that dedicated right-turn lanes will be provided along both Polkadraai Road-approaches. The combined Polkadraai Road/Stellenbosch Kloof Road/Vlottenburg Road intersection (unsignalised) can be expected to remain experiencing service levels F on the side streets, whilst service levels B and above are expected along Polkadraai Road, except for the right-turn movement along the eastern Polkadraai Road-approach which is expected to experience service level D during the AM peak hour.

This intersection as a signalised intersection can be expected to experience acceptable service levels during the estimated 2024 peak hours. See the proposed layout in **Diagram 1** below.

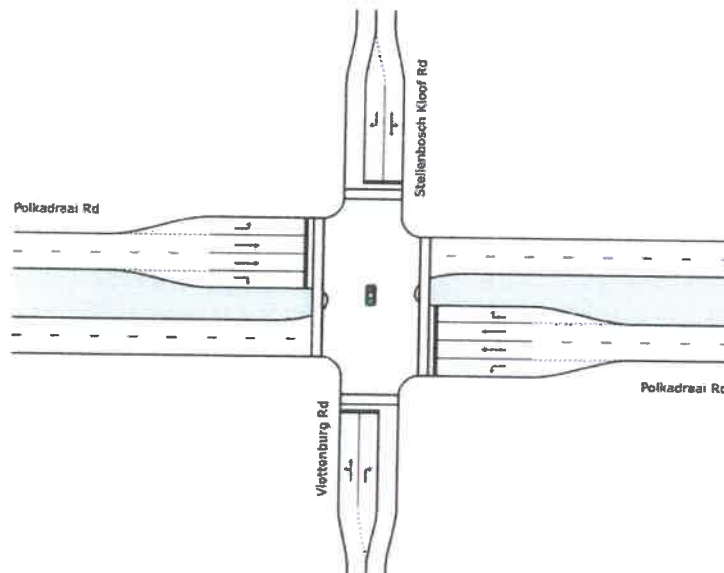


Diagram 1 : Proposed schematic combined intersection lane layout

It can thus be concluded that, with the realignment of Vlottenburg Road to opposite Stellenbosch Kloof Road, the signalisation of its intersection with Polkadraai Road is considered necessary to accommodate the background

traffic and that the layout of the intersection should be as indicated in Diagram 1.

Polkadraai Road/Bonniemile Road (I) intersections:

According to the Sidra analyses, service levels D and C are currently experienced on the Bonniemile Road-approach during the existing AM and PM peak hours, respectively, whilst service level C is experienced on the right-turn movement along the eastern Polkadraai Road-approach, and service levels A are experienced on the remaining movements of the Polkadraai Road-approaches.

It can thus be concluded that no upgrades to the Polkadraai Road/Bonniemile Road (I) intersection is considered necessary to accommodate the background traffic.

Polkadraai Road/Bonniemile Road (II) intersections:

According to the Sidra analyses, service levels F and E are currently experienced on the (northern) Bonniemile Road-approach during the existing AM and PM peak hours, respectively, whilst service levels E and D are experienced on the southern approach (farm access) during the AM and PM peak hours, respectively, and service levels A are experienced along the Polkadraai Road-approaches. Based on the low traffic volumes along the northern- and southern-approaches, it is not considered necessary to provide upgrades to this intersection.

It can thus be concluded that no upgrades to the Polkadraai Road/Bonniemile Road (II) intersection is considered necessary to accommodate the background traffic.

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**).

Polkadraai Road/Stellenbosch Kloof Road/Vlottenburg Road intersection:

As discussed with the estimated peak hours, traffic signals will be provided at this intersection in future when warranted. Acceptable service levels can be expected at this intersection, as signalised intersection, during both expected peak hours.

It can thus be concluded that no upgrades to the Polkadraai Road/Stellenbosch Kloof Road/Vlottenburg Road intersection, other than those required to accommodate the background traffic, are considered necessary to accommodate the proposed development traffic.

Polkadraai Road/Access intersection:

The position of this intersection was identified as a future signalised intersection if/when warranted, as per the Aecom- and WCG-letters mentioned.

With the future dualling of Polkadraai Road, the Bonniemile Road (I) intersection (between Vlottenburg Road and the proposed development-access) is to be changed and relocated to opposite the proposed development-access.

To accommodate the proposed development, dedicated right- and left-turn lanes are proposed along Polkadraai Road towards the proposed development. As a dedicated right-turn lane exists at the existing Bonniemile Road-intersection, a dedicated right-turn lane is to be provided along the eastern Polkadraai Road-approach as well.

Prior to the dualling of Polkadraai Road, acceptable service levels can be expected along Polkadraai Road at this intersection if not signalised, with service levels B and C on the left-turn movement on the access-approach, during the AM and PM peak hours, respectively, and service level F on the right-turn movement (access-approach). The provision of traffic signals at this intersection would result in

acceptable service levels during both expected peak hours. See the initially proposed layout (before dualling) in *Diagram 2* below.

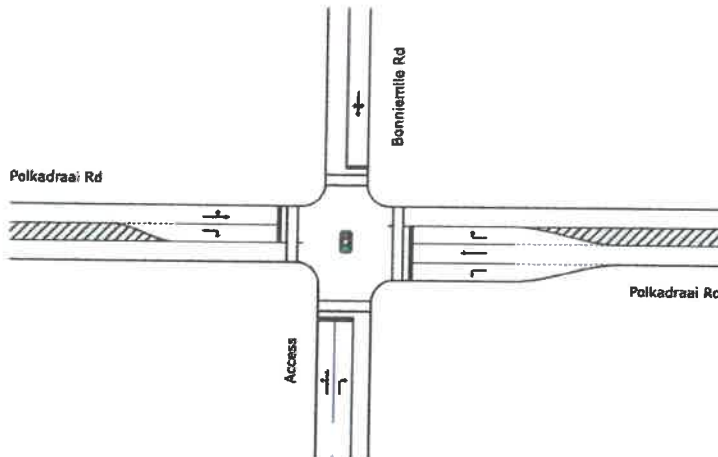


Diagram 2 : Proposed schematic access intersection lane layout

It can thus be concluded that, to accommodate the proposed development traffic at the Polkadraai Road/Access intersection, the lane layout as indicated in Diagram 2 with traffic signals are considered necessary.

Polkadraai Road/Bonniemile Road intersections:

As mentioned above, these intersections will be changed with the future dualling of Polkadraai Road. As per the WCG-letter, the Bonniemile Road (I) intersection will be relocated to opposite the proposed development-access. As result of space constraints, the dualling of Polkadraai Road was conceptually investigated to establish whether all movements currently accommodated at the Bonniemile Road-intersections can be accommodated. The proposal to accommodate the said movements are to change the existing Bonniemile Road (I) intersection to a left-out only, and the existing Bonniemile Road (II) intersection to a left-in only. This will be further discussed in *paragraph 4* below.

The relocated Bonniemile Road-intersection (to opposite the proposed development-access) is as discussed above (*Diagram 2*).

It can thus be concluded that, as per discussions above, traffic signals are considered necessary at the Polkadraai Road/Access/Bonniemile Road (I) intersection with lane layout as per Diagram 2.

4. GEOMETRY

As previously mentioned, access is obtained from Polkadraai Road. The said road can be classified as a Class 2-road (as per RNIS). The posted speed limit along this section of the road changes from 100 km/h (to the west) to 80 km/h (to the east) at a point just to the west of the existing Bonniemile Road (I) intersection.

Streetlighting currently exist along Polkadraai Road up to the Bonniemile Road (I) intersection. With the implementation of the traffic signals at the proposed development-access, the streetlighting should be extended up to an appropriate position to the west of the said signalised intersection.

The existing single carriageway of Polkadraai Road, just to the east of the proposed development access (looking west), is indicated in *Photo 6* below (as per *Google Streetview*).



Photo 6 : Existing Polkadraai Road just to the east of the proposed development-access position (proposed development to the left)

As previously mentioned, the dualling of Polkadraai Road was investigated to determine whether additional land would be required for the dualling of the road – see a schematic layout in **Figure 5** attached. The cross-section as per the existing dualled sections (east and west of the existing single carriageway) was applied, however, a 5,0 metre wide median island with barrier kerbs was applied along the 'new' section as opposed to the existing wider median islands where no kerbs exist. With the said dualling, the extension of the existing sidewalk along Polkadraai Road was also included, which will be further discussed in *paragraph 6* below.

The typical cross-section considered is indicated in **Figure 6** attached. An actual cross-section to the east of the access-intersection is also indicated in the said attached figure (km 26,265).

As can be seen in **Figure 5** attached, the eastbound carriageway of the dualled Polkadraai Road will be constructed on the Bonniemile Road side of the existing single carriageway. This results in the available space for vehicles (especially larger vehicles) along Polkadraai Road, en route to travel westbound along Bonniemile Road, becoming limited. It is therefore proposed to keep the Bonniemile Road (II) intersection as a left-in, and the Bonniemile Road (I) intersection as a left-out. According to the WCG-letter the Bonniemile Road (I) intersection is to be closed when relocated to opposite the proposed development-access, however, to accommodate the movement of larger vehicles (currently traveling along Bonniemile Road), it is proposed to change the Bonniemile Road-intersections to Polkadraai Road as discussed, as opposed to closing the intersections entirely.

As can be seen in the attached road layout and cross-section above, it is not anticipated that additional land will be required towards the subject property to accommodate the dualling of the road. For the adjacent developments (Low Cost and 'Village') a 10 metre building line along Polkadraai Road was approved by WCG (*point 4.1 of letter attached*). Based on the initial layout of the dualling as attached and the said building line approval, it is anticipated that a 10 metre building line should be more than sufficient for the proposed development as well.

As per the WCG-letter, the proposed development-access will be situated approximately halfway between the Stellenbosch Kloof Road/Vlottenburg Road-intersection and the existing Longlands Estate-access, which results in intersection spacing of ± 800 metres. The actual spacing measured is 818 metres towards the Stellenbosch Kloof Road/Vlottenburg Road-intersection and 767 metres towards the Longlands Estate-access, which is considered within reasonable margins of the ± 800 metre requirement.

Access to the proposed development will be security controlled. The access layout is proposed to consist of two lanes in and two lanes out, with the booms set back ± 70 metres from the edge of Polkadraai Road, which is considered sufficient for the proposed development. A separate services access is proposed which will consist of 4,0 metre wide lanes, which will thus be sufficient to accommodate emergency vehicles as well.

Internal streets vary between $\pm 5,5$ and 6,8 metres in width (black top), within road reserves varying between 10 and 16 metres. The main internal street consists of the wider widths (16 metre road reserve and 6,8 metre wide street), whilst the lower order streets vary between the narrower widths quoted (13 and 10 metre road reserves). It should be ensured that bellmouth radii are provided in accordance with the requirements of Stellenbosch Municipality.

Refuse removal will occur kerbside along the internal streets. Access for the refuse vehicles (be it Municipal or private) will occur via the services access.

5. PARKING

According to the Stellenbosch Zoning Scheme Regulations, 2,0 bays per erf is required for single residential erven larger than 401 m².

It is anticipated that parking will be provided on the individual erven by way of driveway and garage, i.e. 2,0 bays per erf, i.e. in accordance with the requirement as mentioned above.

Additional parking (over and above the minimum requirement) is also proposed at the access to the outside of the security controlled booms.

As mentioned above, internal streets are minimum $\pm 5,5$ metres wide (black top) within minimum 10 metre road reserves. The minimum space available between the individual property boundaries and the opposite edge of the internal street will thus be 7,75 metres, which is sufficient to accommodate the required isle width behind parking bays (7,5 metres required as per normal parking standards).

6. PUBLIC- AND NON-MOTORISED TRANSPORT

As per the traffic counts conducted, between 44 and 57 taxis were counted along Polkadraai Road (both directions) in the vicinity of its intersections with Vlottenburg Road and Stellenbosch Kloof Road, during the AM peak hour. During the PM peak hour, between 16 and 27 taxis were counted.

To accommodate public transport, it is suggested that public transport embayments be provided at the proposed development-access along the outbound legs of its signalised intersection with Polkadraai Road. As traffic signals will be provided when warranted, pedestrians will be accommodated across Polkadraai Road. Similarly, it is suggested that public transport embayments also be considered at the Stellenbosch Kloof Road/Vlottenburg Road-intersection.

The pedestrian volumes counted are indicated in *Diagram 3* below. During the peak hours, between 158 and 172 pedestrians cross Polkadraai Road in the vicinity of Stellenbosch Kloof Road and Vlottenburg Road.

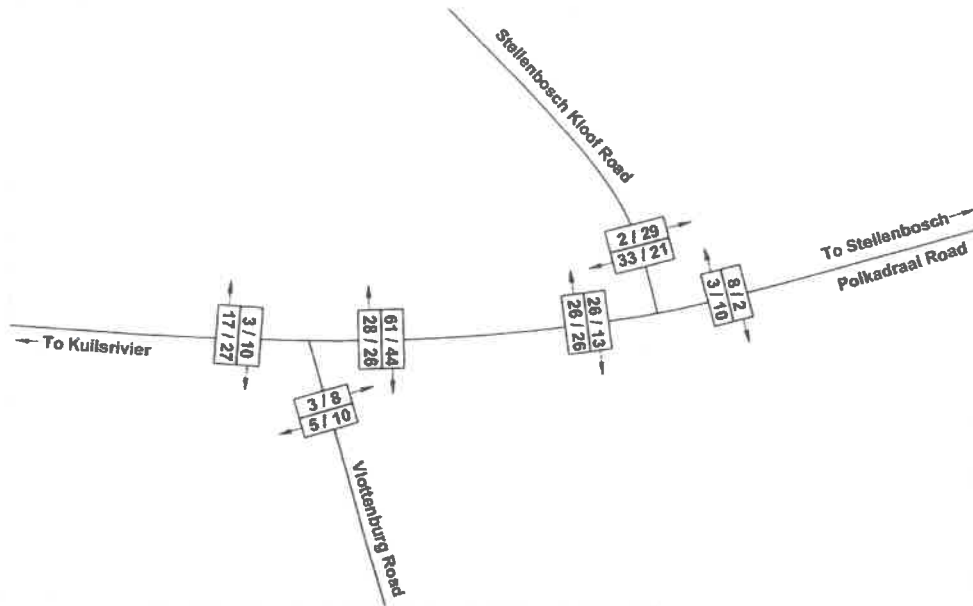


Diagram 3 : Existing 2019 AM/PM Peak Hour Pedestrian Counts

To accommodate pedestrians currently crossing Polkadraai Road as indicated above, it should be ensured that the traffic signals provided at the Stellenbosch Kloof Road/Vlottenburg Road-intersection make allowance for protected pedestrian phases. Similarly, the traffic signals at the access-intersection should also provide for pedestrians.

Sidewalks currently exist along both sides of Polkadraai Road ($\pm 1,5$ metres wide), up to a point just to the west of the existing Vlottenburg Road-intersection. With the development of the subject property, it is proposed to extend the sidewalk along the proposed development side of Polkadraai Road up to the access. The new facility is proposed at a width of 2,4 metres.

7. CONCLUSIONS

The following can be concluded from the report:

- 1) That this TIA accompanies the Application for Rezoning and Subdivision of Remainder Erf 1, Longlands, bordered by Polkadraai Road to the north, between the existing Longlands development and the Longlands Low Cost Housing project, all to the west of Vlottenburg Road, Stellenbosch;
- 2) That the proposed development includes 255 residential erven, with access obtained from Polkadraai Road;
- 3) That the proposed development has the potential to generate 255 peak hour trips (64 in, 191 out during the AM peak hour and 178 in, 77 out during the PM peak hour);
- 4) That to accommodate the background traffic:
 - a) The dualling of Polkadraai Road to the west of Vlottenburg Road should be considered by the Roads Authorities;
 - b) When Vlottenburg Road is realigned to opposite Stellenbosch Kloof Road, the combined Polkadraai Road/Stellenbosch Kloof Road/Vlottenburg Road intersection be signalised;
- 5) That to accommodate the proposed development traffic:
 - a) Traffic signals are anticipated to be required at the Polkadraai Road/Access intersection as soon as the proposed development becomes operational (with streetlighting);

- 6) That as per the WCG-letter, the proposed development-access will be situated approximately halfway between the Stellenbosch Kloof Road/Vlottenburg Road-intersection and the existing Longlands Estate-access, and ultimately, with the dualling of Polkadraai Road, the Bonniemile Road (l) intersection will be relocated to opposite the access-intersection;
- 7) That access to the proposed development will be security controlled, with two lanes in and two lanes out and security booms set back \pm 70 metres from the edge of Polkadraai Road, and that a separate services access is proposed consisting of 4,0 metre wide lanes, sufficient to accommodate emergency vehicles;
- 8) That internal streets will measure minimum 5,5 metres within minimum road reserves of 10 metres, and that the main street will consist of a 6,8 metre width within a 16 metre road reserve, and that refuse removal will occur kerbside along the internal streets (with access possible via the services access);
- 9) That parking will be provided at a rate of 2,0 bays per erf (in the form of garages and driveways) in accordance with the Stellenbosch Zoning Scheme Regulations; and
- 10) That public transport embayments are proposed along Polkadraai Road at the outbound legs of its intersections with Stellenbosch Kloof Road/Vlottenburg Road and the proposed access, that accommodation for pedestrians be made across Polkadraai Road at the said signalised intersections, and that an NMT facility is proposed from the proposed access to link with the existing facilities along Polkadraai Road (towards Stellenbosch).

8. RECOMMENDATIONS

From the above the following are recommended:

- 1) That to accommodate the background traffic:
 - a) The dualling of Polkadraai Road to the west of Vlottenburg Road should be considered by the Roads Authorities;
 - b) When Vlottenburg Road is realigned to opposite Stellenbosch Kloof Road, the combined Polkadraai Road/Stellenbosch Kloof Road/Vlottenburg Road intersection be signalised (lane layout as per *Diagram 1*);
- 2) That to accommodate the proposed development traffic:
 - a) Traffic signals are anticipated to be required at the Polkadraai Road/Access intersection as soon as the proposed development becomes operational (lane layout as per *Diagram 2*).

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)

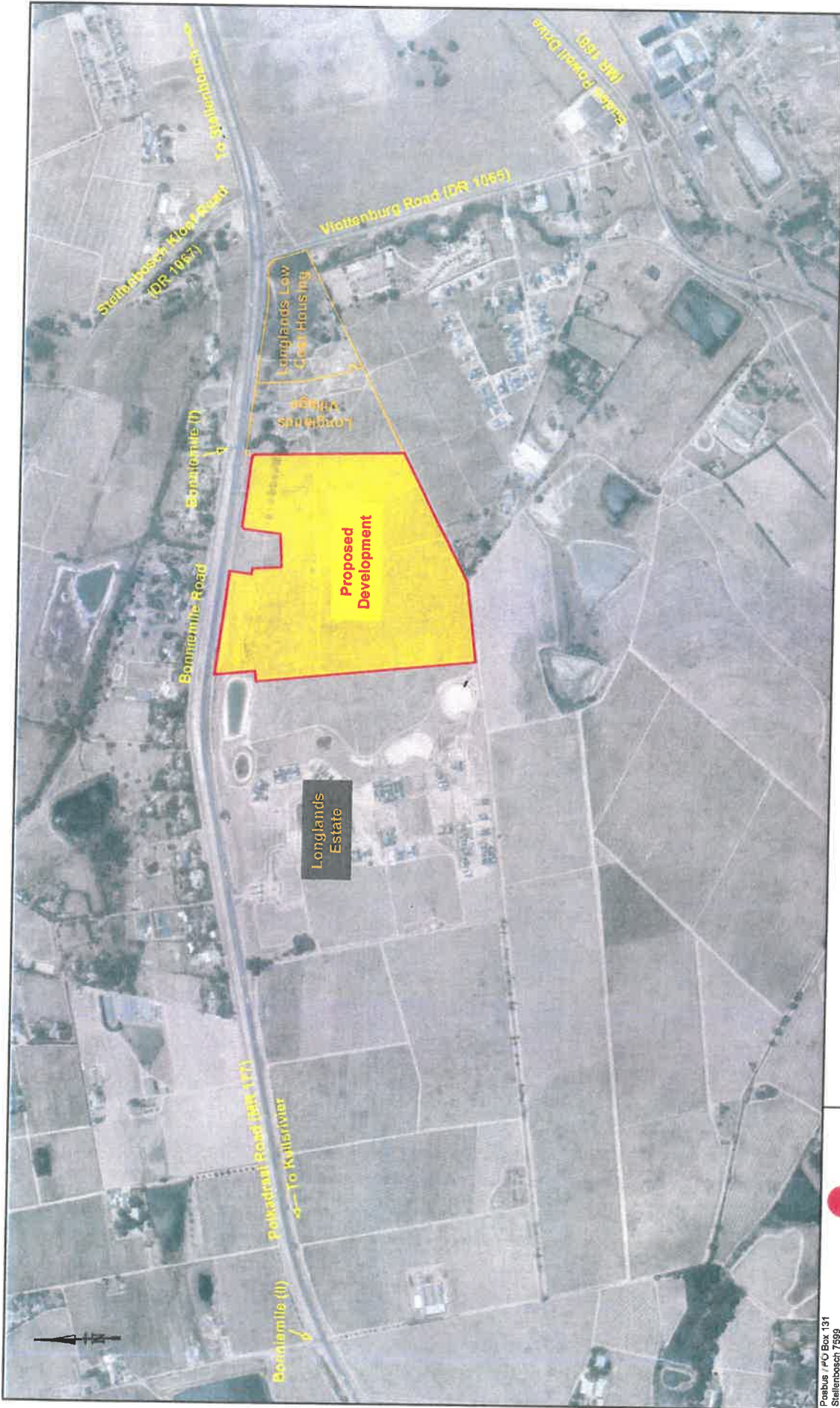
Attachments

Locality Plan

Amended Zoning and Subdivision Plan, 25 June 2018

Site Layout – *Longlands Erf Layout Concept 3 Revision 7 (Urban Concepts)*

- Figure 1 Existing AM/PM Peak Hour Traffic Volumes (Tuesday, 3 September 2019)
- Figure 2 Estimated 2024 AM/PM Peak Hour Traffic Volumes (including annual traffic growth and surrounding developments)
- Figure 3 Distribution of Traffic Generated by Proposed Development
- Figure 4 Expected 2024 AM/PM Peak Hour Traffic Volumes (including annual traffic growth, surrounding developments and proposed development)
- Figure 5 Proposed Dualling of Polkadraai Road (MR 177)
- Figure 6 Proposed Cross-sections



Locality Plan

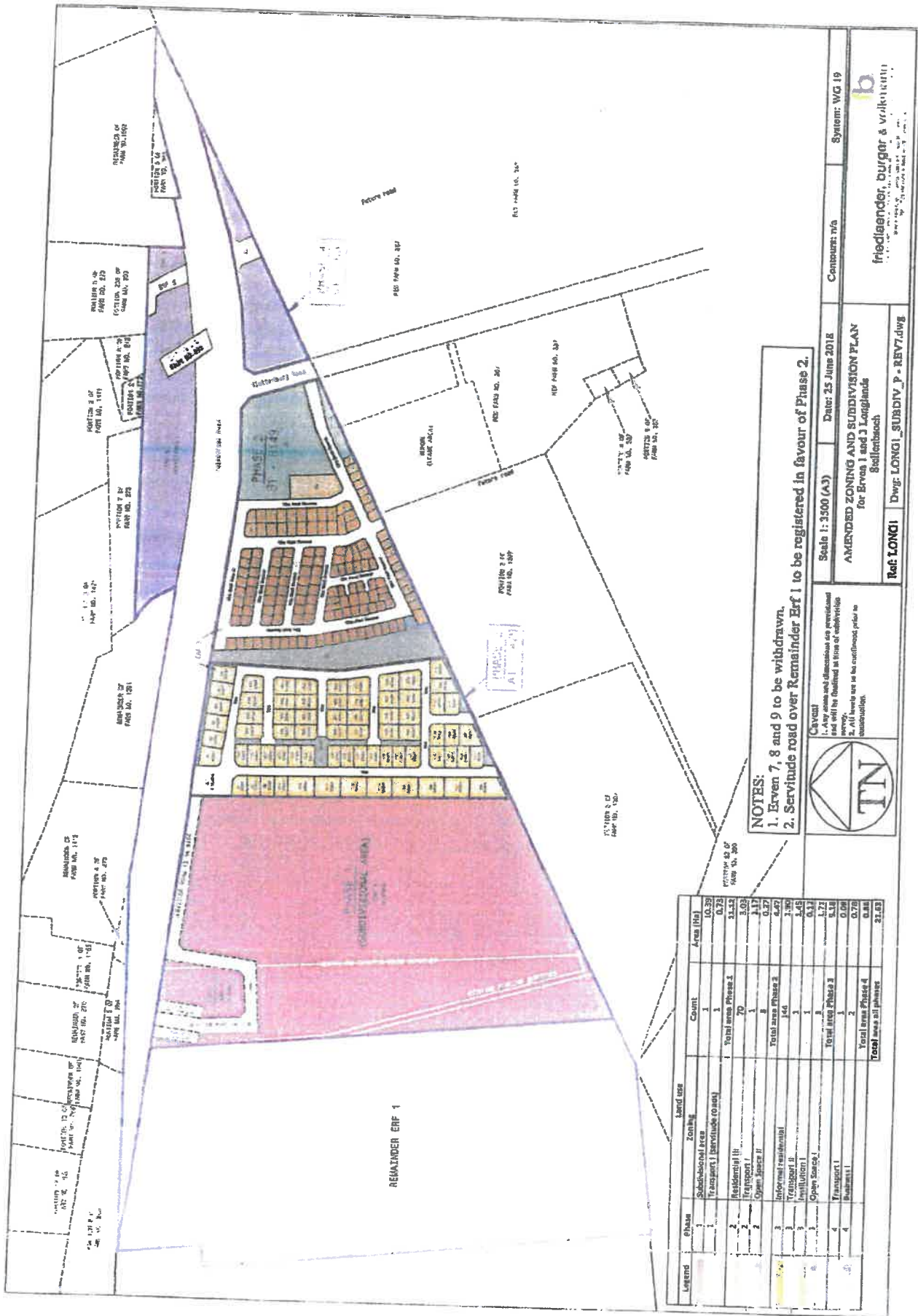
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Faks / Fax : 021 - 880 0380
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GROUPE (Pty) Ltd



NOTES:
 1. ERF 7, 8 and 9 to be withdrawn.
 2. Servitude road over Remainder Erf 1 to be registered in favour of Phase 2.



Caveat
 1. Any areas and dimensions are provisional and will be finalized at time of subdivision.
 2. All levels are to be confirmed prior to construction.

Legend	Phase	Land use	Zoning	Count	Area (ha)
	1	Subdivision area	Transport 1 (servitude easement)	1	10.39
	2	Residential II	Transport 1	70	31.14
	3	Informal residential	Transport 1	1	0.75
	4	Transport B (institution)	Open Space II	1	3.09
	5	Open Space I	Open Space I	1	1.17
	6	Transport 1	Transport 1	1	0.37
	7	Business I	Transport 1	1	0.97
	8	Business I	Transport 1	1	3.90
	9	Business I	Transport 1	1	2.45
	10	Business I	Transport 1	1	0.14
	11	Business I	Transport 1	1	2.77
	12	Business I	Transport 1	1	0.16
	13	Business I	Transport 1	1	0.98
	14	Business I	Transport 1	1	0.78
	15	Business I	Transport 1	1	0.11
	16	Business I	Transport 1	1	2.83
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 Date: 25 June 2018
 System: WG 19
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 friedlander, burger & wolkstein
 Stellenbosch

Ref: LONG1
 Dwg: LONG1_SUBDIV_P - RBV1.dwg



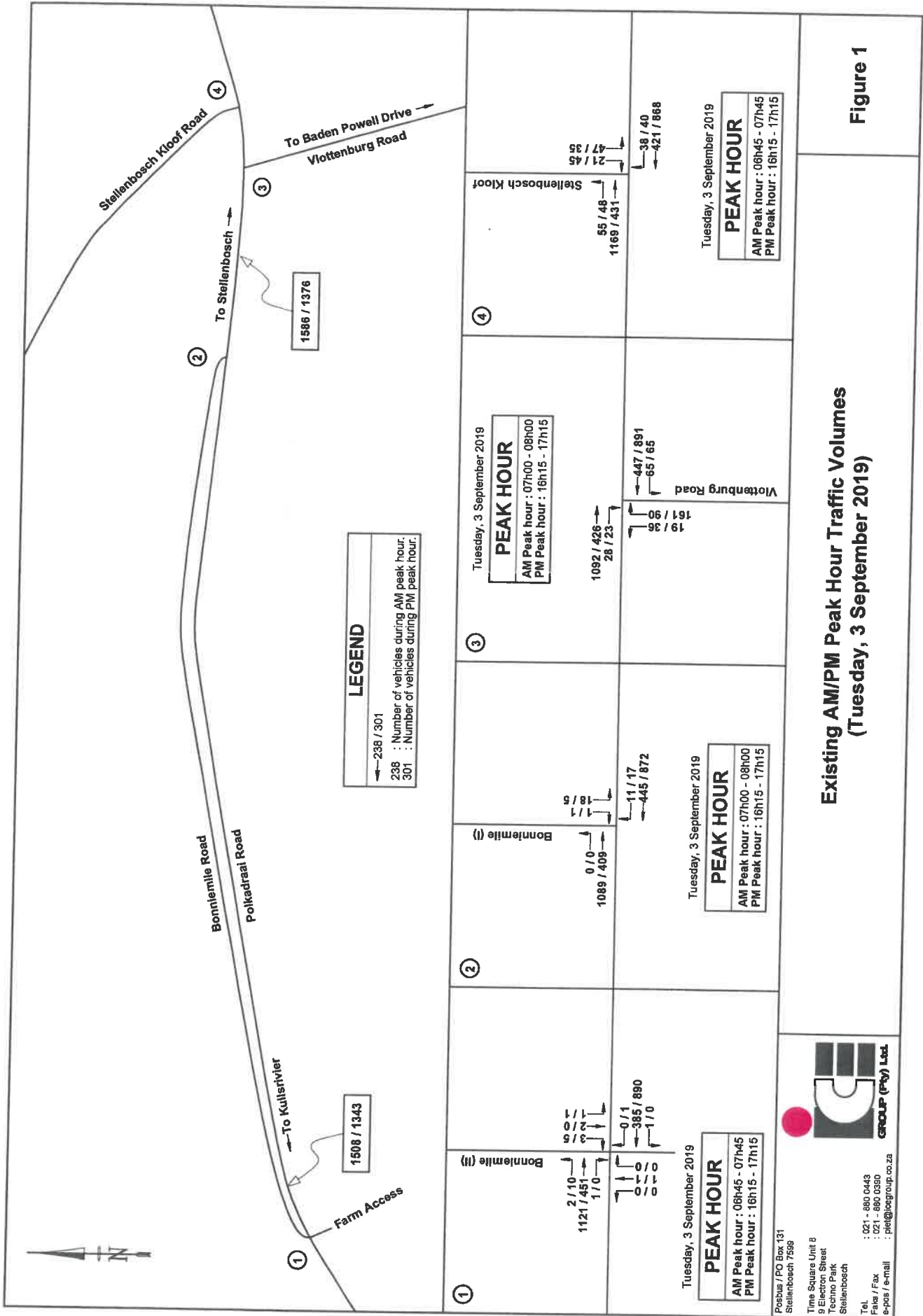
LONGLANDS ERF LAYOUT CONCEPT 3 REVISION 7

LONGLANDS | 28 AUGUST 2019 | SCALE @ A1_2000

Urban Concepts | L

The Hills Building | Buchanan Square | 160 Str Lowry Rd | Woodstock 7925 | t+27 21 461 5255 | w urbanconcepts.co.za

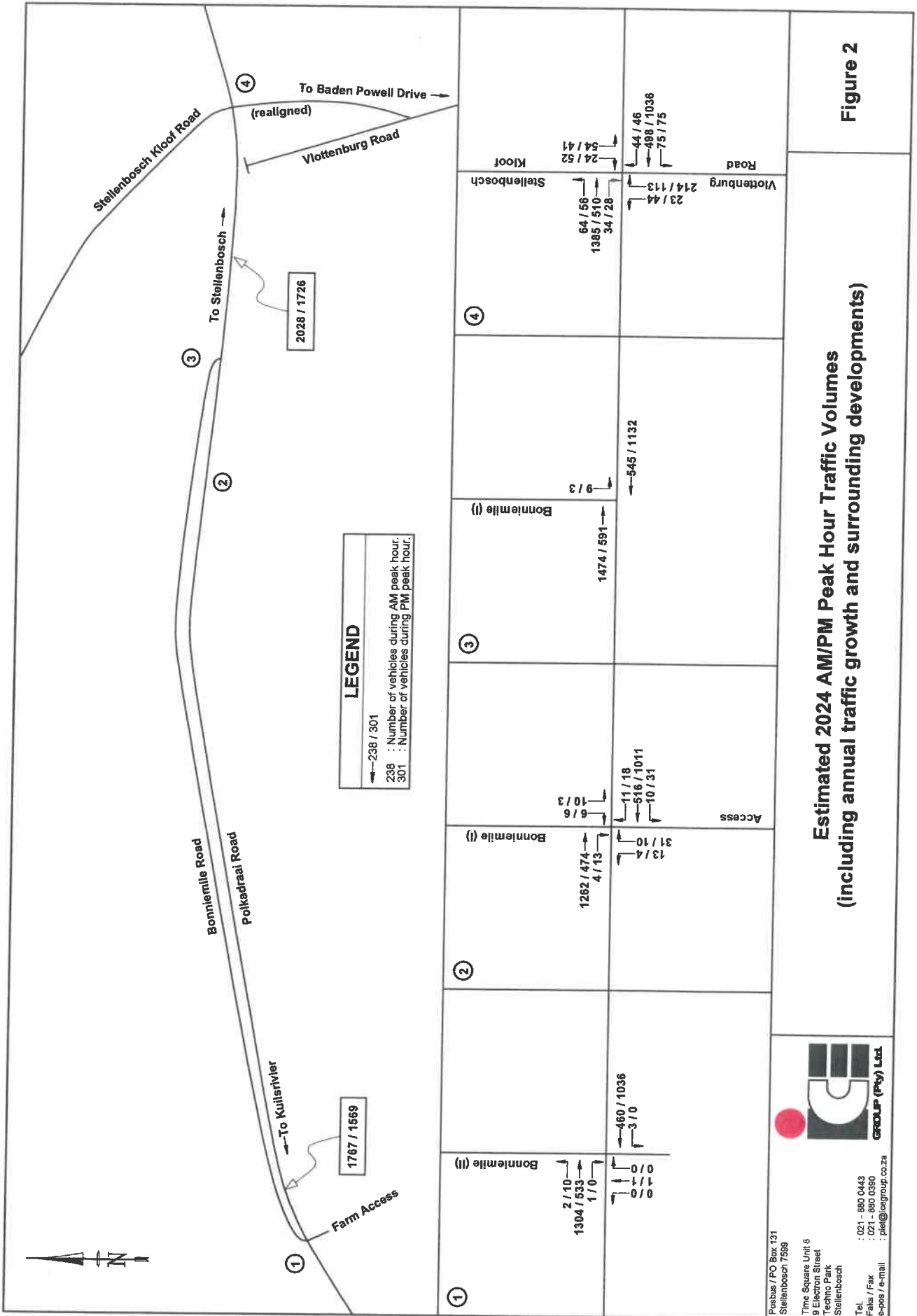




**Existing AM/PM Peak Hour Traffic Volumes
 (Tuesday, 3 September 2019)**

Figure 1


GROUP (Pty) Ltd.
 Posbus / PO Box 131
 Stellenbosch 7599
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 Techno Park
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 e-pos / e-mail : pie@ecgroup.co.za



**Estimated 2024 AM/PM Peak Hour Traffic Volumes
 (including annual traffic growth and surrounding developments)**

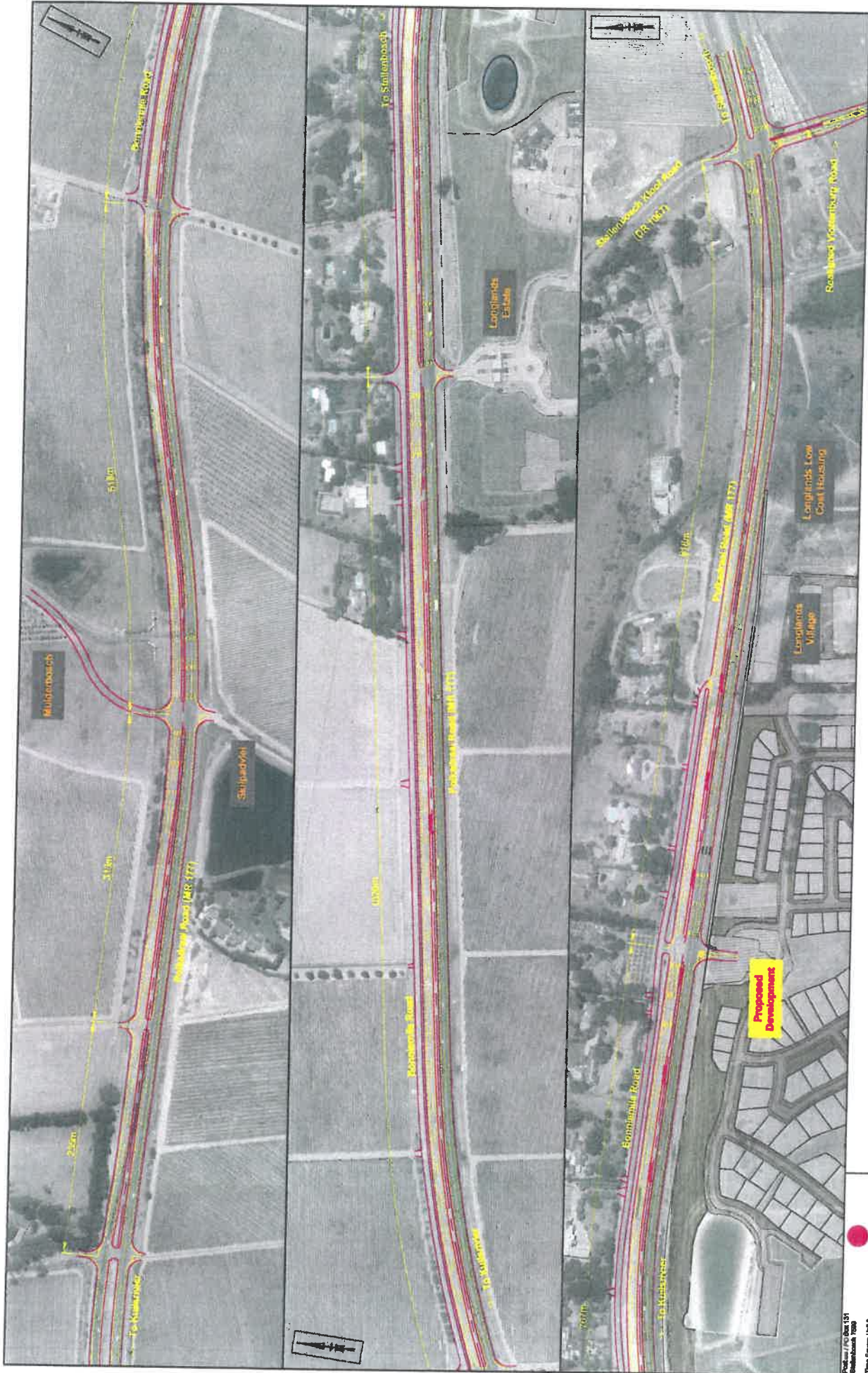
Figure 2

GECAP (Pty) Ltd.

Postbus / PO Box 131
 Stellenbosch 7589

Time Square Unit 8
 9 Electron Street
 Techno Park
 Stellenbosch

Tel. : 021 - 880 0443
 Fax / Fax : 021 - 880 0390
 e-pos / e-mail : piet@legroup.co.za

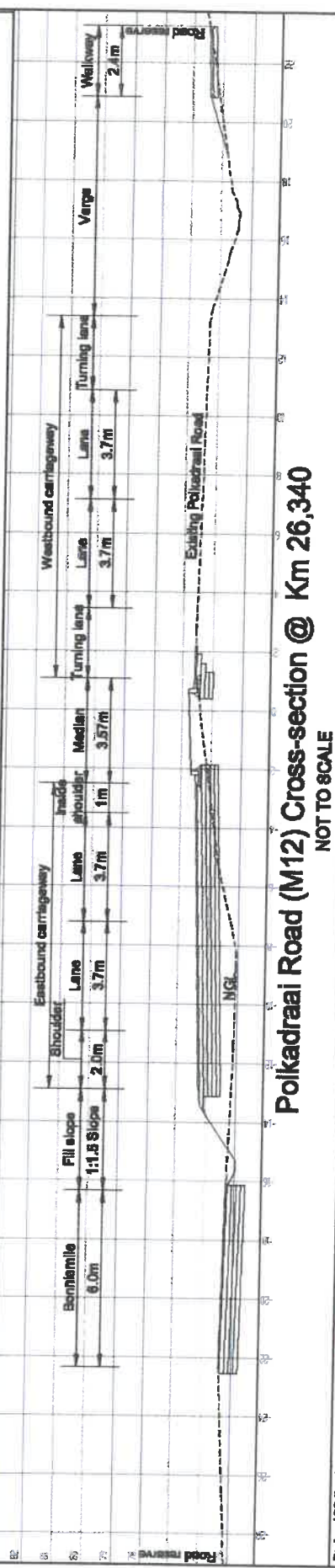
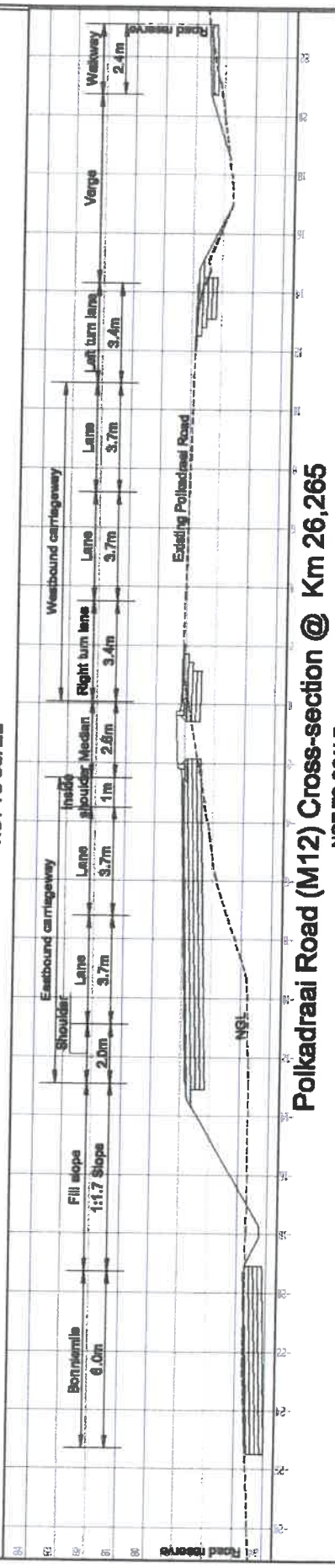
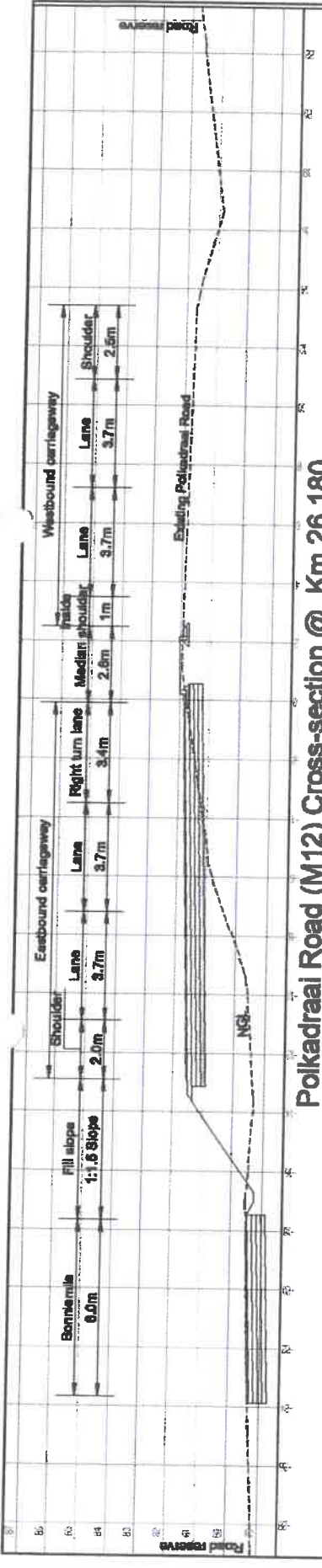


Proposed Dualing of Polkadraai Road (MR 177)
(not to scale)

Figure 5



 E GROUP (PTY) LTD.
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 1011 - 1010 0000



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**Proposed Cross-sections
(Duailling of Polkadraai Road)**
(not to scale)

Figure 6

ANNEXURE T

**REZONING, SUBDIVISION, ADOPTION OF THE
DEVELOPMENT'S NAME AND STREET NAMING AND
NUMBERING, ARCHITECTURAL GUIDELINES AND
HOME OWNERS ASSOCIATION'S CONSTITUTION:
ERF 1, LONGLANDS**

**HERITAGE IMPACT ASSESSMENT &
COMMENT FROM HWC**

Our Ref: HM/STELLENBOSCH/PTN A OF ERF 1
Case No.: 19100309AS1111M
Enquiries: Andrew September
E-mail: andrew.september@westerncape.gov.za
Tel 021 483 9543
Date: 19 December 2019

Lize Malan
 PO Box 3421
 Matieland
 7602



FINAL COMMENT
In terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003

HERITAGE IMPACT ASSESSMENT: PROPOSED RESIDENTIAL DEVELOPMENT ON PORTION A OF THE ERF 1, LONGLANDS ESTATE, STELLENBOSCH, SUBMITTED IN TERMS OF SECTION 38(8) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

CASE NUMBER: 19100309AS1111M

The matter above has reference. Heritage Western Cape is in receipt of your application. This matter was discussed at the Impact Assessment Committee (IACOM) held on 4TH December 2019.

FINAL COMMENT

The report satisfies the requirements of Section 38(3) of the NHRA.

From a heritage perspective, the development is accepted, subject to the following conditions:

1. A detailed landscaping plan that reflects the heritage indicators set out in Section 8 of the HIA report must be submitted. It is particularly 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 who may request modelling of the development to ensure that visual impacts are adequately mitigated.
2. Architectural guidelines for the whole development to realize the intentions of the urban design framework and the heritage indicators set out in section 8 of the HIA report must be formulated. The following aspects must be addressed:
 - a) Roof shape and colour with use of pitched roofs and overhanging eaves
 - b) Height restriction to a maximum of 2 storeys
 - c) Massing – monolithic building masses are to be avoided in favour of fragmented massing, including the use of lean-to's and pitched roofs.
 - d) Finishes of buildings, using plaster and paint in neutral earth tones (no 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 and throughout development.

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

If any unexpected archaeological or palaeontological material or evidence of burials is discovered during earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately.

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>

www.westerncape.gov.za/cas

Street Address

• Tel

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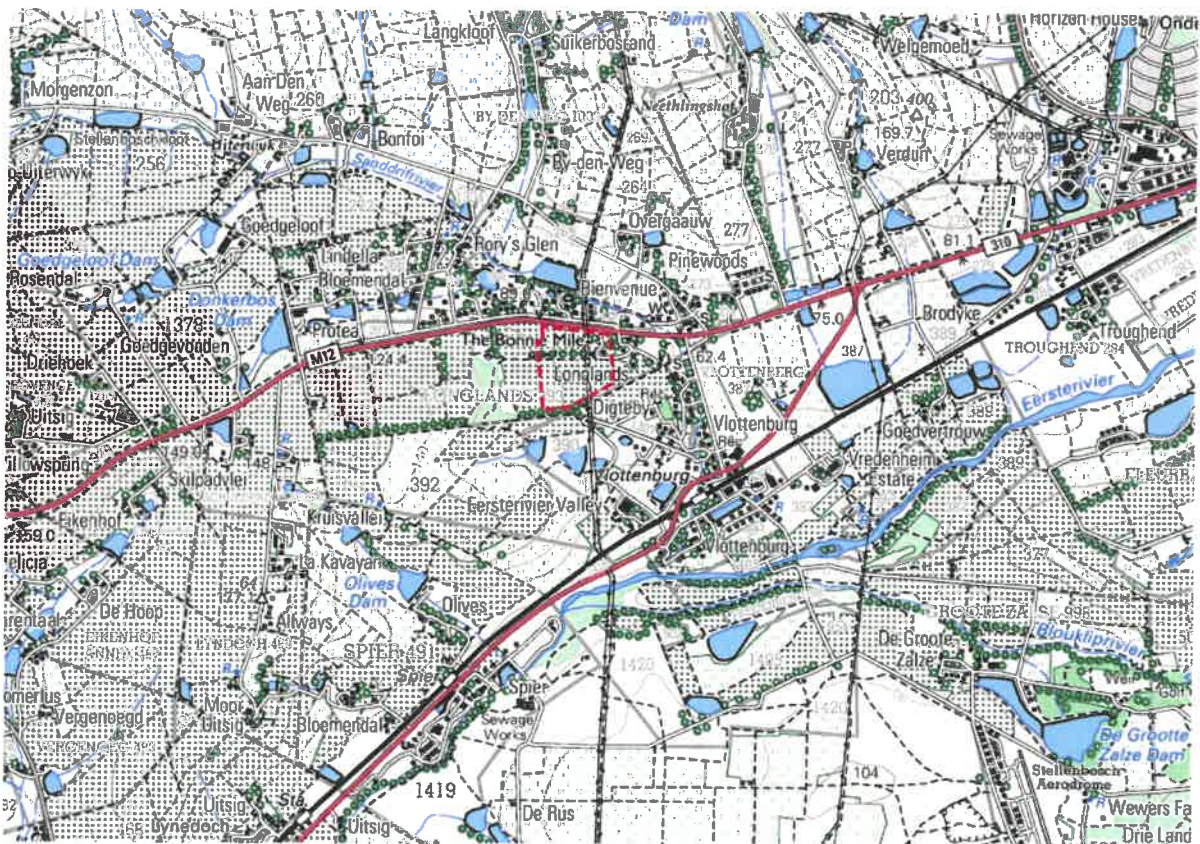
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HWC CASE: 19052004AS0521E

DRAFT FOR COMMENTHeritage Impact Assessment
Portion A of Erf 1, Longlands
LONGLANDS MANOR

Submitted in terms of section 38(8) of the National Heritage
Resources Act, 1999 (Act 25 of 1999)

Submitted by
Lize Malan and David Gibbs
August 2019

PO Box 3421, Matieland, 7602
T: 021 882 9388 C: 083 440 0953

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- Annexure B Photographs of the site and its context
- Annexure C Archaeological Impact Assessment by Jonathan Kaplan
- Annexure D Urban Design Statement
- Annexure E Criteria for Establishing Heritage Significance
- Annexure F CVs of Lize Malan and David Gibbs

1 INTRODUCTION

This report presents a heritage impact assessment (including visual impact assessment as an integral component) for the proposed development of a portion of Erf 1, Longlands, to be known as Longlands Manor. The site measuring 24ha in total is situated in the Vloottenburg node outside Stellenbosch, below the Longlands Country Estate. The proposed development entails a residential estate that will fill in the area between the approved Longlands Village and community housing project to the east and the Longlands Country Estate to the west. This HIA is submitted in terms of Section 38(8) of the National Heritage Resources Act, as the development is also subject to the requirements of the National Environmental Management Act.

Following on the submission of a Notification of Intent to Develop, HWC requested a heritage impact assessment that assesses the visual impact of the development on the cultural landscape and includes design indicators (Refer to Annexure A for a copy of the HWC response).

1.1 Heritage practitioners

This report is prepared by Lize Malan and David Gibbs, independent heritage practitioners. Lize Malan holds a Master's degree in Town and Regional Planning and is an accredited member of the Association of Professional Heritage Practitioners. She has 10 years of experience as a heritage practitioner, which includes the preparation of a number of HIAs of similar complexity.

David Gibbs is a professional landscape architect, environmental planner and heritage practitioner, with a Master's degree in Landscape Architecture and Bachelor's degree in Architectural Studies. David has extensive experience in visual impact assessment, particularly with regard to the cultural landscape. He serves (inter alia) as contributing member to the ICOMOS Intentional Scientific Committee on Cultural Landscapes and as member of the Heritage Western Cape Built Environment and Landscape Committee

David and Lize have completed an independent assessment, as they have no vested or financial interest which may result from the approval of the proposed development by the relevant authorities.

The CVs of David and Lize are attached in Annexure F to this report.

2 THE SITE AND ITS CONTEXT

The site is located to the west of Stellenbosch in the Vlotenburg node. The site is bound by the Polkadraai Road to the north, Longlands Country Estate to the west, an informal settlement to the east. This settlement has now spread to the east of the Vlotenburg Road. The land immediately to the south of the site is currently vacant, with the Digteby Estate and Conference facility situated beyond that. Vlotenburg Road which connects the Polkadraai Road with the R310, provides access to the Vlotenburg Primary School to the south-east of the site, Digteby Estate, a private hotel school and the Stellenbosch Hills Cellar. Immediately to the north of the site, beyond the Polkadraai Road, is the row of Bonnie Mile small holdings which accommodates residences and businesses. The scenic Stellenbosch Kloof Road, branches off the Polkadraai Road to the north-east of the site. A small service station, shop, church and a few houses are situated around this intersection.



Figure 1: The site in its immediate context (Source: Google Earth)

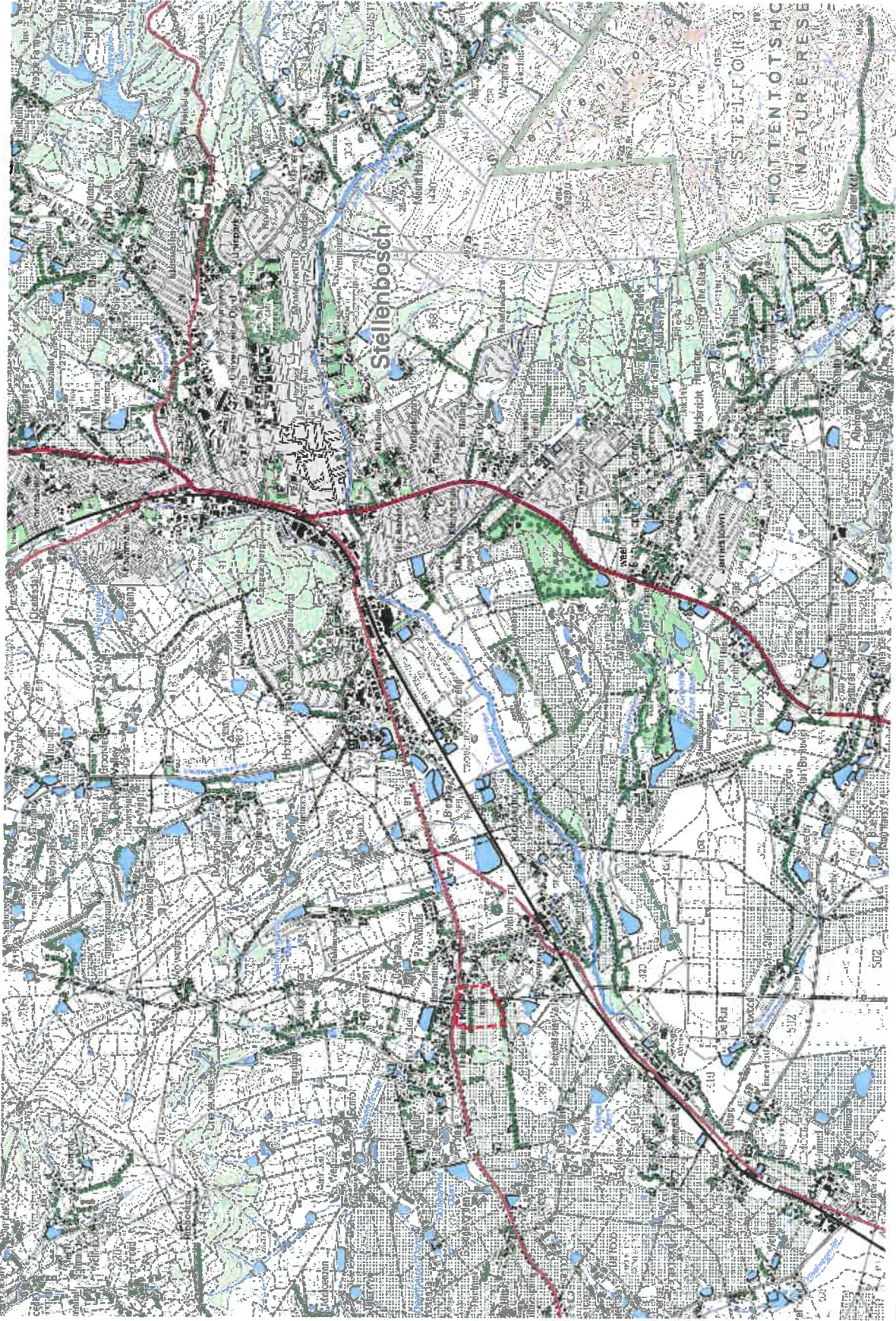


Figure 2: Locality Plan: Extract from 1:50 000 Map Series Maps 3318DD (published 2000) Chief Directorate Surveys and Mapping

The site itself slopes from west to east, lying below the Longlands Country Estate. There is one house with outbuildings on the site which probably dates to the 1960s or later. A short tree avenue with mature trees runs parallel to the northern boundary of the site, and it would seem that this avenue probably lined the road that provided access to the historic house to the west of the site. A high voltage power line crosses the site from south to north just to the west of the werf. The property was planted with dry land vineyards in the past, but is not farmed.



Figure 3: A close-up aerial view of the site (Source: Cape Farm Mapper)





Photographs 1-4: The werf with the main house and outbuildings



Photograph 5: The high voltage line crossing the site, viewed from the Polkdraai Road (i.e. looking south – with the werf visible to the left) (Source: Google Street view)



Photograph 6: Informal settlement immediately to the east of the site

3 ASSUMPTIONS AND LIMITATIONS

3.1 Availability of Information

This report is based on the information that was available at the time of writing. All material by others informing this assessment, including historical and planning/land use background information from earlier applications, is assumed to be accurate and a true reflection of the issues governing the property and its proposed redevelopment.

3.2 Statement of Significance

The significance of cultural resource is dynamic and multifaceted, in particular as interest groups and societal values change over time. It is thus neither possible, nor appropriate to provide a definitive statement of heritage significance. Nonetheless, every effort has been made to ensure that the heritage statement is as accurate a reflection of significance as is currently possible to ascertain. It is also noted that the perceptions of visual impacts can be highly subjective.

3.3 Impacts beyond the Site Boundaries

This report does not address heritage impacts resulting from the potential laying of pipelines, electrical and other related infrastructure between the site and elsewhere beyond its boundaries.

4 METHODOLOGY

The methodology followed to prepare this report entailed the following:

- Site visits in order to identify possible heritage resources on the property and related to the site, including its context and visual sensitivity.
- A review of relevant studies, available, such as the HIA and VIA prepared for the proposed Vredenheim Development, the recent Stellenbosch Heritage Inventory, and the AIA prepared for the site itself, that contribute to an understanding of the heritage resources related to the site.
- A review of the relevant legislation that informs this study.
- Research at the Surveyor General, the Deeds Office and other reference material, to gain an understanding of the history of the site.

5 LEGAL CONTEXT

5.1 Background

The Longlands Country Estate was established in 2009, with authorisation granted for the development in terms of the Environmental Conservation Act (Act 73 of 1989) after the developers took the original decision by the Provincial Department of Environmental Affairs and Development Planning on review in the High Court. The planning approval for the subdivision of the land was granted in terms of the Provision of Land and Assistance Act, 1993 (Act 126 of 1993) - an Act intended to speed-up the implementation of land reform by by-passing applications to town planning to local authorities and the Department of Agriculture. The developers of the Longlands Country Estate undertook to build one house for the local community of Vlotenburg, for each up-market house built in the estate. These houses have not been constructed to date and the original development of the Estate has since sold on the land.

The current owners of the land, Longlands Village (Pty) Ltd, has undertaken to donate the land originally earmarked for the community housing, as well as to service the land as part of the agreement to develop Longlands Village. The rezoning and subdivision of this land, Erf 3 Longlands, immediately to the east of the site has already been approved with minor amendments to the plan approved in 2018. This development thus entails 144 informal housing sites for subsidized housing, and 70 residential erven to be sold on the open market.

A further residential development, known as Chantecler which includes 54 single residential erven, a wine cellar, a portion of vineyards and group housing site, located immediately to the south-east of the site has also been recently approved.

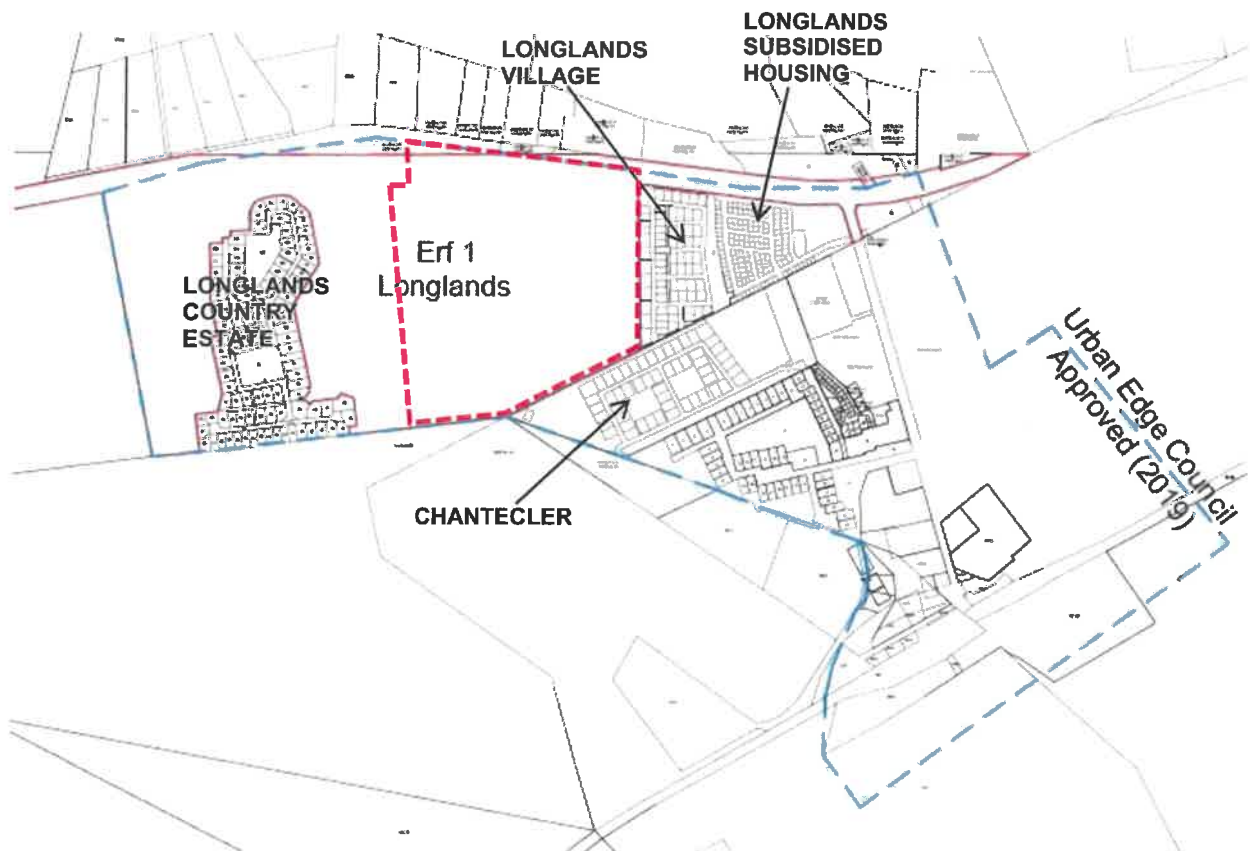


Figure 4: Approved development in the vicinity of the site (Source: TV3 Architects and Town Planners)

5.2 National Heritage Resources Act (Act 25 of 1999) (NHRA)

A Notification of Intent to Development was submitted, as Section of 38(1)(d) of the NHRA requires the submission of a notification of intent to develop (NID) when the proposed development entails rezoning of site larger than 10 000m² and section 38(1)(c)(i) requires a NID for a development that will change the character of a site exceeding 5 000m² in extent. This report follows the record of decision of HWC in response to the NID, which required a Heritage Impact Assessment (HIA) which should fulfil the requirements of Section 38(3) of the NHRA. In the ROD, HWC noted that the visual impact of the development on the cultural landscape must be assessed and that design indicators must be included in the assessment. A copy of the response from HWC is attached in Annexure A. Note that a stand-alone VIA was not prepared as part of this application – instead one of the co-authors of this HIA, is a visual specialist, Mr David Gibbs and integrated HIA was undertaken from the outset.

No other sections of the NHRA are applicable as the site does not fall within a declared conservation area or a current heritage protection area, is not a Provincial Heritage Site, and it is unlikely that any of the structures on the property are older than 60 years.

5.3 National Environmental Management Act (Act 107 of 1998) (NEMA)

The National Environmental Management Act (Act No. 107 of 1998), as amended, (NEMA) makes provision for the identification and assessment of activities that are potentially detrimental to the environment and which require authorization from the relevant authorities based on the findings of an environmental impact assessment. NEMA is a national act, which is enforced by the Department of Environmental Affairs (DEA). However, these powers are delegated in the Western Cape to the Department of Environmental Affairs and Development Planning (DEA&DP). DEA&DP will consider the comments of HWC in response to the HIA prior to issuing environmental authorisation in response to the proposed activities.

In terms of the 2014 Environmental Impact Assessment Regulations (GN R. No. 982, GN R No. 983, GN R. No. 984 and GN R. No. 985 published in terms of section 24 of NEMA, the following proposed activities trigger the need for authorization to NEMA:

- (11) *The development of facilities or infrastructure for the transmission and distribution of electricity outside urban areas or industrial complexes with a capacity of more than 33 but less than 275 kilovolts. The proposal entails the replacement of the existing 132 kilovolt overhead cables and towers with an underground electrical cable (500m).*
- (28) *Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture or afforestation on or after 01 April 1998 and where such development will occur outside an urban area, where the total land to be developed is bigger than 1 hectare. A portion of the Remainder of Erf 1 of Longlands was used for vineyards.*

5.4 Stellenbosch Municipal Land Use Planning By-Law (2015) (SMPBL)

A rezoning and subdivision application for the remainder of Erf 1, Longlands, will be submitted to the local authority in terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law (2015)(SMPBL) and the so-called Section 8 Scheme Regulations which apply to the site, to rezone the site from Agricultural Zone I to Subdivisional Area. The subdivisional zoning will allow for the site to be subdivided into residential erven, private open spaces and a private road. More detail of the proposed development is provided in Section 11.

6 POLICY CONTEXT

6.1 Stellenbosch Spatial Development Framework

The site has been indicated for “mixed community and residential infill” in the recently approved Stellenbosch SDF¹. The portion to the north-west along the Polkadraai Road is indicated as “urban agriculture area retained”



Figure 5: Extract from Stellenbosch SDF Spier- Vlottenburg- Lynedoch Plan (July 2019) – approved by the Stellenbosch Council on the 2nd of August 2019.

¹ Approved by the Stellenbosch Council on 12 July 2019

7 HISTORIC BACKGROUND

There is evidence of particularly early stone age activity on the site and in the area according to the archaeological impact assessment prepared by Jonathan Kaplan (2019). At the time of the establishment of the refreshment station at the Cape in 1652, the larger Eerste River valley would have formed part of the seasonal grazing of the Khoenkhoen. By 1679, when Stellenbosch was founded by Simon van der Stel, the Khoenkhoen were being displaced from their traditional grazing areas (Mountain, 2003). It was also in this year that the first farms were awarded along the Eerste River – early farms in the immediate vicinity include Vredenburg granted in 1691 and Bij den Wegh granted in 1704 (Smuts, 1979).

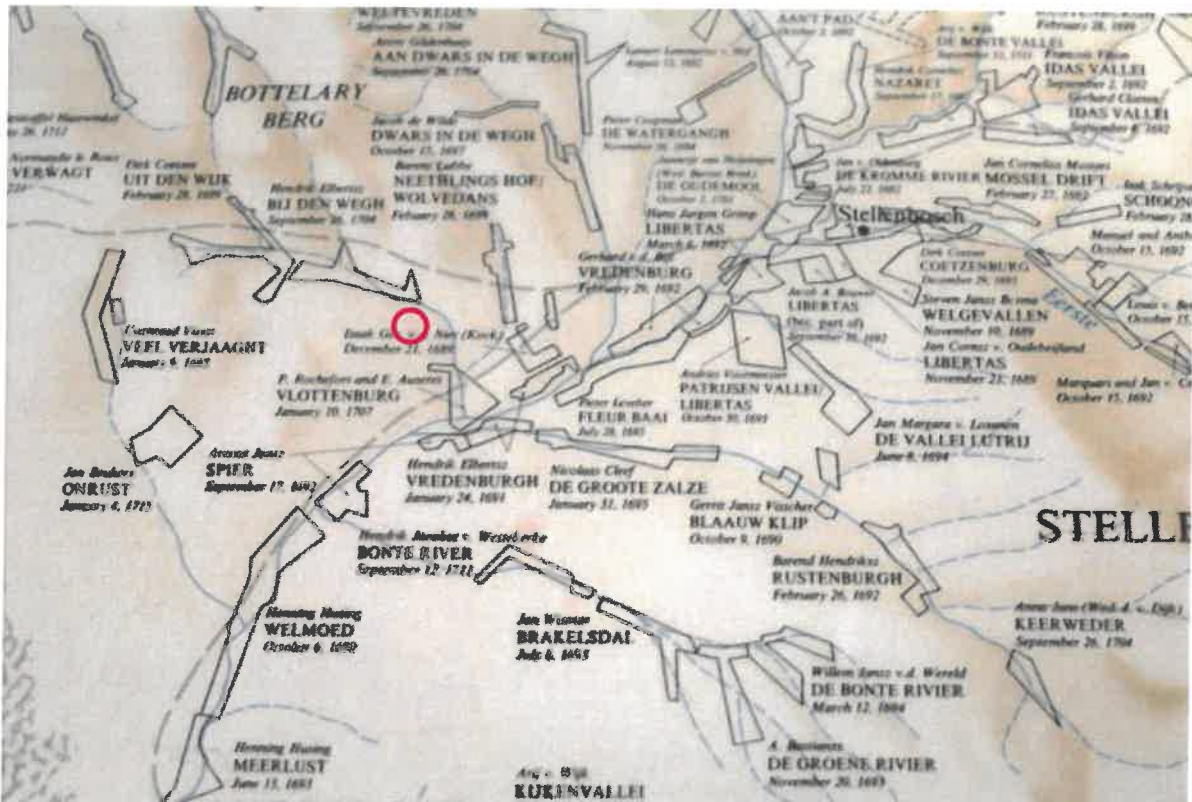


Figure 6: Extract from map of early freehold land grants to individuals, 1657-1750 (Guelke, 1987) – the approximate location of the site indicated with a circle

Deeds office records indicate that Longlands was first granted in 1923 to Albert Edward King Kennedy (Stellenbosch Quitrents Vol 25, Folio 15). By the 1930's Kennedy started selling off portions of the farm. The site in question forms part of Portion 11 of Farm 393, Longlands, now known as Erf 1, created in 1978 through the consolidation of Portion 9 and the Remainder of Longlands (Farm 393, Stellenbosch). This land remained in the ownership of Kennedy until 1981 when it was transferred to Welgelegen Farms (Pty) Ltd, controlled by Kennedy. The Longlands Country Estate was established on the property in 2009, when the property was transferred to Longlands Holdings (Pty) Ltd. A housing estate was subsequently developed to the west of the site against the rise. The remainder of Erf 1 was recently acquired by Longlands Village (Pty) Ltd.

The extract from the 1962 topographical map indicates that the original werf of the farm was situated lower down the slope, on the land that is now already approved for development. Although not conclusive, as the maps are based on earlier aerial photography, it would seem unlikely that the house and outbuildings on the site, are older than 60 years.

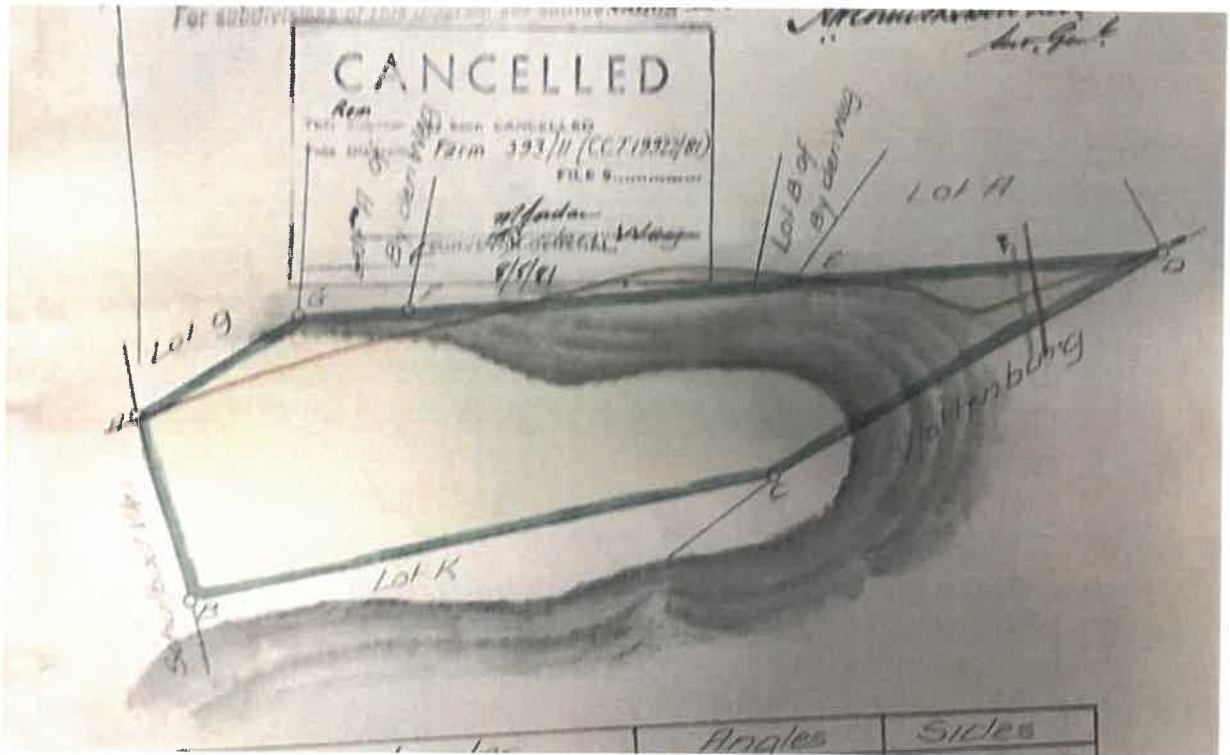


Figure 7: Extract from SG Diagram 8116/1917 indicating the quitrent grant of Farm 393, Stellenbosch - Longlands

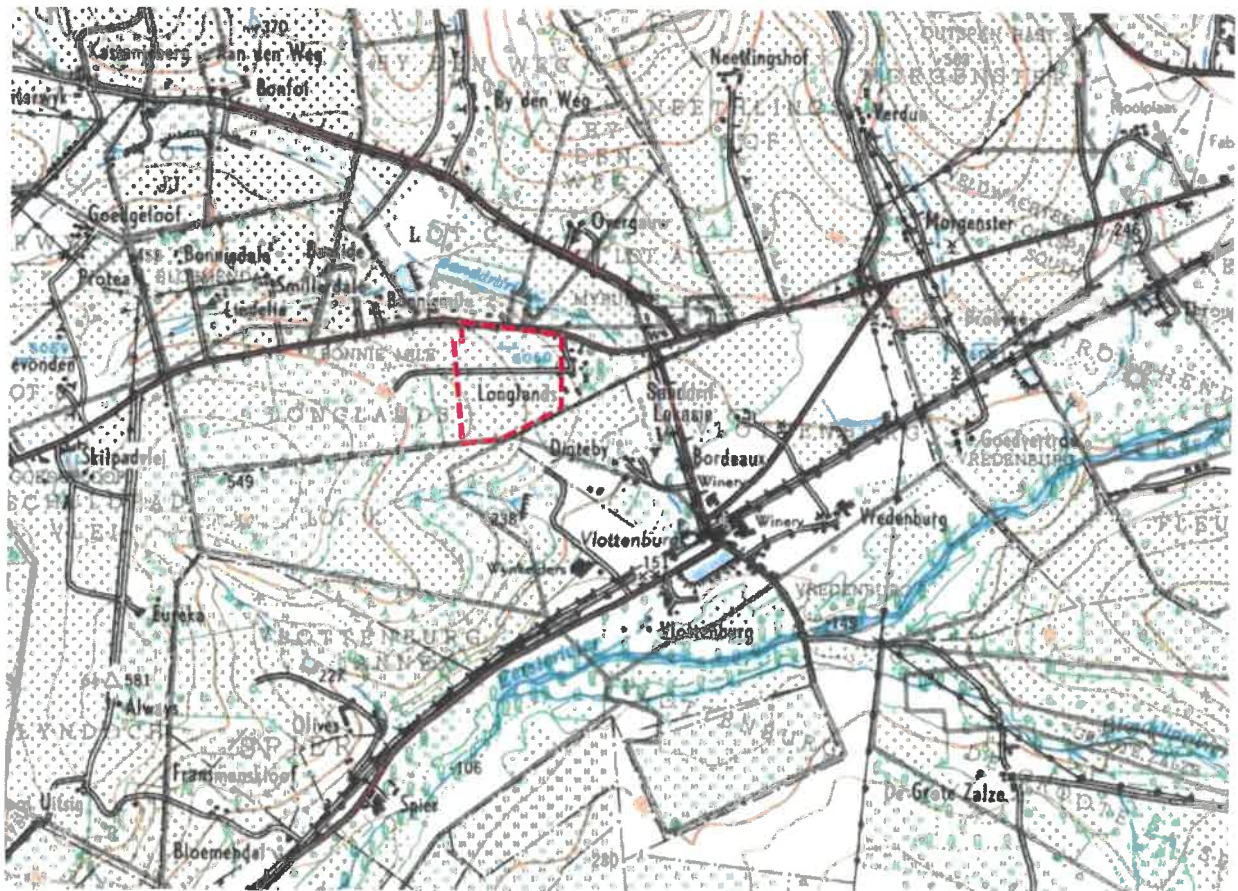


Figure 8: Extract from Map 3318DD Stellenbosch (1962) (Source: Surveys and Mapping, Mowbray)

8 HERITAGE RESOURCES AND SIGNIFICANCE

8.1 Introduction

The definition of a *heritage resource* is described in Section 2 (xvi) of the NHRA as: “any place or object of cultural significance”. This section of the report fulfills the requirement of Section 38(3) (a) and (b) of the National Heritage Resources Act (NHRA) to establish the significance of the resources, and the mapping of the resources (NHRA 1999:64). Refer to Annexure D for more details regarding the criteria for establishing heritage significance.

8.2 Establishing the significance of the site

Following on the description of the site and historical overview, it is evident that the site does not have significant historical, social, spiritual, or linguistic value. None of the structures, i.e. the werf with the main house and outbuildings has architectural merit. The Stellenbosch Heritage Inventory, dated 2018, confirms this finding – no heritage resources were identified on the site (refer Figure 9 below). The avenue of mature oak trees, estimated to be approximately 40 years is however aesthetically pleasing and is the only element of significance on the site.



Photograph 5: Avenue of trees, with main house visible behind

An archaeological impact assessment by Jonathan Kaplan of the site found a number of early stone age artefacts and one middle stone age artefact on the property. The ESA implements were struck from cobbles from the Eerste River floodplain. These tools are however scattered in a highly disturbed transformed context, common on farms in the Stellenbosch area. The study area is regarded as of low archaeological significance (Kaplan, 2019). With regard to scientific value, which would typically include indigenous vegetation in the Western Cape rural areas, the site has been disturbed and transformed and there is no evidence of indigenous vegetation, sensitive fauna or natural water courses.

Following on the above it is thus evident that the site has *little inherent heritage value*, but as set out in the ROD to the NID the site forms part of a rural/agricultural cultural landscape and is thus regarded as having *contextual significance*.

8.3 Contextual significance

Broadly considered, the site is located within the Cape Winelands, an area of high scenic, cultural and historical significance, identified as a **'Cultural Landscape'**; i.e. a place layered with history that evidences the artefacts of human activity over time, constitutes meaningful visual, spatial, scenic and aesthetic heritage resources which are valued by communities of people. The Cape Winelands is characterized by the interplay of patterns of 'urban' townscape, 'rural' landscape and mountain 'wilderness'.

8.3.1 Identified heritage resources in the vicinity of the site

The contextual significance of the site is mainly related to its visible location in a rural landscape albeit impacted by urban development. As noted earlier the site is located in an area of early colonial settlement, and a number of these historic werfs and structures have survived in the immediate context of the site. Figure 9 below from the Stellenbosch Heritage Inventory (2018) indicates the graded heritage resources in the vicinity of the site.

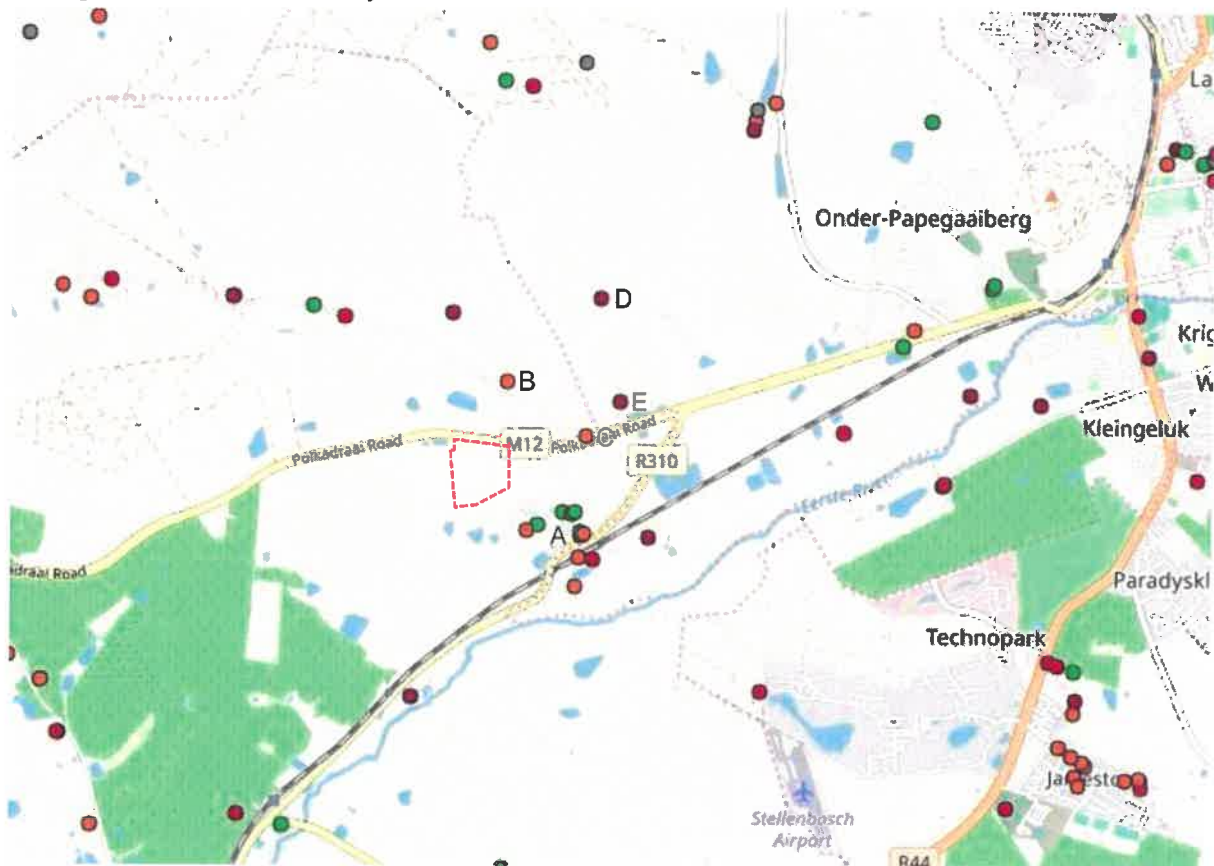


Figure 9: Extract from the Stellenbosch Heritage Inventory Online Map – with heritage resources layer switched on indicating graded resources

(Source: <http://stellenboschheritage.co.za/smhs/map/#15/-33.9535/18.7989> - accessed 29/07/19)

Due to the topography of the site not all of these resources are visible from the site or have a view onto the site. As noted the site is situated against an east facing slope and thus the resources to the west of the site, located beyond the ridge line are not visible from the site. Similarly the cluster of resources, such as the Hotel School, and Vlottenburg Station indicated to the south-east of the site adjacent to the Vlottenburg Road (marked "A" above) are not visible from the site, as they are screened by the Digteby development located to the south of the site.

The site is currently visible from the R310 from its intersection with the Polkadraai Road as it passes the open area to its west (although also earmarked for development) up until it is obscured by the Stellenbosch Hills Cellar and other buildings in the foreground.

To the north, the site is visible from a portion of the scenic Stellenbosch Kloof Road, and the Overgaauf werf – indicated with a “B” on Figure 9 above. The Overgaauf werf, an early 20th Century werf is graded IIIc with aesthetic and contextual significance. The Stellenbosch Kloof Road, an early wagon road to Stellenbosch, itself is graded as IIIa, having high landscape, historic, aesthetic and scenic significance. The site is visible along this road until close to the turn-off to By-den-Weg, from where the orientation of the road and topography obscures view onto the site. The site is also visible from the Lovane werf (marked “C” above), graded IIIc, but the historic house is also oriented to face south and not onto the site.

The magnificent Neethlingshof werf (Grade II) (“D”) is located further to the north-east of the site, and although the site is somewhat visible from the approach road (also Grade II) (“E”) it cannot be seen from the werf, which is in any case oriented to face east, with its back to the site.

8.3.2 Identified landscapes

In addition to the individual heritage resources identified in the Stellenbosch Heritage Inventory, this inventory has also identified and classified landscapes in terms of heritage significance.

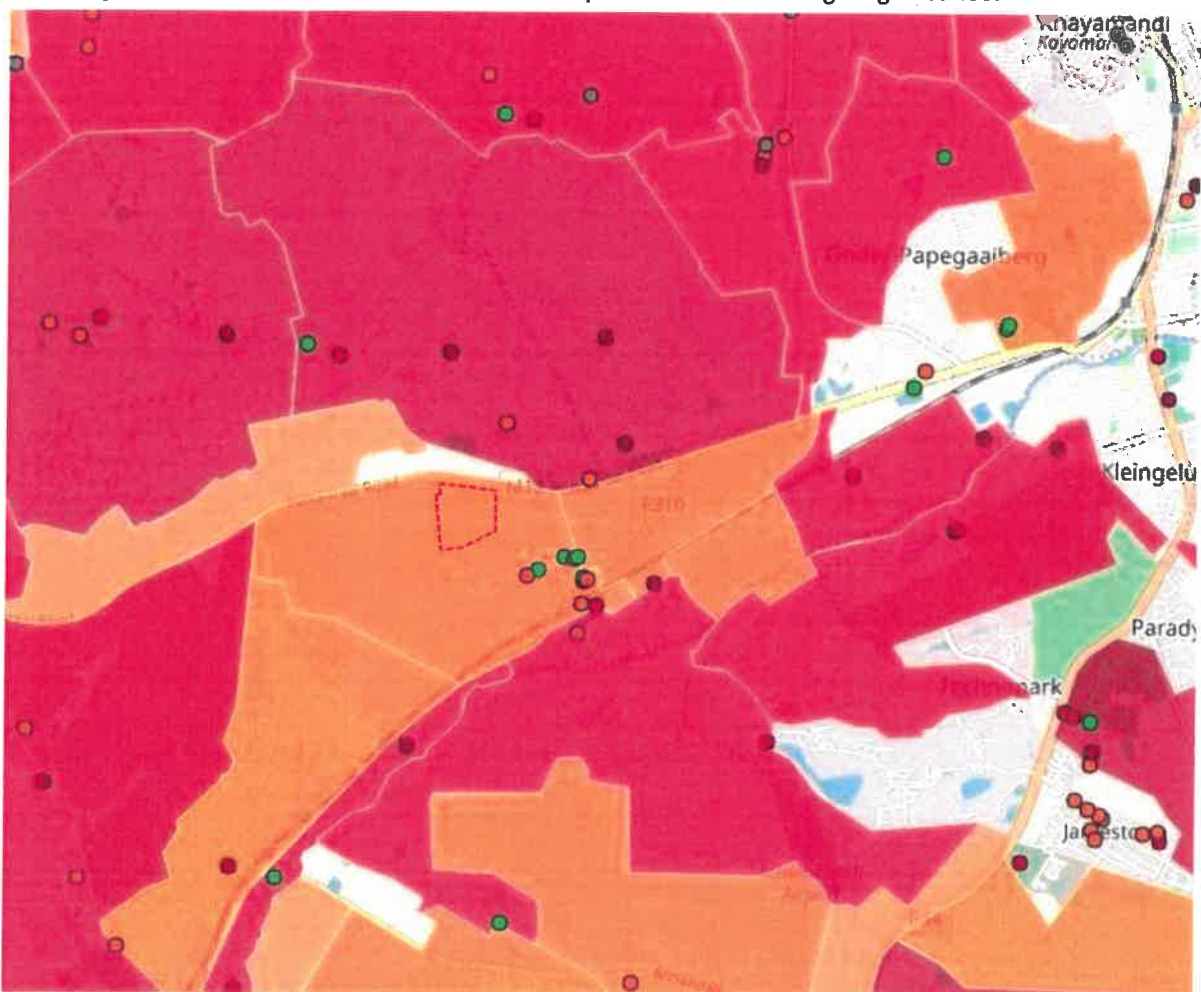


Figure 10: Extract from the Stellenbosch Heritage Inventory Online Map – with heritage resources and landscape units layers switched on

(Source: <http://stellenboschheritage.co.za/smhs/map/#15/-33.9535/18.7989> - accessed 29/07/19)

The site falls within the larger Eerste River Valley which stretches from the Helderberg Mountains in the east to the Bottelary Hills in west. Within this valley the site is located in the Stellenbosch Farms area bounded by the R310 and the Bottelary hills and characterised by rolling hills with treed tops. The Stellenbosch Kloof Road is in particular noted for its intact pattern of historic werfs set in farmland along this road, which is located in land unit C03 to the north of the site. The site in question falls within landscape unit C06, the Vlotenburg Agri-Industrial Node. This landscape unit is graded as IIIb.

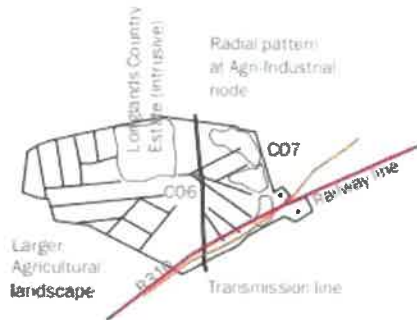


Figure 11: Extract from the Stellenbosch Heritage Inventory write-up for land unit C06

The most important elements noted in the Stellenbosch Heritage Inventory for this landscape unit, are the agri-industrial buildings to the south of the node and the gateway these form when approaching Stellenbosch. This node, centred around the station, is seen as an opportunity for economic development. The inventory also indicates that the transmission line forms a boundary between the agri-industry node and the larger agricultural landscape and thus it is suggested that this line forms the limit of any urban development. This latter point is disputed as the transmission line does not constitute a very visible element in the landscape nor does it seem to have been an influencing factor in the extent of development. In fact, even to the south of the site, there is open agricultural land to the east of the transmission line. With regard to the site in question, the transmission line is not visible from key viewpoints onto the site, and thus would make for an arbitrary edge to development out of character with the more organic pattern of development in this node.

Similarly, the radial pattern of development indicated to the east of this transmission line is not clearly discernable in this landscape from key view points, other than some of the cadastral boundaries to the south of the site, when viewed on an aerial photograph. Section 8.3.3 provides a more in depth analysis of significant landscape patterns affecting the site.

8.3.3 Cultural landscape patterns

The following series of diagrams gives an impression of the cultural landscape context of the site, towards establishing indicators for a design response.

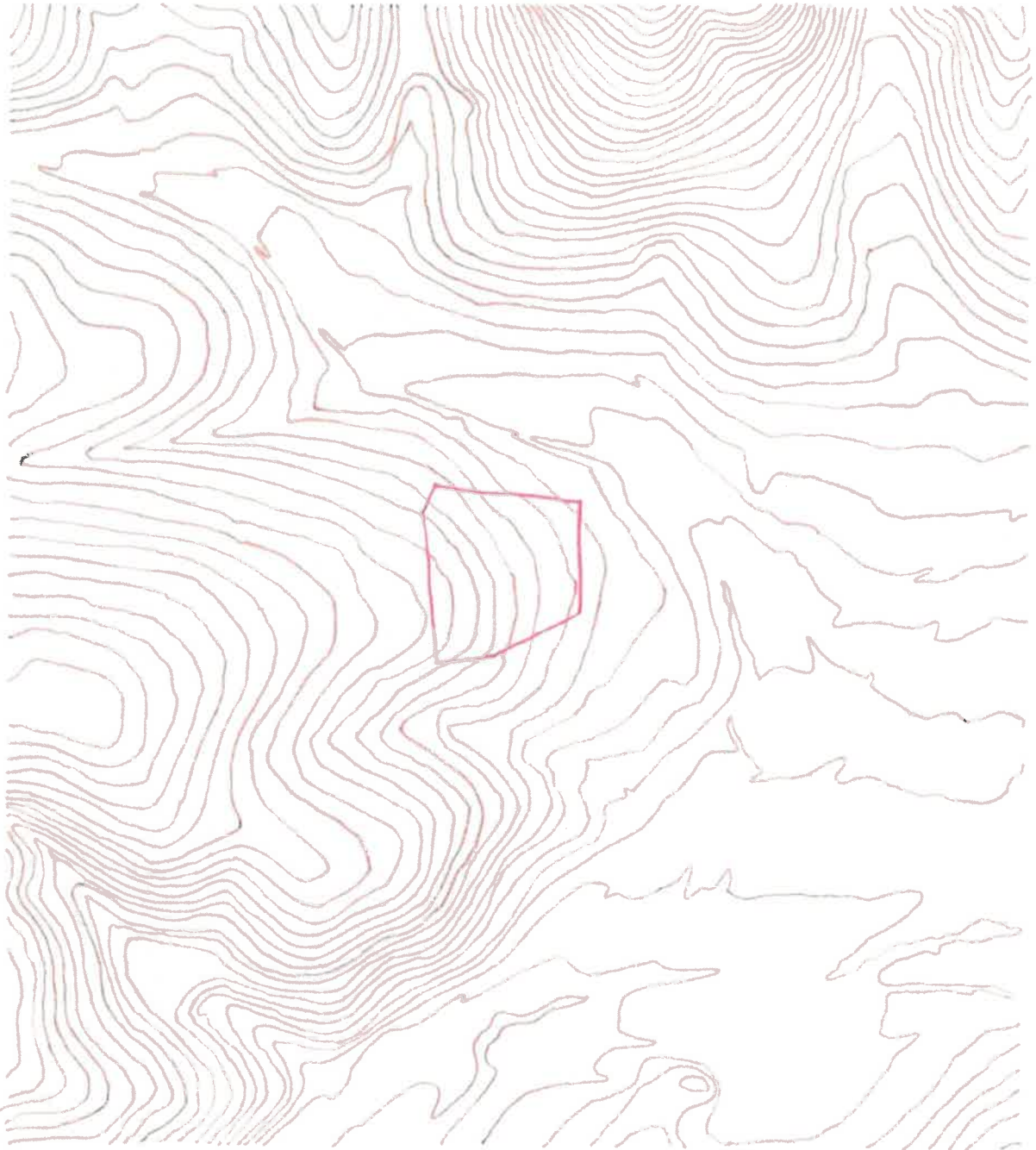


Figure 12: Longlands (subject site indicated in red), within its landform context; contours at 5m intervals. (Scale 1:20 000@A4)

Although the site is situated at an elevated position (falling from approximately 112m above mean sea level at its western boundary to approximately 72m above mean sea level at its eastern boundary), it is well below the crest of the ridge, which rises to approximately 165m above mean sea level.

The site is generally east facing, and due to the convex form of the slope, its northern portions tend towards a north-easterly orientation, whereas its southern portions tend towards a south-easterly orientation.

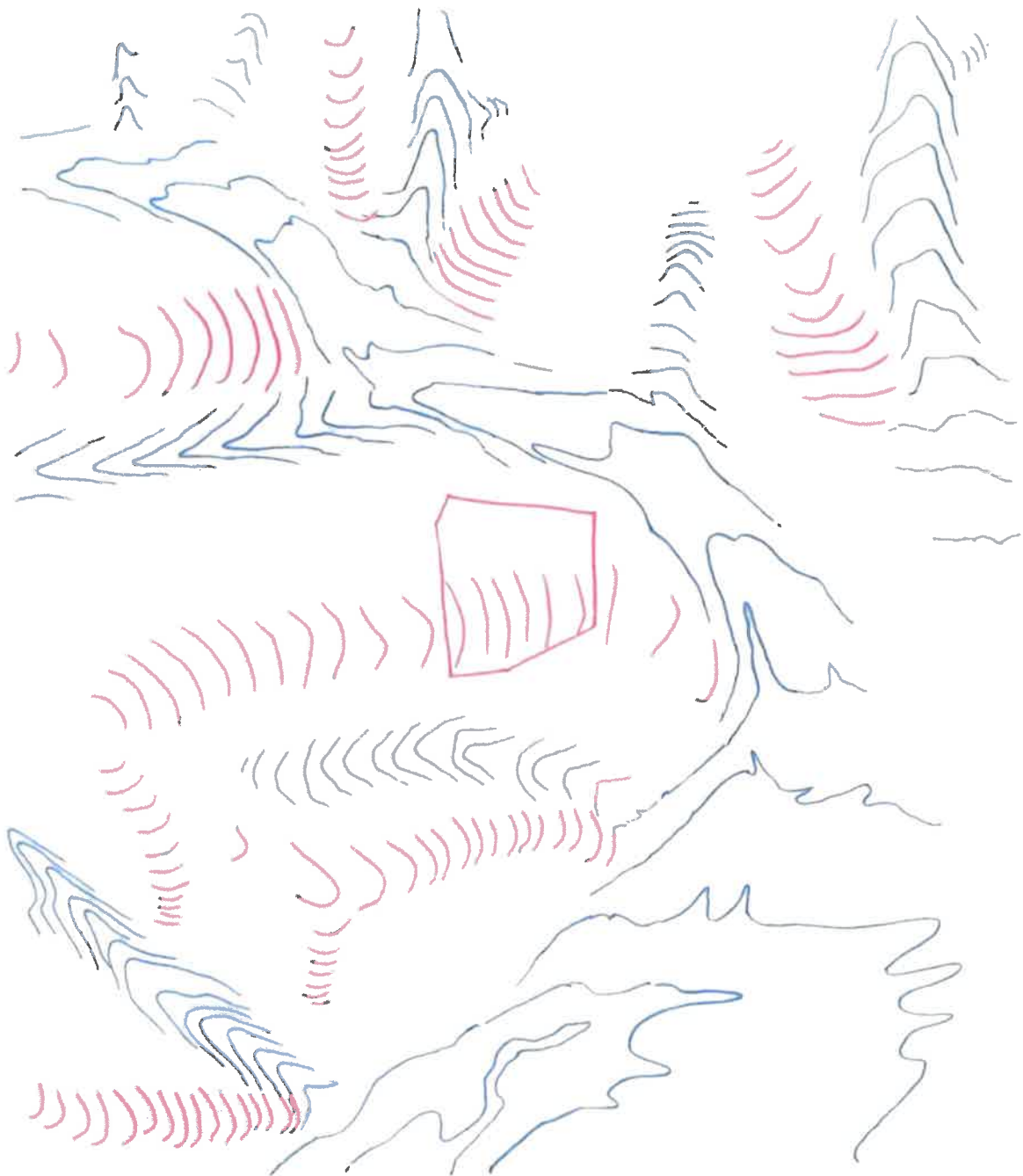


Figure 13: Site landform analysis – ridgelines indicated in red, valleys indicated in blue
(Scale 1:20 000@A4)

The potential visibility of the site has been explored through the analysis and interpretation of landform, as per the diagram above, which identifies ridgelines (or view sheds) in red and valleys (or view catchments) in blue. The site is situated along an east-west ridgeline, which acts as a localized view shed. Due to the orientation of the site itself, its northern sections are tilted away from surrounding areas to the south; and similarly, its southern sections are tilted away from surrounding areas to the north, reducing visibility from these areas. However, the site faces east, meaning that views travelling towards the site from the east (i.e. along Polkadraai Road travelling towards the west) would have direct views onto the site.

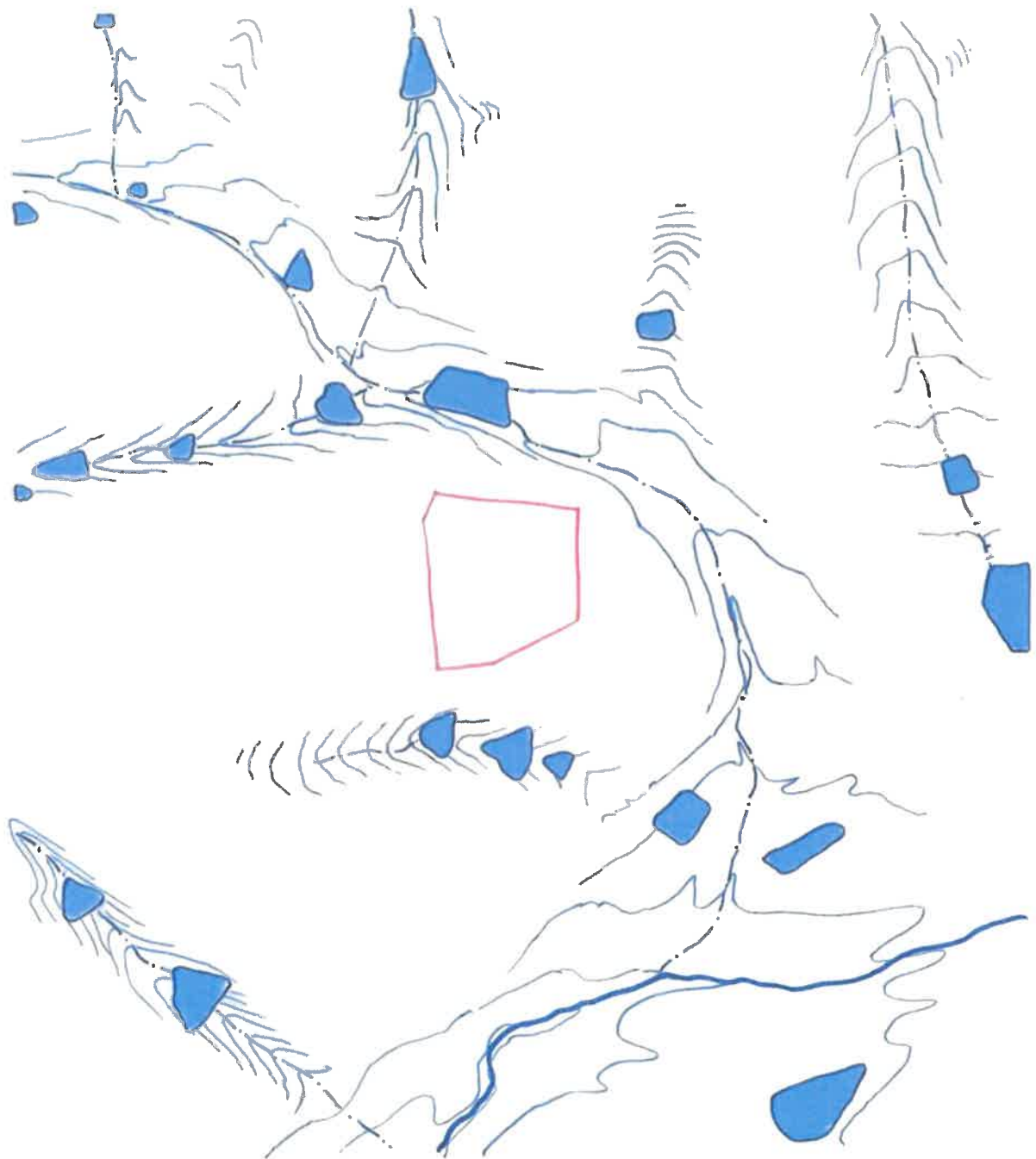


Figure 14: 'Blue systems': Surface water drainage and water storage dams

As the site occupies a position along a local ridgeline, no natural drainage courses occur within the site boundaries, as indicated in the diagrams that follow, this precludes the occurrence of riparian vegetation (which has a screening effect) rendering the site somewhat visually exposed, with low visual absorption capacity.

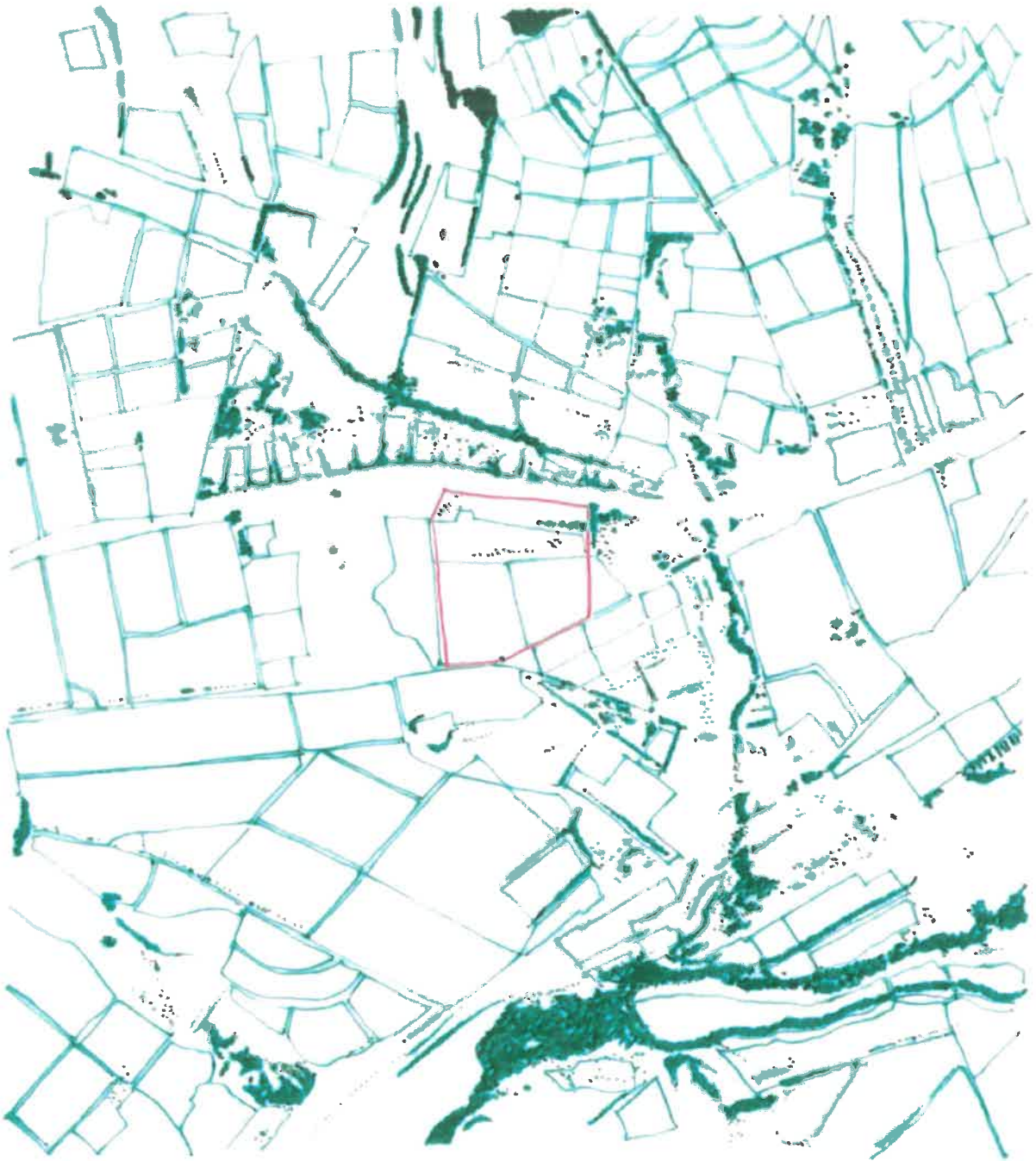


Figure 15: 'Green systems': Riparian corridors, tree belts, hedgerows, vineyards and fields

The site forms part of the broader 'rural' landscape, which is characterised by linear tree belts, hedgerows, and avenues forming geometric boundaries to fields, vineyards and pastures, as well as the more organic and dendritic riparian vegetation corridors which follow drainage lines.



Figure 16: 'Grey systems' – built form

The 'grey systems' diagram above indicates the patterns of settlement in terms of the built form 'figure ground', overlaid onto the cadastral pattern and transport network. The recent developments at Longlands Country Estate and Digteby present more urban cadastral patterns, in contrast to the historic farmsteads and small holdings which exist at much lower densities.

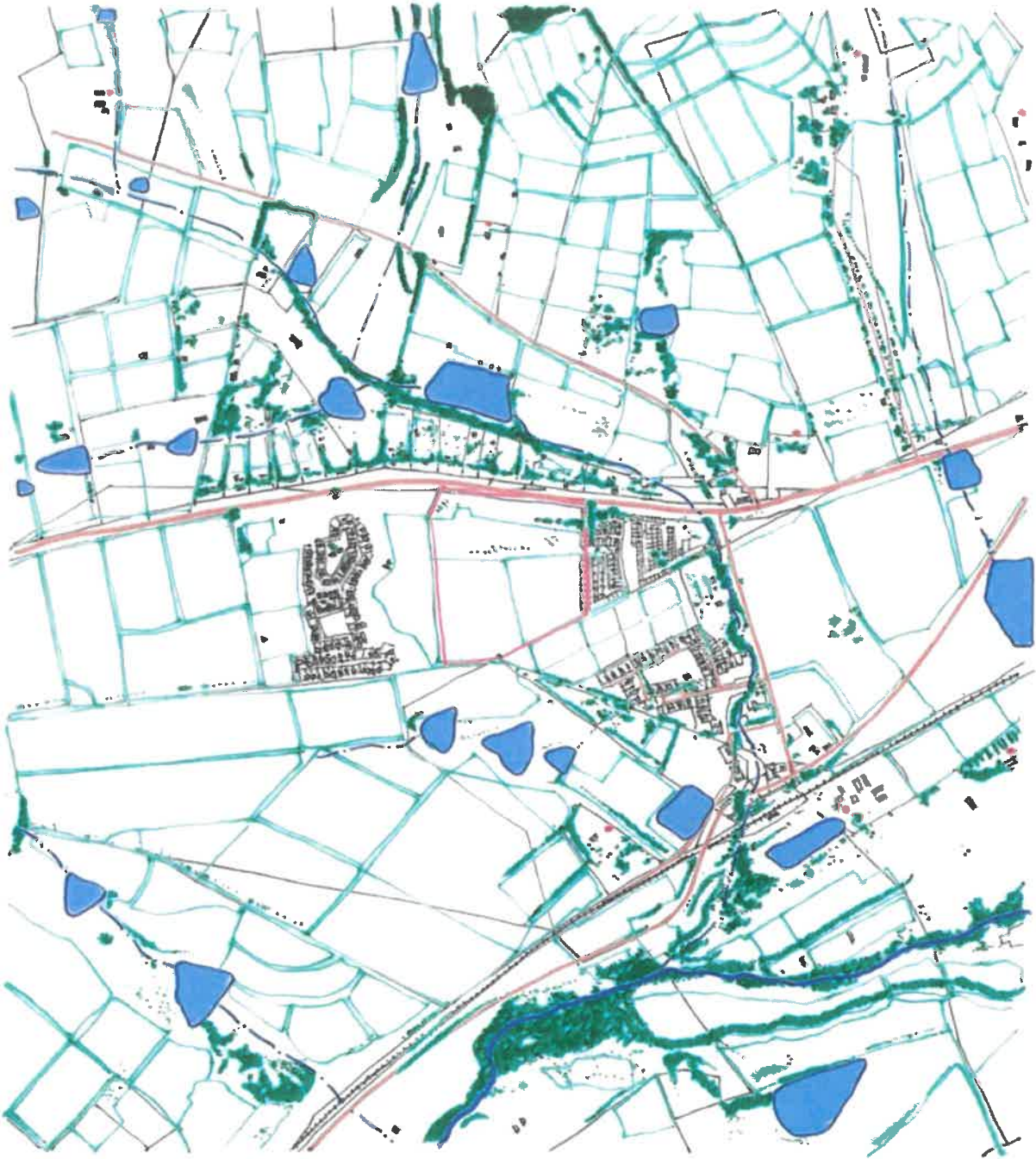


Figure 17: Cultural landscape composite

The composite cultural landscape diagrams illustrates the patterns of settlement within the rural context, characterized by linear treelines, hedgerows, avenues and riparian corridors defining vineyards, orchards, fields and pastures. Water is stored in a series of farm dams along drainage corridors.

Settlement patterns respond to rural patterns, and form part of the continuum of domains from 'urban' (towns and villages) through 'rural' (agricultural slopes and valleys) to 'wilderness' (mountain ranges).

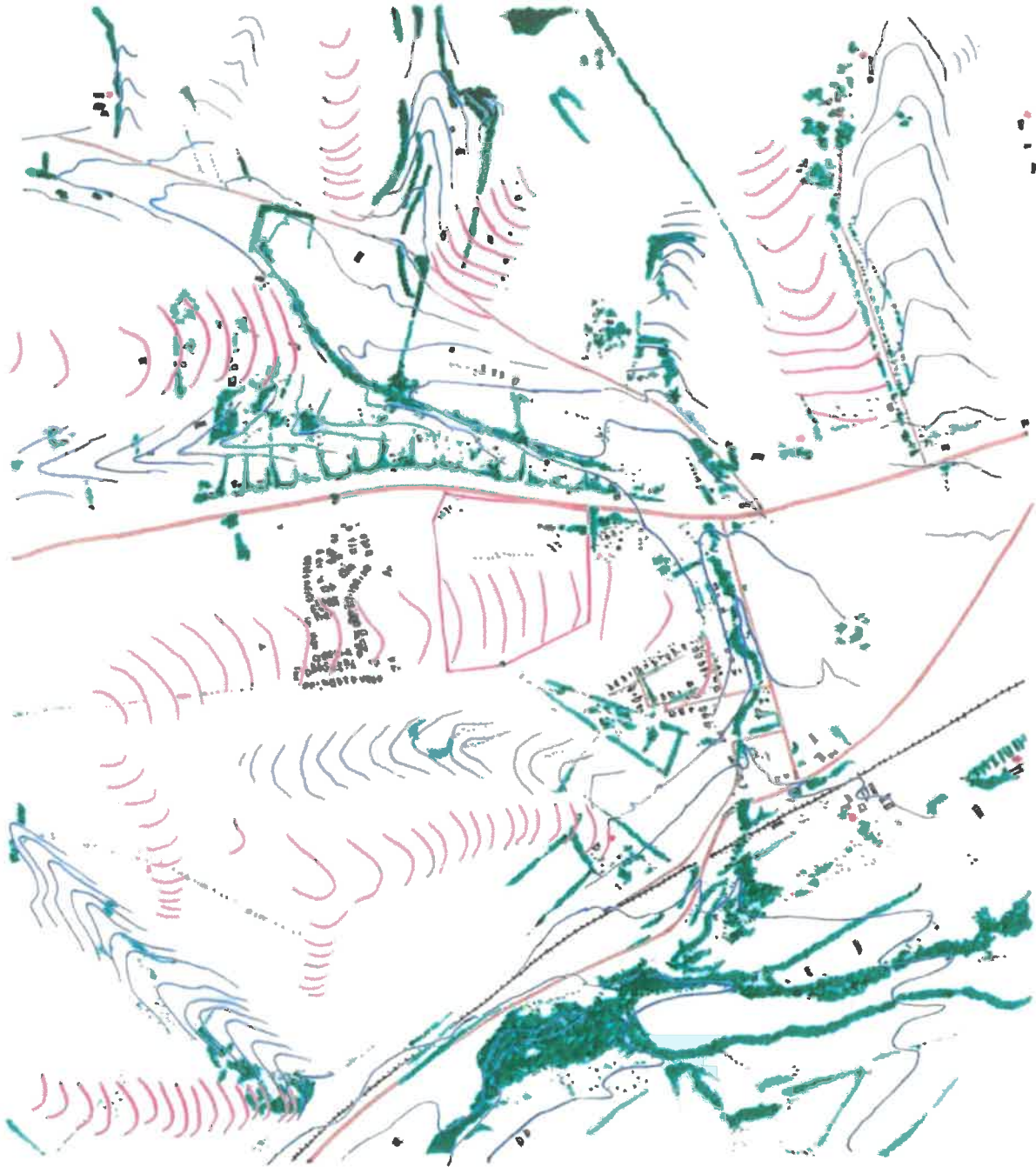


Figure 18: Site Visual context / visibility analysis

In addition to the screening effect of topography, 'surface texture' (i.e. the foreground occurrence of existing trees and buildings) also contributes to the degree to which the site is visible.

Whereas the site has a certain degree of visual prominence, due to its elevation, it is only directly visible in the middle distance, or as a component of the background. As the Polkadraai Road passes the site, it becomes obscured by landform.



Figure 19: Longlands – View shed diagram (source: Google Earth Pro)

Theoretically, areas shaded green in the preceding figure have direct views towards the site. However, the 'view shed' diagram calculates visibility with respect to topography (i.e. landform) only; whereas the potential screening effect of surface texture (e.g. buildings and trees) would give a more precise reflection.

With respect to heritage resources within the vicinity, the view catchment diagram indicates that the site is not visible from the Neethlingshof werf, nor from By-Den-Weg, however it suggests that the site is partially visible from Vredenheim, but at a distance of 1,7km. The diagram indicates that the site is also visible from Onvergaaw (at a distance of 0.8 km); Lovane (1,0km) and Van Ryn's Distillery (1,3km); however these are also middle-distance to fairly distant views, with foreground screening provided by some intervening vegetation and buildings.

As visibility decreases and distance increases, individual elements occupy smaller and smaller percentages of the overall field-of-view. This is reflected as zones of visual influence.

foreground		middle distance		background		context	
<i>on site</i>	<i>adjacent</i>	<i>near</i>	<i>medium</i>	<i>long</i>	<i>distant</i>	<i>far</i>	<i>very far</i>
Highly visible	Within 250m	250m – 500m	500m – 1km	1km – 2km	2km – 4km	4km – 5km	Not visible

Visibility is dependent on factors such as: (a) the nature of the proposal; (b) its placement within the landscape; (c) the scale of the proposal relative to its context; (d) the detailed design (form, scale, massing, aggregation, etc.), as well as (e) the position and distance from which it is viewed. The net effect of these factors is that (at grade) the visual impact of an object will begin to fall away rapidly with increasing distance. Visibility will reduce substantially from 1.5 km distance, and beyond 5 km, visibility is negligible.

8.3.4 Scenic Routes

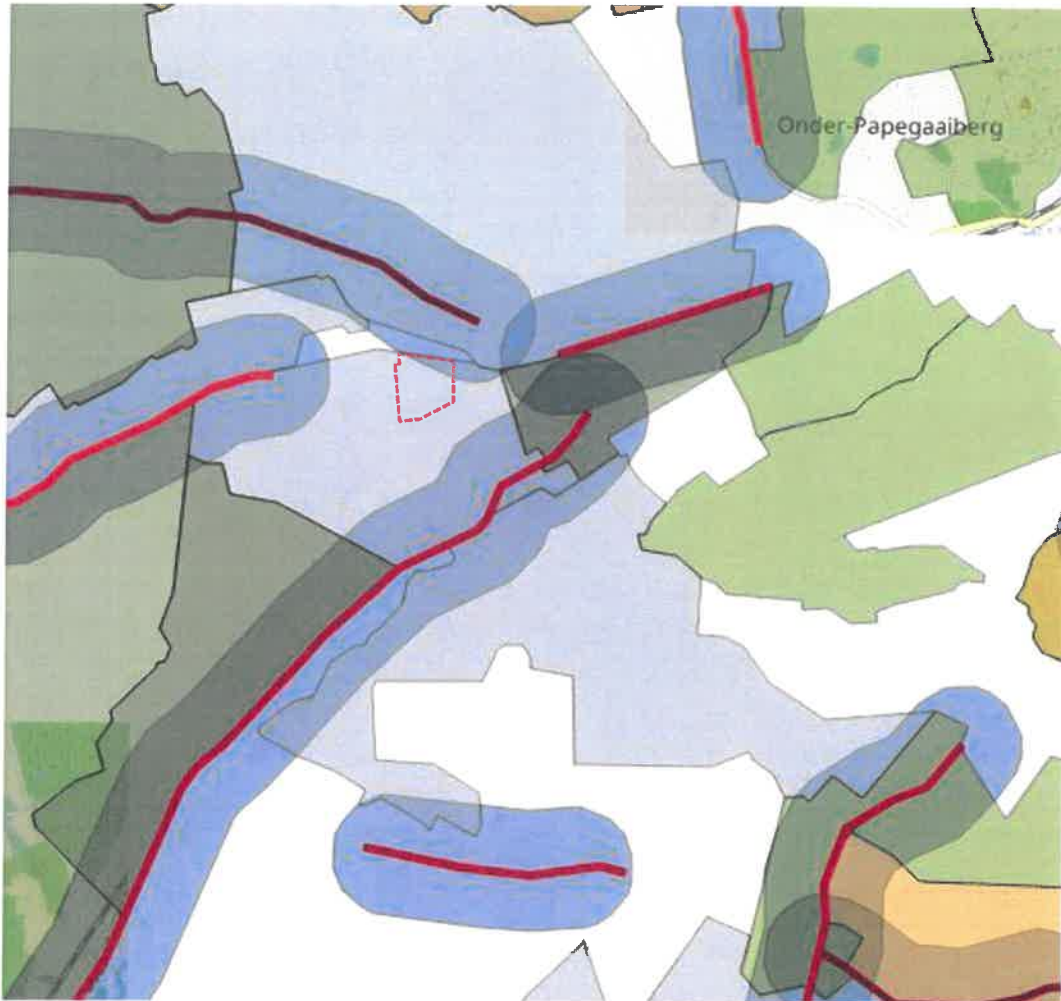


Figure 20: Extract from the Stellenbosch Heritage Inventory Online Map – with scenic route and conservation systems layers switched on (Source: <http://stellenboschheritage.co.za/smhs/map/#15/-33.9535/18.7989> - accessed 29/07/19)

As indicated in the diagram above, the R310, Polkadraai Road and Stellenbosch Kloof Roads are amongst those identified as scenic routes. Although the section of Polkadraai Road immediately adjacent the site to the north is not considered a scenic drive, the site is orientated directly towards a section of Polkadraai which is, though at a greater distance.

Due to its elevation and lack of vegetation cover (apart from the single row of mature Oak trees), the site is directly visible, but at a middle to long distance.

When viewed from the scenic Stellenbosch Kloof Road, the site is partially obscured by foreground vegetation and buildings, but will be noticeable below the existing Longlands Country Estate.



Photograph 6: Stellenbosch Kloof Road – Scenic drive

8.3.5 Site Attributes

Apart from the line of mature Oak trees, there are no other significant features or attributes.

Whereas neither the site nor its attributes have particularly high significance, they nonetheless form part of the broader **cultural landscape**, which is considered to be an environment of **High Significance**; i.e. having a particularly distinctive character, with important components possibly susceptible to change.

Although the site does not sit at the crest of the ridge, it is nonetheless elevated above the valley floor, occupying a position towards the toe of the ridgeline. It is therefore visible from portions of the surrounding context, to varying degrees, and should be considered as part of the continuity of the broader context.

8.4 Concluding comments related to heritage significance

Although the site has very little intrinsic significance, any development of the site could impact on the experience of the R310, Polkadraai and Stellenbosch Kloof Roads (albeit for relatively short sections), certain landmarks along the Stellenbosch Kloof Road and the larger landscape characterized by a relatively intact rural/agricultural landscape especially to the north of the Polkadraai Road.

Due to its lack of inherent aesthetic significance, the general decline in aesthetic quality of the immediate environment, and the demarcation of the larger area for future urban development, the site is not regarded as so sensitive that development cannot be successfully undertaken provided that appropriate mitigation is undertaken, informed by suitable heritage indicators.

8.5 Summarized Heritage Statement

The site is primarily of spatial (contextual aesthetic) significance relating to its visible location in a relatively intact rural/agricultural landscape although some portions are earmarked for development. The property has no known scientific, historical, social, spiritual, or linguistic value, and none of the buildings on the site have architectural significance. Following on the above the site, largely because of its open unbuilt nature, could possibly be graded IIIc for its contribution to the larger agricultural landscape.

9 Heritage Indicators

9.1 Introduction

The preparation of heritage/design indicators for future development pre-supposes that such development is appropriate in principle. The appropriateness of developing the site is underpinned by the following factors:

- The site falls within an approved urban edge and has been earmarked for development in the recently approved SDF for the Stellenbosch Municipality;
- The changing nature of the landscape, which is incrementally being transformed by current and impending urban development;
- The lack of any heritage resources of significance inherent to the site.

For these reasons, the no-go option for developing the site is not regarded as realistic.

The value of the property therefore lies in its relationship with its broader spatial context, rather than its own particular aesthetic or intrinsic merits. It therefore follows that design priorities for future development should focus primarily on impacts affecting the surrounding landscape. In this regard the following should be noted:

- Development of the site will be visible from certain significant viewpoints and view corridors such as the Polkadraai Road on the approach from Stellenbosch and for a portion of the Stellenbosch Kloof Road, a route passing through an area of high visual aesthetic amenity.
- As there are no public viewpoints directly onto the site apart from a short section of the Polkadraai Road, development on the site will always be experienced as part of a larger backdrop, either in medium or long distance – it is thus important that development is as unobtrusive as possible so as not to draw the eye from the foreground.
- The site is located directly below the Longlands Country Estate which sits on an intermediary ridgeline. In this regard it is worth noting that the muted tones of the buildings on the Longlands Estate makes the development far less noticeable in the environment than for instance the stark white buildings of De Zalze Estate visible from the site. This could be even further improved with the planting of trees for increased visual absorption and screening.
- Residential development of medium to low density has already been approved for the land parcels immediately to the south (Chantecler) and east (Longlands Village) of the site.

9.2 Indicators

Following on the above the following indicators should guide development on the site:

9.2.1 Building Scale, Form and Materials

Whereas the site can accommodate development, it is essential that large monolithic structures such as sheds, of which the visual impacts cannot be easily mitigated, be avoided. New buildings must respond to and respect traditional patterns in scale, form and materials without mimicking or direct copying of these patterns, and sited to avoid excessive cut and fill operations. The underlying purpose is to ensure that new development is knitted into the broader landscape, rather than becoming self-referential and visually dominant. In the light of the surrounding approved residential development, such development will not be inappropriate, provided that the massing of the individual buildings is not monolithic, but rather composed of elements centred around a simple rectangular core. A maximum height of two storeys should be allowed. Roofs should be predominantly pitched, with flat roofs acceptable for smaller elements. Deep eaves should be required for the bulk of the buildings to create shadow lines

and to prevent reflection of glazed surfaces. Roof colours should be varied within in a specified palette, to prevent a uniform look which would contribute to a cumulative impact. Buildings should be painted in muted earth tones and white should not be allowed. The photographs below illustrate the difference in visual impact of large clumps of white buildings in a landscape, vs a neighbourhood with a variety of muted tones and mature trees.



Photograph 7: Welgevonden Estate (to the north of Stellenbosch), barely visible against the hillside to the left of the photo – note the reduced impact of muted tones, diverse architectural language and mature trees in softening the visual impact



Photograph 8: Digteby and De Zalze Estate viewed from the site. In contrast to the above, the visual impact of both Digteby and De Zalze is far greater, due to white, highly reflective buildings, relative lack of vegetative screening, and the cumulative effect of unvariegated architecture.

9.2.2 Layout

Because of the relative size of the site, as well as its elevated position, the development should be broken-up with generous green spaces to reduce the cumulative impact of densely clustered buildings, and to allow for the continuity of open space to connect the site into the broader cultural landscape. The layout should also respond to the topography of the site to minimize cut and fill for building platforms as well as road ways, and to provide for suitable stormwater drainage (possibly absorbed into the green areas) to prevent erosion.

9.2.3 Visual continuity

The development must appear to be knitted into the landscape to ensure that it becomes an unobtrusive part of a backdrop view. In this regard, perimeter fencing should be visually permeable

(with the minimum use of solid elements such as gate structures) and landscape elements such as tree lines should straddle the boundaries of the site to tie into adjoining developments - to the south, west and east of the site in particular. Similarly hard landscaping such as roads, should be visually recessive. Hedges, tree-lines, and avenues, taking cues from the surrounding cultural landscape should be incorporated into the site planning to enhance visual continuity and connectivity.

9.2.4 Planting patterns and landscaping

Tree planting will be critical to soften the visual impact of the development and knit it into the landscape, and to anchor and settle the new buildings. The existing avenue of mature oak trees should be retained in a meaningful way within the development and tree planting should be provided generously in patterns derived from the surrounding landscape. This includes tree-lines, hedges, avenues forming shelterbelts and edges to fields, roadways, open space. Newly planted trees forming hedgerows should be of 100 litre minimum container size, whereas street trees should be of 200litre minimum container size, with 2m minimum stem clearance before branching, and 1,5m minimum canopy at planting stage.

With respect to species, non-invasive exotic species which reflect the cultural landscape may be included, especially within more formal groupings (including but not limited to *Quercus*, *Platanus*, and *Pinus* species). Indigenous species may also be included and are especially appropriate for more informal groupings, but may also be used for shelterbelts (e.g. *Searsia* spp, etc). Planting patterns should reflect the various typologies of the rural environment, and may include orchards, bosques (formal tree clumps), hedgerows, vineyards, pastures and meadows.

Shrub and groundcover planting should be incorporated to augment and reinforce the framework provided by the tree-planting.

10 Proposed Development

The proposed development, called Longlands Manor, entails a predominantly residential estate of approximately 250 erven, with facilities such as a clubhouse and crèche for use by the residents. The size of the erven range between 1100m² and 300m², with the larger erven situated at the top of the development, just beneath the belt of vineyards below the Longlands Country Estate and the smallest erven at the bottom of the development, to tie in with the adjacent Longlands Village. The layout is arranged around a green belt system that provides passive and active recreation space and mitigates the visual impact of large areas of continuous development. The residential development is accommodated in six separate pockets of development created by the green belt system. Each of these pockets has an internal green landscaped courtyard that provides more intimate recreation space and parking for visitors. The clubhouse and day care facilities, is accommodated in the north-western corner of the site. The movement system connects all the precincts with limited crossing of the green spaces. Pathways will connect the development to the Longlands Country Estate and the on-site facilities. The development is setback from the Polkadraai Road and the berm along the Longlands Country Estate will be extended to the east to allow for planting along this edge, and to screen development from this road.



Figure 21: Design concept illustrating green belt system, residential precincts and movement network (Source: Urban Concepts)

Access to the development will be taken from an approved signalised intersection off Polkadraai Road. The electrical transmission line which currently crosses the site will be placed underground. Services will tie into the municipal networks and stormwater will be managed onsite.

Figure 22 overleaf illustrate the site development plan and urban design concept for the proposed development. The diagram gives a realistic representation of the footprint and roof scape of buildings, green spaces and planting on the site. Although the details are not currently available it is intended that the built form of the development will be governed by Architectural Guidelines. The principles for the design controls include diversity in housing typologies, the use of natural colour palettes, and height and density restrictions. A detailed landscaping plan was also not available at the time of preparing this report. Annexure D includes an Urban Design Statement for the development prepared by Urban Concepts.



Figure 22: Urban Design Concept Plan (Urban Concepts)

11 Socio-economic impacts

The development is likely to have some positive socio-economic impacts in that it will create jobs during the construction and operations phases (as opposed to the vacant land currently not contributing to the economy and job opportunities). According to the landowner the development is likely to create approximately 300 permanent jobs during the operation phase. The proposed uses will also contribute to the local economy in that it will increase support for local businesses.

As noted earlier, this development will also directly contribute to the servicing and construction of subsidised housing to the east of the site, currently an informal settlement. The developers of Longlands Manor will donate the land and provide management services for the development and the local authority will fund the top structures.

12 Assessment of the proposal

Following on the assessment of the significance of the site and related heritage resources, it is evident that the site context in a relatively rural landscape is the critical aspect to be considered when assessing this proposal. It is evident that the proposed development will add a significant development footprint to the Vlottenburg node. At present there are approximately 400 dwelling units either approved or developed in the Vlottenburg node, to the west of the Vlottenburg Road. The addition of 250 units is thus fairly significant, and the question is could such development be absorbed by/accommodated in the landscape to an acceptable level. In this regard it should be borne in mind that rural land, although not of agricultural value, will be sacrificed for development should it prove to be acceptable and it is the authors' view that such land should be used for development in an optimal manner.

12.1 Assessment against heritage indicators

The heritage indicators have been formulated to ensure that the development of the site sits comfortably in the receiving environment – an assessment of the proposal against the indicators thus helps to understand the impact of the proposal on heritage resources:

- **Building Scale, Form and Materials**

Although detailed architectural guidelines were not available at the time of preparation of this report, the urban design concept gives an indication of the proposed building scale and materials. In general the footprint of buildings is modest and should the guidelines follow the indicators the development should be visually recessive. Refer also to figures 24 to 26 below, which indicates how the use of muted tones and building envelopes reduce visibility

- **Layout**

The organic layout, organised around a network of green spaces, and working with the topography of the site, conforms to the indicator regarding layout. Details regarding building sites, road construction and surfaces to be provided in the landscaping plan should consider the need to keep impacts on land form to the minimum.

- **Visual continuity**

Green belts and tree lines connecting Longlands Country Estate to the east and Longlands Village and subsidised housing to east of the site is provided in the site development plan. There is some opportunity to connect green spaces across the site boundaries to the adjacent Chantecler development and rural land to the south-west – this must be included in the detailed landscaping plan for the site. The site is already fenced with a clear fence with minimal visual impact.

- **Planting patterns and landscaping**

As no landscaping plan was available at the time of preparation of this report, no assessment can be made, except to note the layout plan makes provision for extensive green areas that can be landscaped in accordance with the indicators.

12.2 Assessment of impact on the cultural landscape

In order to assess the impact of the proposal on the cultural landscape, a 3D model of the proposed development and its surrounds was prepared and three viewpoints have been selected for modelling.

- VP1: Polkadraai Road, at the intersection with R310, looking directly onto the site from approximately 1,75km distance;
- VP2: R310 (Baden Powell) (approximately 1,25km distance), and
- VP3: Stellenbosch Kloof Road (approximately 0,75km distance).

These are reflected in the photomontages (by Urban Concepts) as follows:

- The current situation (including existing approved development, but excluding the Longlands proposal)
- As per the above, but including the proposed built form (unmitigated view)
- As per the above, but including tree planting and landscape treatment as mitigation of the visual impact.



Figure 23: Key viewpoints for modelling of proposed development (Source: Google Earth)

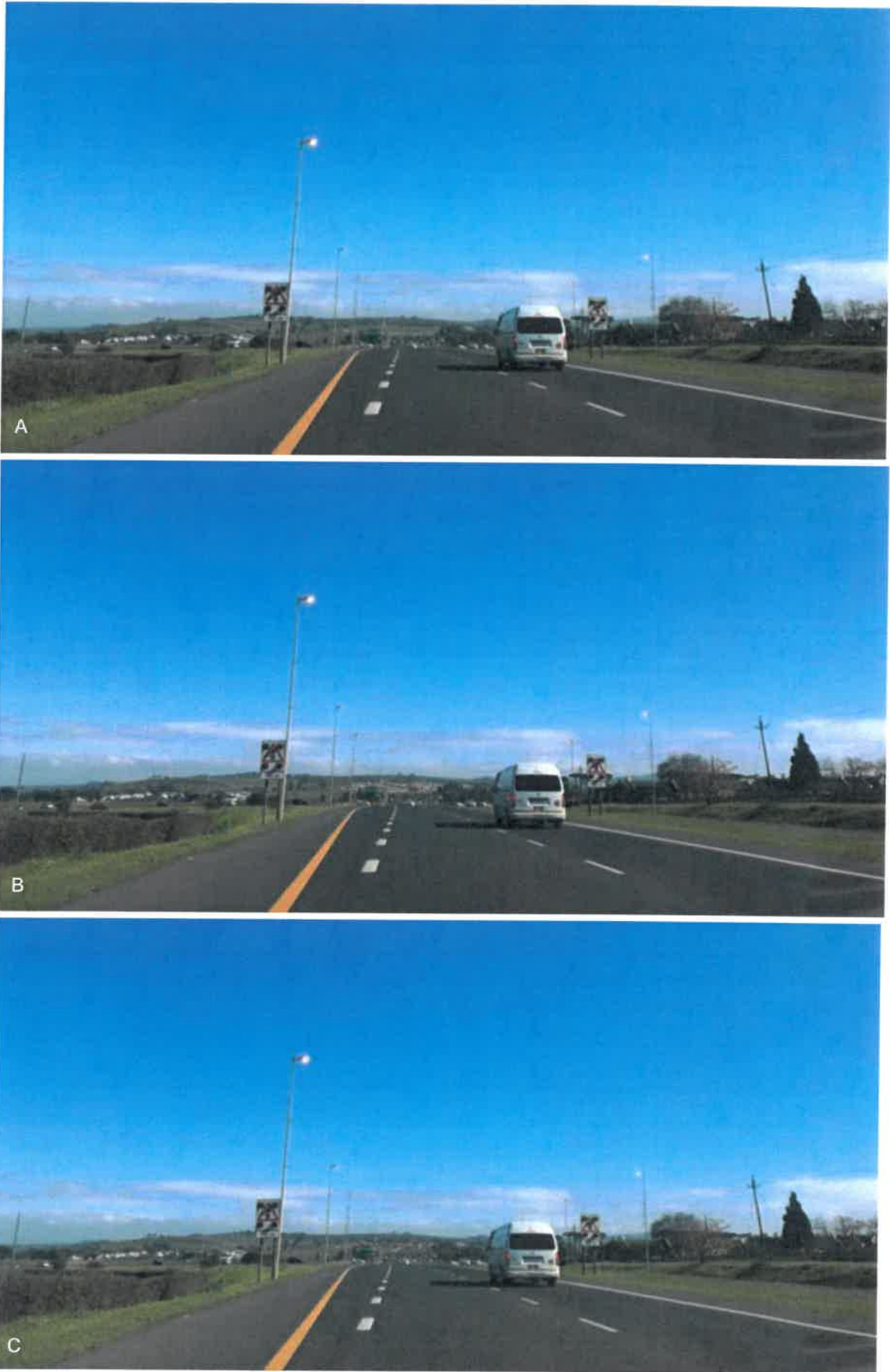


Figure 24: Viewpoint 1 from Polkadraai Road: showing (A) current status (no development); (B) proposal unmitigated (buildings only); (c) proposal with landscape mitigation



Figure 25: Viewpoint 2 from R310: showing (A) current status (no development); (B) proposal unmitigated (buildings only); (c) proposal with landscape mitigation



Figure 26: Viewpoint 3 from Stellenbosch Kloof Road showing (A) current status (no development); (B) proposal unmitigated (buildings only); (c) proposal with landscape mitigation

The figures above (figures 24 25 and 26) give an impression of the visual impacts that can be anticipated by the proposed development, as well as the degree to which the visual impacts can be mitigated, primarily through landscape implementation.

In each case, (A) represents the existing view, namely an open, unbuilt site in the middle distance or forming part of a background view; (B) indicates the insertion of the proposed buildings, (without mitigation) – an immediate, noticeable change to the site (i.e. visual impact), but occupying only a small percentage of the field of view; (C) reflects the mitigation of the visual impact through tree planting, screening vegetation and other landscape measures, in which the new buildings become partially obscured or shaded, having the sense of being more embedded and settled. As the landscape matures and becomes established, the views become normalized, and visual impacts will be reduced.

Although fairly large in extent, in its current state, the site is no longer in pristine condition, having been used until recently for agricultural purposes, and apart from the mature oak trees, there are no critical site attributes to protect. The site itself has low visual significance, though the cultural landscape context within which it is located and through which scenic routes pass, has greater significance.

Whereas the development will have an immediate visual impact (in that a noticeable change will be perceived) with suitable mitigation, the visual impacts can be reduced. This impact is assessed to be of a **moderate significance** reducing to **low significance with mitigation**.

Strict adherence to heritage and environmental conservation and management controls, especially during the construction phases of the development (including sufficient hoarding, lighting and signage, as well as noise and dust control for occupational health and safety), should be enforced.

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

The following table presents a summary of the impact assessment of the proposal as measured against established criteria.

Potential impact on the visual / heritage resources and cultural landscape character		
Reduction of agricultural open space, intrusion of built form, lighting, reflection		
Impact	Description	
Nature of impact	negative: unmitigated impacts would detract from the receiving environment	
	<ul style="list-style-type: none"> <i>cultural landscape agricultural context</i> <i>rural transition to urban</i> 	
Type of impact	Direct, and cumulative (adding to existing development)	
Recommended mitigation measures	Description	
Impact avoidance/ prevention	Unavoidable	
Impact minimization	Planning of development to respond positively to visual / heritage considerations	
Rehabilitation/ restoration/ repair	Architectural measures (form / scale / massing / materials / textures)	
Compensation/ offset	Landscape measures (screen tree planting / internal open space / view corridors)	
Degree to which the impact can be mitigated	Medium to high	
Degree to which the impact can be reversed	Medium to Low	
Degree to which the impact may cause irreplaceable loss of resources	Medium to Low	
Assessment of impact	Rating before mitigation	Rating after mitigation
Extent of impact	Local	Local
Duration of impact	Long Term	Medium (until landscape matures)
Intensity of impact	Medium	Medium to low
Probability of occurrence	Definite	Definite
Level of confidence in prediction	High	High
Significance	Rating before mitigation	Rating after mitigation
Significance	Medium (adverse)	Low (beneficial)

13 Interim findings and recommendations

It is evident that proposed development has been carefully designed to ensure maximum absorption in a landscape already impacted by development (existing and proposed). The photomontages indicate that the proposed development will in fact be visually recessive. Overall the development is assessed to have an **impact of moderate significance**, reducing from moderate to **low with mitigation** in the form of landscaping and architectural controls. In order to ensure successful mitigation the following is required:

- A detailed landscaping plan that reflects the heritage indicators set out in section 8 of this report. It is particularly 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 who may request modelling of the development to ensure that visual impacts are adequately mitigated.
- Architectural guidelines for the whole development to realize the intentions of the urban design framework and the heritage indicators set out in section 8 of this report. The following aspects will need to be addressed:
 - Roof shape and colour with use of pitched roofs and overhanging eaves
 - Height restriction to a maximum of 2 storeys
 - Massing – monolithic building masses are to be avoided in favour of fragmented massing, including the use of lean-to's, pitched roofs.
 - Finishes of buildings, using plaster and paint in neutral earth tones (no white), concrete or stone, with restricted or prohibited use of metal cladding.
 - Openings with restrictions on large reflecting surfaces, and shading of openings, particularly to the east.
 - Lighting, services, security features and signage to be low key and/or not visible as may be appropriate (refer to indicators)
 - Fencing – use of visually permeable fencing on perimeter and throughout development.

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

14 References

Arcon, 2017: Heritage Impact Assessment - Vredenheim, Vlottenburg, Stellenbosch.

Deeds office records

Kaplan, J, 2019: Archaeological Impact Assessment Proposed Longlands Expansion Development in Vlottenburg, near Stellenbosch, Western Cape, Portion A of Erf 1, Longlands.

Mountain, A: 2003: The first people of the Cape. David Philip, Cape Town.

Smuts, et al, 1979: Stellenbosch Drie Eeue. Stellenbosch Town Council.

ANNEXURE A:
Response to NID

Our Ref: HM/CAPE WINELANDS/STELLENBOSCH/PORION A OF ERF 1
Case No.: 19052004AS0521E
Enquiries: Andrew September
E-mail: andrew.september@westerncape.gov.za
Tel 021 483 9543
Date: 06 June 2019

Lize Malan
 PO Box 3421
 Matieland
 7602



RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: FINAL
In terms of Section 38(8) 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 PORTION A OF ERF 1, LONGLANDS, PORTION A OF ERF 1, OFF POLKADRAAI ROAD, STELLENBOSCH, SUBMITTED IN TERMS OF SECTION 38(8) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

CASE NUMBER: 19052004AS0521E

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter received on 21 May 2019. This matter was discussed at the Heritage Officers meeting held on 03 June 2019.

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:

- Visual impacts to 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.

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.

Yours faithfully



 Dr. Axolisi Dlamuka
 Chief Executive Officer, Heritage Western Cape

ANNEXURE B:

Photographs of the site and its context

THE SITE



Access road to existing werf from Polkadraai



Looking east from the werf to the informal settlement



Looking south-east along the access road



Looking at the werf from the access road to the north of the site



Looking to the south-east of the site from roughly the centre with Digteby Estate in the foreground



Looking towards Polkadraai Road from the eastern portion of the site



Looking immediately east from roughly the centre of the site, with the Polkadraai Road visible in the centre



Looking west along the southern boundary with Longlands Country Estate visible to the right.



View across the site from the southern boundary

THE IMMEDIATE CONTEXT OF THE SITE



Informal settlement viewed from Polkadraai Road



Informal settlement to east of Vlottenburg Road



Looking south along Vlottenburg Road (Source: Google Streetview)



Hotel School and entrance to Digteby Estate from Vlottenburg Road (looking south) (Source: Google Streetview)



Vlottenburg Primary School, with Digteby Estate to the left viewed from Vlottenburg Road (Source: Google Streetview)



Small node to north of Polkadraai Road at Vlottenburg Road intersection



Looking west along Polkdraai Road with the site located to the left behind the informal settlement
(Source: Google Streetview)



View onto site from Polkadraai Road



View of the fence along Polkadraai Road



View of berm screening Longlands Country Estate along Polkadraai Road

HERITAGE RESOURCES IN THE VICINITY OF THE SITE



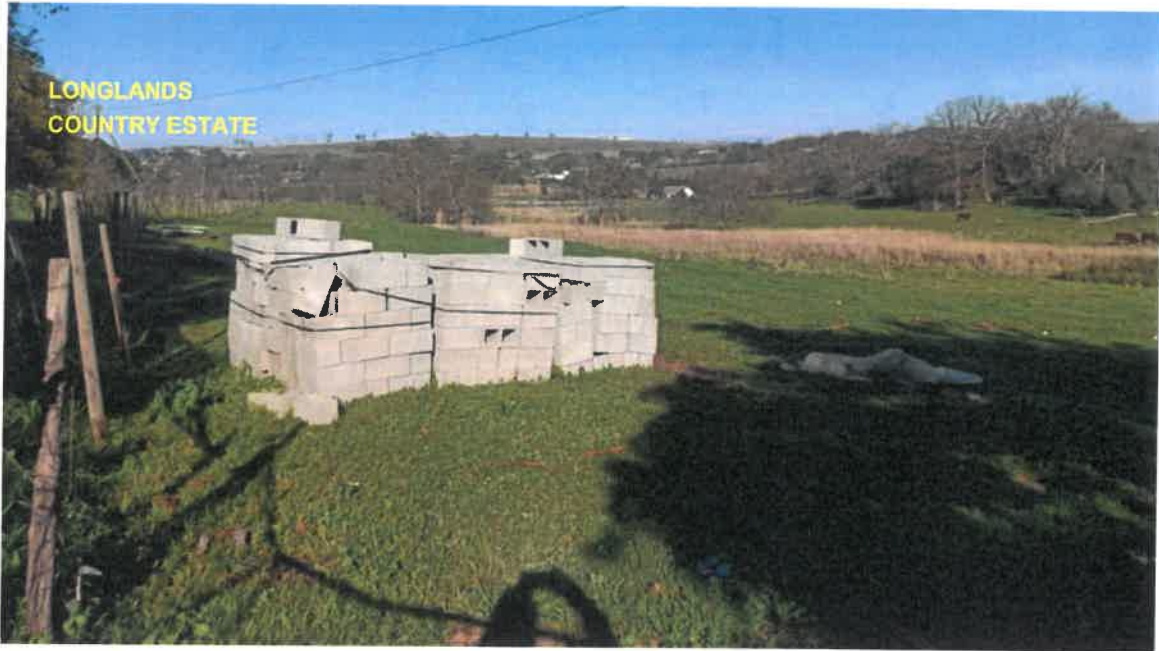
Neethlingshof werf – facing east away from site



Overgaauf werf facing south



Overgaauf access road from Stellenbosch Kloof Road – site visible in background



View from Bij-den-Weg werf – site not visible



View onto the site from Vlottenburg Farm to the south-east of the site

ANNEXURE U

**REZONING, SUBDIVISION, ADOPTION OF THE
DEVELOPMENT'S NAME AND STREET NAMING AND
NUMBERING, ARCHITECTURAL GUIDELINES AND
HOME OWNERS ASSOCIATION'S CONSTITUTION:
ERF 1, LONGLANDS**

DESIGN GUIDELINES



LONGLANDS
ESTATE

DESIGN GUIDELINES

URBAN CONCEPTS

MARCH 2020

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1 INTRODUCTION

*The following guidelines are subject to change during the Site Development Plan (SDP) design process.

1.1 Development Description

The site is located 41km outside of Cape Town and 8.5km from the town of Stellenbosch. It is accessed from Polkadraai road and is surrounded by agricultural land and housing estates.

The residences are lined with green belts to maximise scenic views and capitalise on access to green recreational space. The precincts accommodate approximately 250 erven ranging from 300sqm to 1100sqm. Internally, each pocket comprises of a smaller landscaped courtyard to accommodate visitors parking and recreational areas.

1.2 Design Controls Outline

The Urban & Architectural Design Controls (UADC) for Longlands Estate have been developed to control the nature and aesthetics of development, and to ensure the protection, improvement and enhancement of this unique setting with the Stellenbosch region. The guidelines will formulate certain spatial principles for the individual purchaser to respond to.

The Controls will assist to ensure the following:

- the celebration of the unique views to the Simonsberg and Jonkershoek Mountains
- the protection of the visual and natural attributes of the site, most notably the vineyards and protected tree avenue
- the control of the aesthetic aspect of the development to limit the visual impact of the residences

The Urban & Architectural Design Controls (UADC) consists of a number of diagrams to illustrate the interrelation between individual residential sites, and the interrelation between the sites and the green corridors and open spaces.

Section Two of the document will focus on the Urban Design parameters for the development and will describe the basic form controls applicable to different areas within the development.

The controls aim to emphasise and retain the farm character of Longlands Estate and to avoid a typical suburban residential image.

Section Three deals with architectural controls. These controls are intended to provide continuity of the aesthetic for the development; and integration of built form and landscape by introducing natural materials, green roofs and sustainable building methods.

1.3 Definitions

Urban & architectural design review committee (ARC)

The committee formed by the Urban Design & Architectural practice and the LEHOA representative. The role of the committee is to review and approve all design proposals.

Urban & architectural design controls (UADC)

The legal document to control the nature and aesthetics of development, to ensure the protection, improvement and enhancement of the natural environment

Balcony

A floor projecting outside a building at a level higher than ground floor level, enclosed only by low walls or railings or by the walls of adjacent rooms, and includes a roof, if any, over such floor or any pillars supporting the roof.

Basement

Any portion of a dwelling generally below natural ground level - no portion of a basement (measured to the finished floor level above the basement) may project more than 1.5m above natural ground level. A basement may not have an average height of more than 1m above natural ground level (measured to finished floor level above). A basement level is not considered as a building storey for the purposes of height restrictions but is included in the calculation of physical height above natural ground level where applicable.

Building footprint

In relation to a dwelling house means the maximum area covered by any floor of the dwelling (whether or not useable), as measured from the outer face of the exterior walls or similar supports of such dwelling, provided that:

- a) where the dwelling consists of more than one storey, total footprint shall be the maximum extent of the floor space of all storeys, but not the sum of all floors: and
- b) for the purposes of measuring maximum Building Footprint, garages, storage, boathouses or other free-standing enclosed structures shall be included
- c) Balconies, decks, terraces and verandas shall be excluded.
- d) Basements extending beyond the footprint of structures above ground, and completely below natural ground level shall be excluded from maximum building footprint.

Deck

A timber external floor area, which is raised off the ground level on posts and projects out beyond the building perimeter and includes any railings enclosing it. It does not refer to balconies at the first floor level of a dwelling. If a deck is built on a solid base, restrictions applicable to verandas apply.

Construction phase environmental management plan (CEMP)

Describes how controls are to be carried out on site and describes mitigation measures in detail, and is prescriptive, identifying specific individuals or organisations responsible for undertaking specific tasks to ensure that impacts on the environment are minimised during construction.

Finished floor level (FFL)

Maximum final level of floor finishes. For the purpose of height restriction calculations, the 'worst' or highest point is used. Where FFL is stepped, height restrictions above natural ground level must be met for each individual platform or level.

Finished ground level (FGL)

Refers to the final surface level after construction and landscaping and could be hard landscaped surface level or soil level.

Garage

A building used for vehicles and storage and not a “habitable” room.

Garden terrace

A level or platform created through either cutting or fill, which is not directly attached to the main building elements. Garden terraces refer to areas surfaced with hard or soft landscaping.

Loft

A space within the envelope of the roof structure: A maximum of 25% of floor area will apply. A wall plate height restriction of 1.5m above finished floor level of the loft space will apply.

A loft will be defined as a space within the envelope of the roof structure; generally conforming to the mezzanine storey restrictions (Maximum of 25% of the proposed house floor area may be used). A wall plate height restriction of 1.5m above the finished floor level of the loft space will apply.

Major forms

Refer to the main building elements housing habitable rooms and includes bedrooms, living areas, kitchens, lounges, dining areas, offices, gyms etcetera.

Minor forms

Refer to building elements attached to the main building forms and include linking elements between major plan forms. Minor forms include roofed verandahs, but not pergolas and similar.

Natural ground level (NGL)

Means the ground level as at the date of transfer to the original purchaser. Preliminary surveyed contours of each site will be provided with each site diagram and will serve as a guide. Each site is to be surveyed in detail prior to commencement of earth works. The detail survey is to be attached to building plans submission to the ARC and will serve as the base information to measuring height above natural ground level.

Overlooking features

Refer to features (excluding ground floor areas) allowing views over the adjoining residential properties. This includes first floor windows, balconies and terraces.

Site diagrams (If required)

Means the diagram of any specific individual site, describing the site boundaries, and any other restrictions imposed on the site. The information on the diagram will be legally binding.

Roof Terrace

A floor area created on a flat roof over a portion of a storey of a building resulting from the setting back of a portion of the building above such a storey.

Veranda

Projecting floor area or a covered area outside and immediately adjoining a building at ground floor level and includes both the floor and the roof covering it as well as any low walls or railings enclosing it.

2 URBAN DESIGN CONTROLS

2.1 Introduction

The Urban Design Controls deal with the interrelation of building form and the relation to its surrounds.

Building form is controlled through a number of measures; the fragmentation of plan form to mitigate visual impact, setbacks, building element proportions, roof form and building heights.

Fragmentation of building forms is employed to minimise the visual impact of the development and to ensure the protection of views from surrounding sites.

Major plan forms refer to the main enclosed habitable areas and garages. Minor plan forms refer to elements that link or are attached to major plan forms such as enclosed buildings between major plan forms, a roof, roofed verandas and other elements.

2.2 Residential Precincts

Longlands Manor is partitioned into two residential precincts; each applying a different set of urban design guidelines according to setbacks, building form, building heights and interfaces. The precincts are developed so as to guide the design of residences which encompass varying characteristics in terms of slope, size and layout and for which more applicable guides are necessary.

The residences are separated into the Western Precinct and Eastern Precinct as shown in the diagram below.

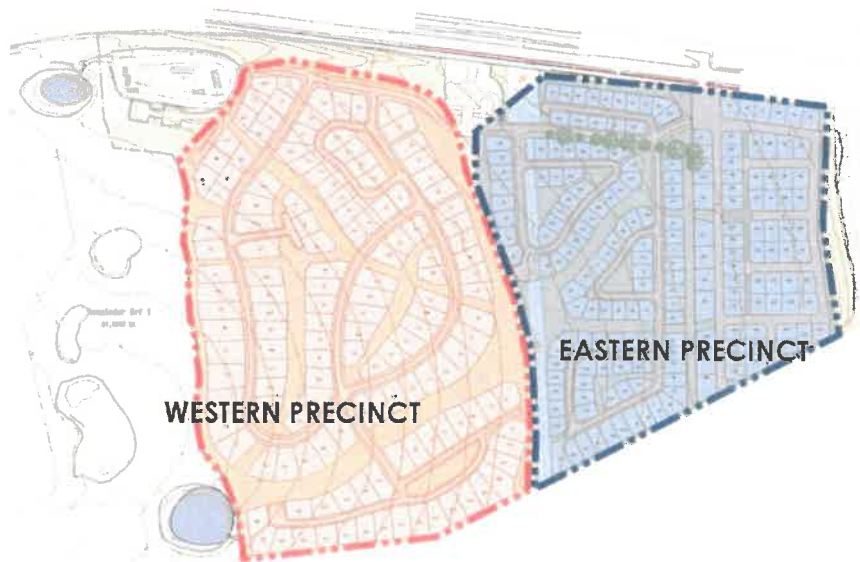


Fig.2.2.1 East and West Residential Precincts

2.3 Western Precinct

2.3.1 Building element proportions

Building forms to be rectilinear with a maximum width of 6.5m and minimum width of 5.5m. The length to be at least 1:2 (w:l) proportion with a maximum length of 15m.

Minor building form to be a maximum of two-thirds of the major building form directly adjacent to it, should the form extend more than a half the length of the major form.

If minor forms create a link between major forms, max width to be 6.5m. No maximum length between major forms

Garages:

- Garage forms as part of a major form encouraged, but will be subject to additional restrictions.
- Garages not conforming to major form controls to adhere to flat roof controls, and can be linked to a major form via a minor form. Proportion of 2:3 required.

2.3.2 Building Setbacks

Shared boundaries:

- A 2.5m building line shall apply and a 4m building line where overlooking features occur

Front boundaries (onto green):

- A setback of 4m applies for major forms
- A 2m setback applies for minor forms

Street boundaries:

- A 3m building line applies

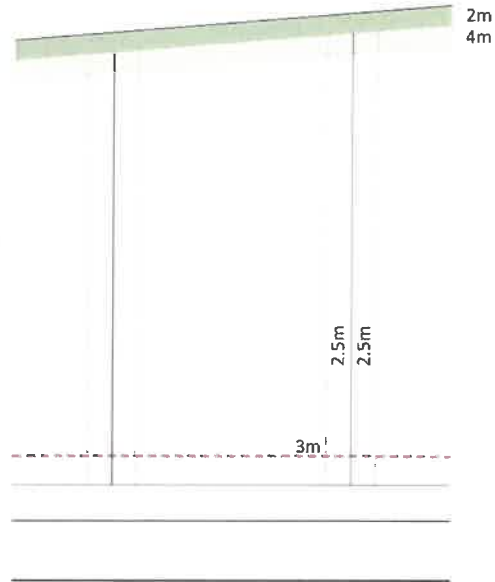


Fig.2.3.1 West Precinct Building Setbacks from Erf Boundaries

Garages:

- If the garage access is not directly from the street, but at 90°, the building line for the building is 0m.
- Garage access directly off the street – a 5m building line applies.

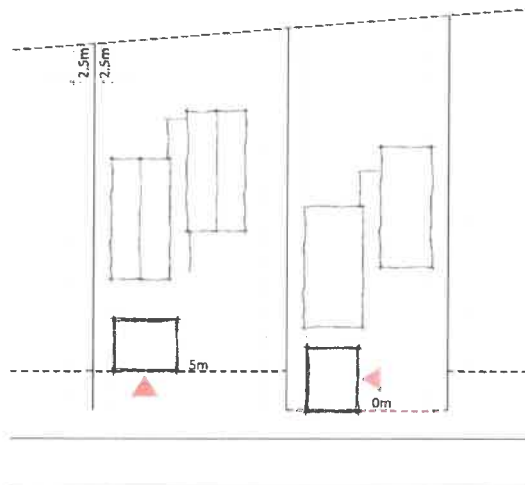


Fig.2.3.2 West Precinct Garage Setbacks

2.3.3 Roof Form

Pitched roofs, as well as green roofs are permitted within the estate. Major plan forms are to be roofed individually and can be linked with flat roofs or other connecting elements such as glass structures. *(Note: all pitched roofs are to be of the same material, colour and pitch).*

Major roof forms:

- Symmetrical double pitched roofs with a pitch between 35° - 40°
- Mono-pitched roofs between 7.5 & 12.5°. Each site restricted to one mono-pitched roof. Any other major forms to be flat roofs.
- Flat roofs permitted (min 75% to be covered with natural planting)

Minor roof forms:

- Lean-to's to be at a pitch between 5 to 15°
- Flat roofs (0 – 5° pitch)

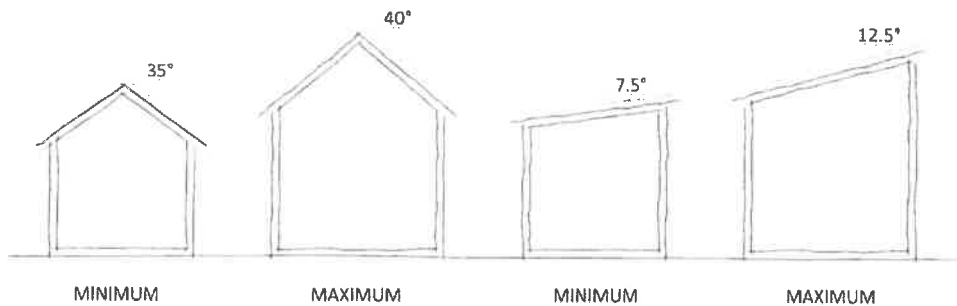


Fig.2.3.3 West Precinct Roof Profiles

2.3.4 Building Height Restrictions

This section includes number of storeys permitted, maximum height of the roof above finished floor level (FFL). Terracing or berming of the ground level should be used to minimise visual impact of vertical retaining.

Maximum roof height is based on a maximum height above ground floor FFL. This height restriction applies to all roof elements including parapet walls, etc.

Chimneys, cowls and flues are the only elements that may exceed the maximum height. Placement of these elements will be subject to approval from the ARC. Refer to point X of Annexure 2: External Finishes Specifications.

Permissible maximum heights:

MAJOR FORMS	Single	Double
DOUBLE PITCH	6.5m	8.5m
MONO-PITCH :	6.0m	8.0m
GREEN ROOF	4.5m	n.a

Finished ground level FGL (interior and exterior) not to exceed 900mm above natural ground level (NGL). Add cut restrictions

Height of all minor forms to be minimum of 350mm below eaves level of major form adjacent to the minor form.

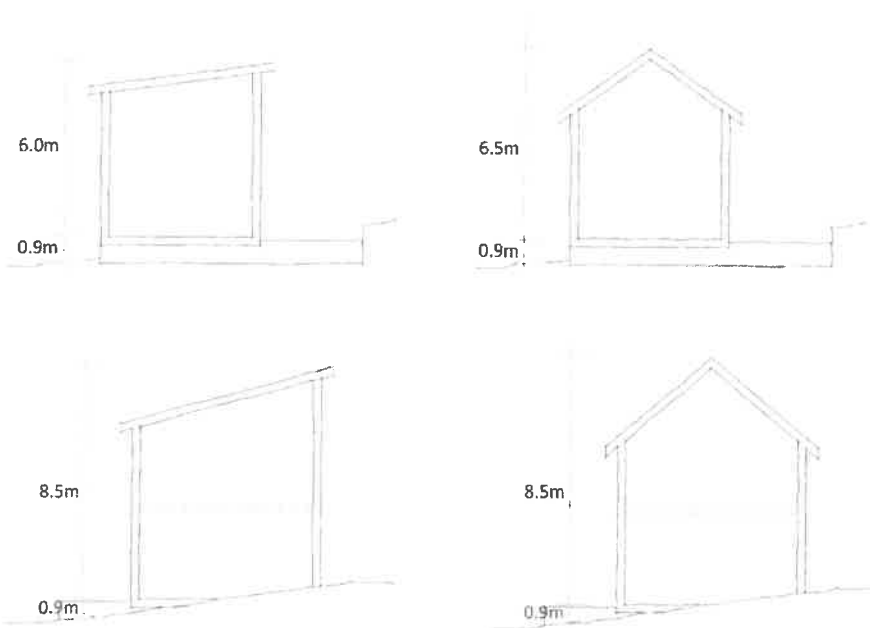


Fig.2.3.4 West Precinct Maximum Permissible Building Height

2.3.5 Site Levels and Terracing

Garden terracing height restriction is specified according to maximum height above natural ground level.

A maximum terrace height of 1.2m above NGL will be allowed.

Each retaining structure needs to be setback by at least three times the distance before the next terrace

2.3.6 Interface Controls (and boundary treatment)

This section of the document controls the nature and permeability of the interface between erven and the green lungs.

Levels and heights:

- The finished ground level (FGL) to be maximum of 900mm above NGL at the site boundary. All earthworks (including foundations) to be restricted to erf boundary line.

Street boundaries:

- Low walls max 900mm from FGL permitted on 0m building line
- All boundary walls (1.5m or 1.8m) to be setback min 4m from street boundary and must be set back beyond major building forms. No continuous street boundary treatment permitted.

Shared boundaries:

- All boundary walls max 1.8m from FFL and max 2.2m from NGL.
- Top of walls to be horizontal, therefore walls cannot be parallel to slope.

Green lung boundaries:

Primary and secondary green lungs have been identified (see figure 2.3.5).



Fig.2.3.5 Primary and Secondary Green Lungs

Primary green lung boundaries

- Max height of boundary treatment to be 1.5m from FGL.
- Maximum 40% of boundary to be at 1.5m height, remainder to be at maximum 900mm.
- The entire boundary treatment can be at 1.5m but the remaining 60% or more to be at a 4m setback.
- Max 40% solid wall at 1.5m; 100% solid wall permitted at 900mm or lower
- Palisade fencing (as per specifications) permitted

Secondary green lung interface on boundary

- Max height of boundary treatment 1.5m from FGL.
- Maximum 60% of boundary to be at 1.5m height, remainder to be at 1.2m.
- The entire boundary treatment can be at 1.5m but the remaining 40% or more to be at a 2m setback.
- Max 40% solid wall at 1.5m; 100% solid wall permitted at 900mm or lower
- Palisade fencing (as per specifications) permitted

Direct access from erven to green lungs via a gate or open access encouraged.

2.4 Eastern Precinct

2.4.1 Building element proportions

Building forms to be rectilinear with a maximum width of 6.0m and minimum width of 5.5m. The length to be at least 1:2 (w:l)

Minor building form to be a maximum of two-thirds of the major building form directly adjacent to it, should the form extend more than a half the length of the major form.

If minor forms create a link between major forms, max width to be 5m. No maximum length between major forms.

Garages:

- Garage forms as part of a major form encouraged and will be subject to additional restrictions (second storey in particular).
- Garages not conforming to major form controls to adhere to flat roof controls and can be linked to a major form via a minor form.

2.4.2 Building Setbacks

Site boundaries:

- A 1.5m building line shall apply and a 3m building line where overlooking features occur

Street boundaries:

- A 2.5m building line applies to major forms.

Front boundaries (onto green):

- A setback of 4m applies for major forms
- A 2m setback applies for minor forms

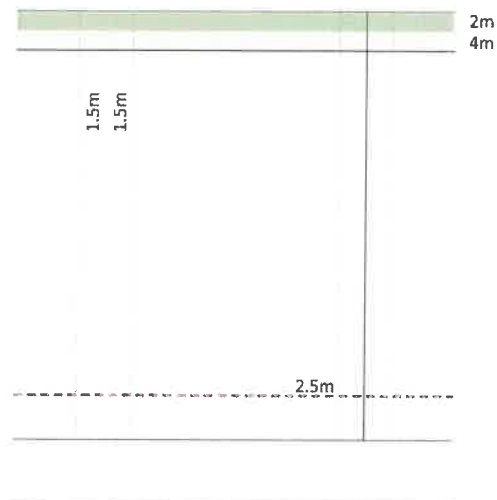


Fig.2.4.1 East Precinct Building Setbacks from Erf Boundaries

2.4.3 Roof Form

Pitched roofs, as well as green roofs are permitted within the estate. Major plan forms are to be roofed individually and can be linked with flat roofs or other connecting elements such as glass structures. *(Note: all pitched roofs are to be of the same material, colour and pitch).*

Major roof forms:

- Symmetrical double pitched roofs with a pitch between 35° & 40°
- Mono-pitched roofs between 7.5 & 12.5°. Each site restricted to one mono-pitched roof. Any other major forms to be flat roofs.
- Flat roofs permitted (min 75% to be covered with natural planting) (MAYBE ONLY GARAGES FLAT?)

Minor roof forms:

- Lean-to's to be at a pitch between 5 to 12.5°.
- Flat roofs (0 – 5° pitch)

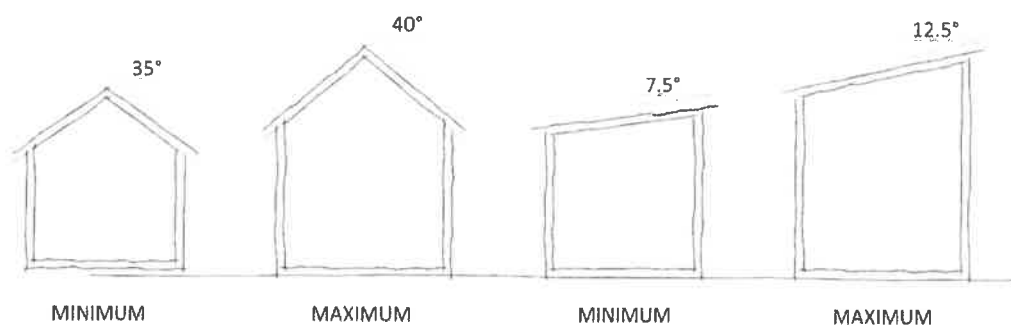


Fig.2.4.2 East Precinct Roof Profiles

2.4.4 Building Height Restrictions

This section includes number of storeys permitted, maximum height of the roof above finished floor level (FFL). Terracing or berming of the ground level should be used to minimise visual impact of vertical retaining.

Maximum roof height is based on a maximum height above ground floor FFL. This height restriction applies to all roof elements including parapet walls, etc.

Chimneys, cowls and flues are the only elements that may exceed the maximum height. Placement of these elements will be subject to approval from the ARC. Refer to point X of Annexure 2: External Finishes Specifications.

Permissible heights: *To be tested*

MAJOR FORMS	Single	Double
DOUBLE PITCH	6.0m	8.0m
MONO-PITCH :	6.0m	8.0m
GREEN ROOF	4.0m	n.a (tbc)

Finished ground level FGL (interior and exterior) not to exceed 0.9m above natural ground level (NGL).

Height of all minor forms to be minimum of 350mm below eaves level of major form adjacent to the minor form.

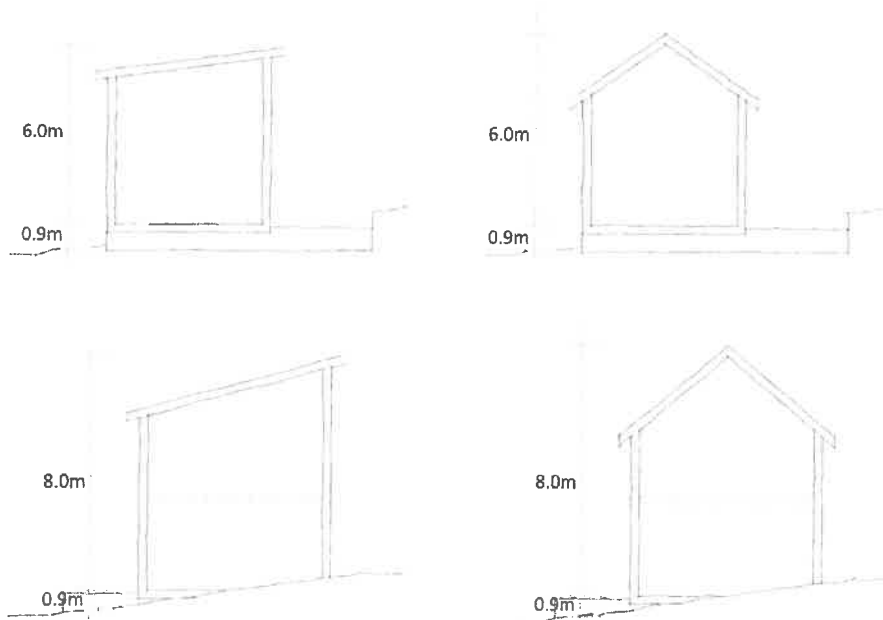


Fig.2.4.3 East Precinct Maximum Permissible Building Height

2.4.5 Site Levels and Terracing

Garden terracing height restriction is specified according to maximum height above natural ground level.

A maximum terrace height of 900mm above NGL will be allowed.

Each retaining structure needs to be setback by at least three times the distance before the next terrace (see diagram).

2.4.6 Interface Controls (and boundary treatment)

This section of the document controls the nature and permeability of the interface between erven and the green lungs.

Levels and heights:

- The finished ground level (FGL) to be maximum of 900mm above NGL at the site boundary. All earthworks (including foundations) to be restricted to erf boundary line.

Street boundaries:

- Low walls max 900mm from FGL permitted on 0m building line
- All boundary walls (1.5m or 1.8m) to be setback min 4m from street boundary and must be set back beyond major building forms. No continuous street boundary treatment permitted.

Shared boundaries:

- All boundary walls max 1.8m from FFL and max 2.2m from NGL.

Green lung boundaries:

Primary and secondary green lungs have been identified (see figure 2.4.4).



Fig.2.4.4 Primary and Secondary Green Lungs

GREEN-LUNGS FOR BOTH PRECINCTS TO BE TESTED

Primary green lung boundaries

- Max height of boundary treatment to be 1.5m from FGL.
- Maximum 40% of boundary to be at 1.5m height, remainder to be at maximum 900mm.
- The entire boundary treatment can be at 1.5m but the remaining 60% or more to be at a 4m setback.
- Max 40% solid wall at 1.5m; 100% solid wall permitted at 900mm or lower
- Palisade fencing (as per specifications) permitted

Secondary green lung interface on boundary

- Max height of boundary treatment 1.5m from FGL.
- Maximum 60% of boundary to be at 1.5m height, remainder to be at 1.2m.
- The entire boundary treatment can be at 1.5m but the remaining 40% or more to be at a 2m setback.
- Max 40% solid wall at 1.5m; 100% solid wall permitted at 900mm or lower
- Palisade fencing (as per specifications) permitted

Direct access from erven to green lungs via a gate or open access encouraged.

3 ARCHITECTURAL CONTROLS

The architectural controls describe the treatment of external walls of the houses, roof shapes, doors and windows and other architectural elements. It also addresses a palette of finishes for the various types. Please see specifications annexure x

3.1 Doors & windows

Large expanses of glass are permitted to optimise views

Garage doors to be horizontal slat type in timber, aluminium or steel

Sliding, or sliding and stacking timber shutters encouraged to shield the late afternoon sun

Bay windows, dormer windows or other forms of windows proud of the main building elements to be rectangular in form. See 3.8 for roof windows.

Materials for doors and windows:

- Natural timber (no ornate or carved design)
- Painted timber (no ornate or carved design) according to approved palette
- Epoxy coated aluminium
- Aluminium or timber horizontal slated garage

3.2 Roofs

The roof structure to have a contemporary, less robust structure and design.

Large overhangs are encouraged to protect against the late afternoon sun

Major roof forms materials permitted:

- Corrugated steel or "S" profile IBR
- Materials such as copper, or other natural stone tiles subject to LEHOA approval
- Flat roofs (minimum 75% green roof, rest to be natural stone chip or decking material)
- Natural cut slate (black/grey).

Minor roof forms:

- Lean-to roofs to match material of major roof forms
- Flat roofs (concrete linking elements) are to be finished in natural stone chip and or planting.

3.3 External walls & chimneys

Walls to be constructed of brickwork, alternative material approved by the LEHOA.

Plastered brickwork

No facebrick will be permitted.

Colour palette:

- White and light tone natural colours
- Limited stonework (20% of facades) to materials palette specification
- Limited palette of natural accent colours (10% of facades)

Please refer to the full colour and materials specifications list in Annexure x: Exterior Finishes Specifications

The chimneys can exceed the height restrictions imposed on the main building elements. These can either form part of the gable end walls or be free-standing within the roof space.



3.4 Shutters

Natural timber or aluminium

3.5 Decks and pergolas

Decks to be natural timber of similar approved.

Supports may be of the following types:

- Timber posts (double or single)
- Steel posts
- Plastered masonry or natural stone piers

Pergolas to be a combination of wood and steel. Colours to match doors and windows. Design of pergola to be approved by the ARC.

Retractable awnings may be installed under Pergolas. Canvas is to be a uniform colour, with the selected estate colour palette (no stripes; no bright colours will be allowed).

3.6 Balustrades

Timber and/or steel or glass

No Victorian cast iron “broekie lace”, Period imitations or any Ornate design permitted

3.7 Balconies

Balconies will only be allowed on the side of dwellings facing onto the green lungs. The ARC will consider cases where it can be shown that the privacy of the neighbours is not affected. In all cases, the architect should ensure that the position of the balcony does not jeopardise the neighbour’s privacy (refer to overlooking feature definition in section 4 of this document).

3.8 Roof lights and roof windows

Roof lights and roof windows are to be set into the plane of the roof. Max size 780mm x 1400mm, Velux or similar approved by the ARC.

Dormer windows will be allowed but need to conform to additional restrictions.

No “bubble” windows or barrel-vaulted windows will be allowed unless fully concealed behind a parapet wall.

3.9 Pool fences

Pool security, walls and fences are to comply with the general walling guidelines. See additional documentation in future annexures.

The landscaping proposal to be approved by the landscape review consultant.

3.10 Boundary walls, fences & retaining walls

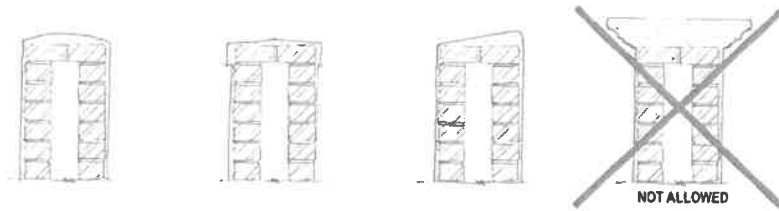
Boundary walls to be constructed of masonry, and all fence options must be a contemporary style and options will be stipulated in Annexure 2.

Retaining walls to be constructed of stone gabions, natural stone or masonry walls.

3.11 Werf walls

The homeowner is encouraged to use ‘werf’ walls (robust garden walls with max height of 1m) to define courtyard garden spaces. Such werf walls can define the edges of entrance ways and erf boundaries where not high fence or wall is required.

Plastered brickwork, limited natural stone and robust walls with niches are encouraged.



3.12 Wine cellars

Wine cellars are encouraged to be part of the design of the dwellings. Any air conditioner plant and equipment for the wine cellar must be positioned out of sight, preferably in a yard. The noise levels of the plant should be controlled.

3.13 Carports, open parking & vehicular access

The owner is obliged to construct a 3.5 m wide driveway in accordance with the standard detail and specification.

The position of driveways must be indicated on the plans submitted for review. A minimum of two visitors parking bays and two resident's bays are to be provided on site. No parking is permitted in the roadway.

Carports may be erected over the parking bays and will be subject to the approval of the ARC. Carports to be constructed from timber or timber and steel. The carport should be integrated with the architectural language of the dwelling. Metal pipe-frame carports with shade-cloth coverings are not permitted.

The finish on the driveways shall be controlled. See additional documentation in future annexures.

Materials for driveways:

- In-situ exposed aggregate concrete, or smooth concrete with stone-chip
- Pavers

3.14 Utility services

Laundry, refuse and gas bottle storage should remain fully concealed within yards. Walls to create these yards to be limited to a maximum of 1.8m at the highest point from external natural or finished ground level, whichever is more restrictive.

3.15 Stormwater controls

Stormwater runoff is to be controlled in order to avoid soil erosion. All details of storm water disposal including paving and landscaping are to be clearly stated in the building plans.

Where gutters are not used, storm water runoff must be dealt with in an alternative manner.

3.16 Rainwater goods & waste pipes

Rainwater goods (gutter and down pipes) to be aluminium or pre-coated galvanised mild steel.

All drainage pipes except for low-level stub stacks or gutters are to be concealed within walls, unless located within enclosed courtyards.

3.17 Security elements

Externally mounted burglar bars and security gates will not be permitted.

All other designs for security purposes are subject to review by the ARC.

Security gates on doors to be of an approved design. No "Trellidoor" or other expanding metal security door will be allowed externally.

3.18 Fire precautions

Each owner should familiarise themselves with the position of hydrants and hose reels on the site and with any rules and procedures laid down by the LHOA.

The flues of Fireplaces are to be fitted with brass mesh (or other spark arresting device), to prevent sparks escaping.

3.19 Tv aerials & satellite dishes

T.V. aerials and Satellite dishes are permitted on the individual erven, providing that they are sensitively placed, in order to be screened from general view.

3.20 Air conditioning plants

Air conditioner plant and equipment must be screened from view. Landscaped screening will be considered in specific circumstances.

No noisy plant will be permitted.

3.21 Swimming pools

Backwash from the filter is to be dealt with in accordance with Stellenbosch Local Authority regulations and must be connected to the sewer outlet system.

Swimming pool pumps must be screened from view. The position of the pump is subject to approval by the ARC.

Standard NBR access protection requirements are applicable; swimming pool fence design and position need to be approved by the ARC.

3.22 External lighting

External lighting must be low level and unobtrusive.

Lighting is to be provided by the owner at the vehicle entrance to property.

3.23 Solar heating

Solar water heating and solar panels are to be panelling, no exposed piping will be allowed. All connections are to be hidden by the panels. The panels are to be in the plane of the roof, at the same pitch as the roof. Panels may not protrude above the roof by more than 200mm, and must be placed rectilinear to the roof.

If panels are to be installed at a pitch other than that of the main roofs, they must be placed on the secondary roof, hidden behind a parapet, and still rectilinear to the roof that they are positioned on.

No geysers or storage tanks are to be external to the roof. Only heat exchange systems are allowed in this position.

Pool heating – no exposed piping other than on flat sections of the roof, hidden by a parapet.

3.24 External structures

The following structures will be discouraged within this estate:

(Special application will have to be made for approval by the LEARC)

- Gazebos
- Jungle gyms
- Wendy houses
- Greenhouses
- Other above ground structures



ERF 3721, ONDERPAPEGAAIBERG STELLENBOSCH

CONTENT	
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ANNEXURE B: Subdivision Plan	543-550
ANNEXURE C: Applicant's Motivation	551-556
ANNEXURE D: Previous Approval	557-558
ANNEXURE E: Power of Attorney and Copy of Title Deed	559-566



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

PLANNING EVALUATION REPORT: APPLICATION IN TERMS OF SECTION 15(2) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BYLAW, 2015 FOR THE SUBDIVISION OF ERF 3721, ONDER-PAPEGAAIBERG, STELLENBOSCH.

PART A: APPLICATION DETAILS			
1	Application Reference	T353/2023	
2	Application Date	18/04/2023	
3	Last day for comments or additional information	18/04/2023	
4	Property Description	Erf 3721	
5	Current zoning and approved land use rights	Conventional Residential Zone	
6	Application	Subdivision into six (6) portions.	
PART B: ASSESSMENT CHECKLIST			
	Consideration criteria	Yes / No	Comments, if any
1	Accurate processed followed	NO	There was an error in the procedure to advertise as prescribed and a condonation is required.
2	Conditions imposed by departments	N/A	
3	Objections received	N/A	
4	Proposal complies with applicable laws, policies, guidelines and/or technical requirements	YES	
5	Constitution of a HOA – Section 29 SDP - Section 65(2) Extension of a validity period - Section 67(2) Additional use - Section 13 of the Zoning Scheme	N/A	
6.	Nature and scope of proposed land use application		
	Application is made in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, for the Subdivision of Erf 3721, Stellenbosch into six (6) portions. See APPENDIX B for subdivision plan.		

	<p>The property was subdivided in 1970 into Erven 4809 ($\pm 986\text{m}^2$), 4810 ($\pm 987\text{m}^2$), 4811 ($\pm 987\text{m}^2$), 4812 ($\pm 1056\text{m}^2$), 4813 ($\pm 1056\text{m}^2$) & 4814 ($\pm 1056\text{m}^2$), Stellenbosch, but was never registered and transferred, hence the new application. See ANNEXURE C for applicant's motivation.</p>
7	<p>Contextual and locations considerations in determining the merits of the development</p>
	<p>The subject properties are located within a predominantly residential area within Onder-Papegaaiberg, Stellenbosch and are developed with a dwelling house on each property.</p> <p>Erf 3721, Stellenbosch was originally subdivided into six portions in February 1970 (See APPENDIX D for previous approval). The erven were surveyed, new erf numbers were allocated but were never registered. Two of the erven have been purchased by new owners, however due to the lapsing of the subdivision, they are not able to register the properties in their names.</p> <p>It is important to note that the proposed subdivision application is exactly the same as the application that was previously approved.</p> <p>The proposal will not lead to the creation of additional erven. The proposal can be regarded as desirable as it will result in the creation of erven that fit in with the existing character of area. No new building works are currently envisaged and the development will thus comply with the zoning scheme parameters. The proposed subdivision will have no negative impact on the surrounding property rights and residential character.</p> <p>The subdivision is in keeping with surrounding uses in the area, does not require any change in land use or any rezoning and will have limited impact on traffic and services.</p> <p>The proposal is not in conflict with the principles of the Stellenbosch Municipal Spatial Development Framework.</p> <p>Internal circulation was waived as the dwelling houses are already constructed (since the 70's) and being used as if its separate entities. The approval of the subdivision will therefore have no negative impact on the surrounding environment. This is only the formalisation of an existing situation. It is proposed to condone the error in the procedure to not advertise the application as prescribed as it does not have a material adverse effect on, or unreasonably prejudice, any party.</p>

PART C: RECOMMENDATION

1. That the application in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning Bylaw, promulgated by notice number 354/2015, dated 20 October 2015 for the **Subdivision** of Erf 3721, Onder-Papegaaiberg, Stellenbosch into six (6) portions measuring $\pm 986\text{m}^2$ in extent (erf 4809); $\pm 987\text{m}^2$ in extent (erf 4810); $\pm 987\text{m}^2$ in extent (erf 4811); $\pm 1056\text{m}^2$ in extent (erf 4812); $\pm 1056\text{m}^2$ in extent (erf 4813); and $\pm 1056\text{m}^2$ in extent (erf 4814).

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

2. The approval is subject to the following **conditions** imposed in terms of Section 66 of the said Bylaw:
 - 2.1. The approval only applies to the proposed subdivision and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
 - 2.2. The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
 - 2.3. The development be implemented in accordance with the subdivision plan attached as **Annexure B**.
 - 2.4. The Surveyor General approved diagrams of the newly created units must be submitted to this Local Authority (Stellenbosch Municipality) for clearance and record purposes.
3. **The reasons for the above decision are as follows:**
 - 3.1. Approval of the subdivision will not result in any additional land use rights being granted which would have a negatively impact on the surrounding properties / area.
 - 3.2. The primary objective of the subdivision is to allow for the properties to be registered with the Surveyor-General and thereby enabling the municipality to transfer ownership of the registered properties.
 - 3.3. The proposal complies with the guidelines and objectives of the Stellenbosch Municipality Spatial Development Framework.

PART D: ANNEXURES

ANNEXURE A:	Locality Plan
ANNEXURE B:	Subdivision Plan
ANNEXURE C:	Applicant's Motivation
ANNEXURE D:	Previous approval
ANNEXURE E:	Power of attorney and copy of title deed

PART E: ASSESSMENT OF APPLICATION

The proposed land use and land development application has been duly evaluated in terms of process and desirability with the recommendation for consideration.

Name: Louisa Guntz

Capacity: Senior Town Planner

Signature: 

Date: 11/05/2023

PART F: REVIEW OF PLANNING APPLICATION ASSESSMENT REPORT

**APPLICATION IN TERMS OF SECTION 15(2) OF THE STELLENBOSCH MUNICIPAL LAND USE
PLANNING BYLAW, 2015 FOR THE SUBDIVISION OF ERF 3721, ONDER-PAPEGAAIBERG,
STELLENBOSCH.**

Review of Planning Assessment Report:

Name: Chizelle Kriel

Capacity: M.A. M.A.

SACPLAN Registration: A21210

Signature: 

Date: 11.05.2023

PART G: CONDONATIONS OF ERRORS OR OMISSIONS DURING THE PROCESSING OF THE PLANNING APPLICATION

APPLICATION IN TERMS OF SECTION 15(2) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BYLAW, 2015 FOR THE SUBDIVISION OF ERF 3721, ONDER-PAPEGAAIBERG, STELLENBOSCH.

Authorised Official to condone errors or omissions.

As the duly authorised official the error in the processing of the land use and land development application to not advertise the application as prescribed

BE CONDONED in terms of section 63(2) of the said Bylaw.

Reason for the decision:

- (i) It does not have a material adverse effect on, or unreasonably prejudice, any party as the dwelling houses are already constructed (since the 70's) and being used, since then, as if it is separate entities.

Name: *Anthony Barnes*

Capacity: *Director: Planning & Economic Development*

Signature: 

Date: *11/5/2023*

PART H: REVIEW AND SUBMISSION OF APPLICATION

The recommendation for decision is hereby submitted for consideration to the 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 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: Db5

Decision Making Authority: MPT

Rational: Comply with the SDF and relevant Council policies, guidelines and plans. (Council owned land)

Name:

Stacey Carters

Capacity:

SMDM

SACPLAN Registration:

A/1551

Signature:

[Handwritten Signature]

Date:

11/5/2023

PART I: ADMINISTRATION OF PLANNING APPLICATION ASSESSMENT REPORT**APPLICATION IN TERMS OF SECTION 15(2) OF THE STELLENBOSCH MUNICIPAL LAND USE
PLANNING BYLAW, 2015 FOR THE SUBDIVISION OF ERF 3721, ONDER-PAPEGAAIBERG,
STELLENBOSCH.****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: 26 MAY 2023

Name: LENACIA KAMINETA

Capacity: SENIOR ADMINISTRATIVE OFFICER

Signature: Kamineta

Date: 12.05.2023

ANNEXURE A

**APPLICATION IN TERMS OF SECTION 15(2) OF THE
STELLENBOSCH MUNICIPAL LAND USE PLANNING
BYLAW, 2015 FOR THE SUBDIVISION OF ERF 3721,
ONDER-PAPEGAAIBERG, STELLENBOSCH.**

LOCALITY PLAN

Stellenbosch GIS Map

SCALE
1:2 256,99

Legend



Stellenbosch Municipality
Planning & Economic Development
Created by: Corporate GIS

Date: 2023/05/11

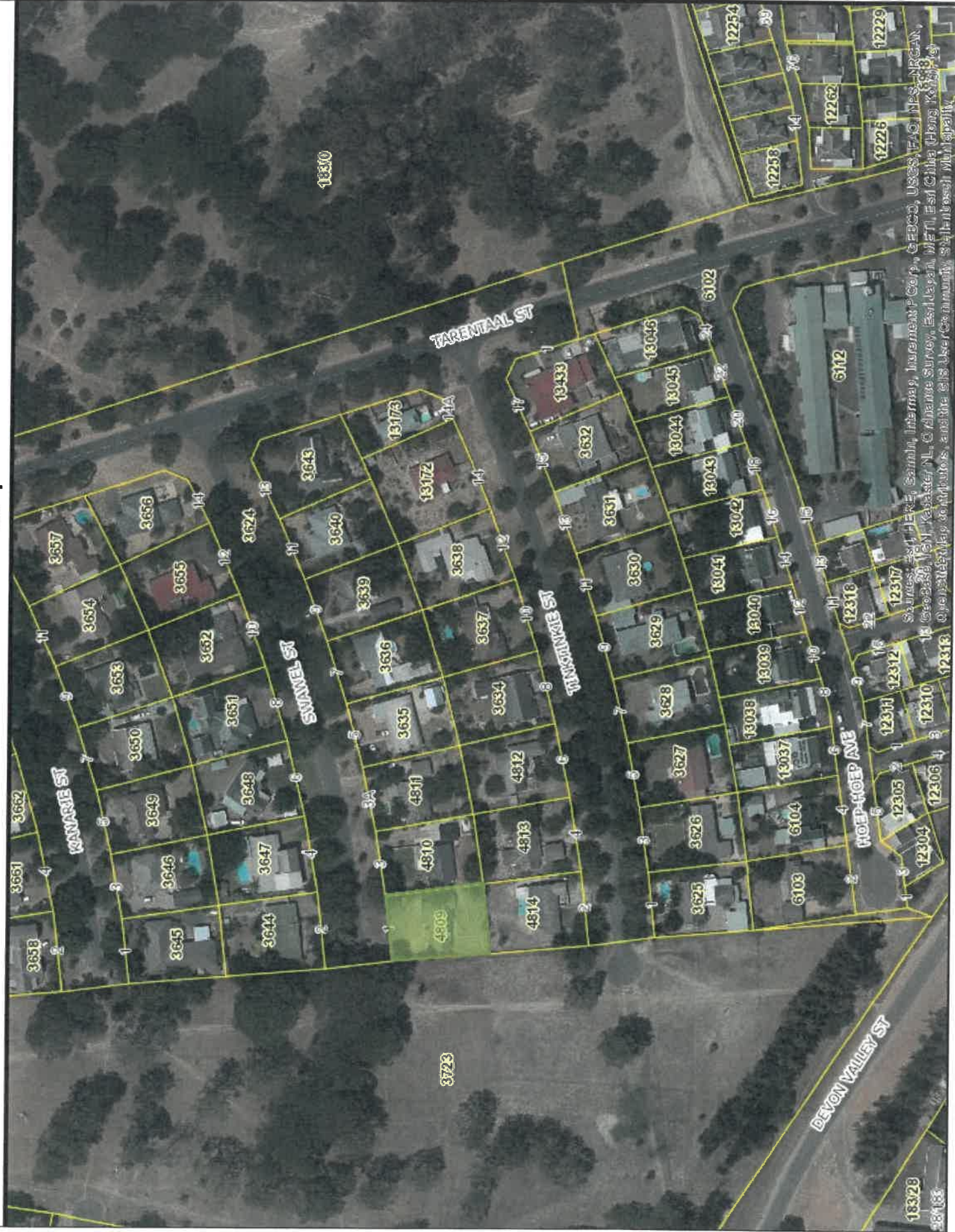


Author: Stellenbosch Municipality



Stellenbosch Municipality
Street Address:
71 Plain Street, Stellenbosch, 7600
Tel: 021 808 8656

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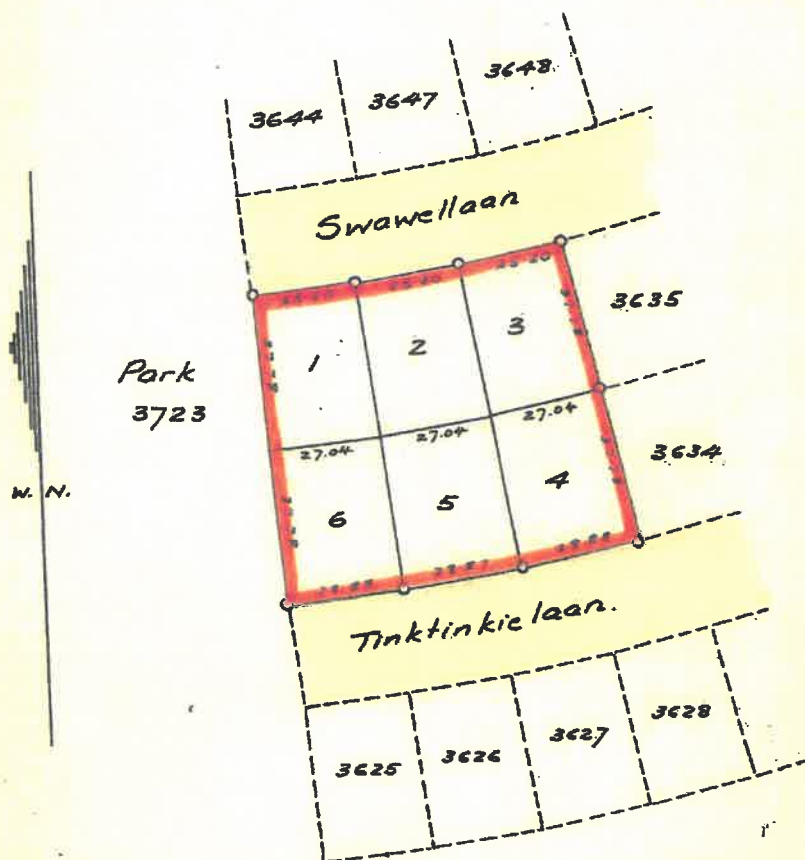
ANNEXURE B

**APPLICATION IN TERMS OF SECTION 15(2) OF THE
STELLENBOSCH MUNICIPAL LAND USE PLANNING
BYLAW, 2015 FOR THE SUBDIVISION OF ERF 3721,
ONDER-PAPEGAAIBERG, STELLENBOSCH.**

SUBDIVISION PLAN

Voorgestelde Onderverdeling van
Erf 3721 Stellenbosch, Onder-papegaaiberg.
Mun. v. Afd. Stellenbosch.

Skaal: 1/1250.



Benaderde Groottes.

Gedeeltes 1-3 987 vk.m.
 " 4-6 1056 vk.m.

BH-8DC
 V.41

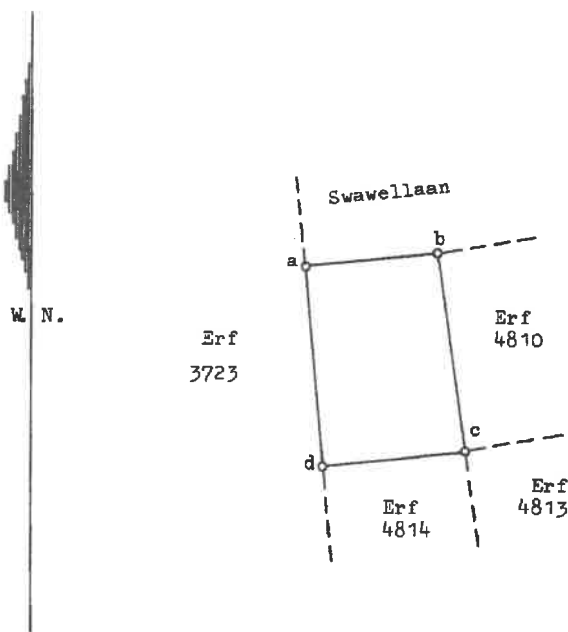
J. Friedlaender

Landmeter
 Des. 1969.

	SYE Meter	RIGTINGS -HOEKE	KOÖRDINATE		L.G. No.
			Y	X	
		Kon:	+15 000.00	+3756000.00	771170
ab	25.20	263.50.30	a + 571.56	+ 694.16	Goedgekeur <i>M.W. Dehaan</i> Landmeter-generaal 20-5-1970
bc	37.78	352.27.00	b + 546.51	+ 691.46	
cd	27.04	83.50.30	c + 541.55	+ 728.91	
da	37.78	175.14.00	d + 568.42	+ 731.81	

Beskrywing van Bakens:

a, b : ½" ysterpen. 12 mm.
 c, d : ½" x 18" ysterpen. 12mm x 450mm



Skaal: 1 : 1000

Die figuur a b c d

stel voor 986 vierkante meter

grond. synde

ERF 4809 n gedeelte van Erf 3721 STELLENBOSCH.

geleë in die Munisipaliteit en

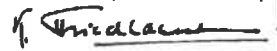
Administratiewe Distrik

Stellenbosch.

Provinsie Kaap die Goeie Hoop.

Opgemeet in Januarie 1970.

deur my,


 Landmeter

Hierdie kaart is geheg aan No. gedateer t.g.v. Registrateur van Aktes	Die oorspronklike kaart is. No. 1394/1948 geheg aan Transport/Grondbrief No. 1948. 354. 17656.	L&er No. 5 2641/97/1 M.S. No. E 2 12/70. Komp. BH-8DC/V.41 Alg. Plan TP.677LD
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C

	SYE Meter	RIGTINGS -HOEKE	KOÖRDINATE Stelsel Lo. 19 ^o		L.G. No.
		Kon:	Y	X	
			+15 000.00	+3756000.00	772/70
ab	25.20	261.03.30	a + 546.51	+ 691.46	Goedgekeur <i>M.W. Doring</i> Landmeter-generaal 20-5-1970
bc	37.78	349.40.00	b + 521.61	+ 687.54	
cd	27.04	81.03.30	c + 514.83	+ 724.71	
da	37.78	172.27.00	d + 541.55	+ 728.91	

Beskrywing van Bakens:

a, b : ½" ysterpen. 12mm
 c, d : ½" x 18" ysterpen. 12mm x 450mm

Die figuur a b c d
 stel voor 987 vierkante meter grond, synde
Erf 4810 'n gedeelte van Erf 3721 STELLENBOSCH.
 geleë in die Munisipaliteit en Administratiewe Distrik
 Stellenbosch. Provinsie Kaap die Goeie Hoop.
 Opgemeet in Januarie 1970.
 deur my, *M. A. ...*
Landmeter

Hierdie kaart is geheg aan No. gedateer t.g.v. Registrateur van Aktes	Die oorspronklike kaart is. No. 1394/1948 geheg aan Transport/Grondbrief No. 1948.354.17656	L&er No. 5.264/97/1 M.S. No. E 212/70 Komp. BH-8DC/V.41 Alg. Plan: TP.677 ^{1d}
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SYE Meter	RIGTINGS -HOEKE	KООRDINATE Stelsel Lo. 19°			L.G. No.
	Kon:	Y	X		773/70
		+15 000.00	+3756000.00		
ab	25.20 258.16.20	a	+ 521.61	+ 687.54	Goedgekeur <i>M.W. Deuring</i> Landmeter-generaal 20.5.1970
bc	37.78 346.53.00	b	+ 496.93	+ 682.42	
cd	27.04 78.16.20	c	+ 488.36	+ 719.21	
da	37.78 169.40.00	d	+ 514.83	+ 724.71	

Beskrywing van Bakens:

a, c : ½" ysterpen. 12mm.
 d : ½" x 18" ysterpen. 12mm x 450mm
 b ; Bek van muur.

W. N.

Skaal: 1 : 1000

Die figuur a b c d
 stel voor 987 vierkante meter grond, synde
ERF 4811 n gedeelte van Erf 3721 STELLENBOSCH.
 geleë in die Munisipaliteit en Administratiewe Distrik
 Stellenbosch. Provinsie Kaap die Goeie Hoop.
 Opgemeet in Januarie 1970.
 deur my, *V. Fric alama*
Landmeter

Hierdie kaart is geheg aan No. gedateer t.g.v. Registrateur van Aktes	Die oorspronklike kaart is. No. 1394/1948 geheg aan Transport/Grondbrief No. 1948.354.17656	Lëer No. 5.2641/97/1. M.S. No. E 212/70. Komp. BH-8DC/V.41 Alg. Plan TP.677 ^{LD}
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SYE Meter	RIGTINGS -HOEKE	KOÖRDINATE			L.G. No.
		Y	Stelsel	X	
	Kon:		+15 000.00	+3756000.00	7 7 4 / 7 0
ab	27.04 258.16.20	a	+ 514.83	+ 724.71	Goedgekeur <i>U.W. Delang</i> Landmeter-generaal 20-5-1970.
bc	37.78 346.53.00	b	+ 488.36	+ 719.21	
cd	28.87 78.16.20	c	+ 479.78	+ 756.01	
da	37.78 169.40.00	d	+ 508.05	+ 761.88	
<u>Beskrywing van Bakens:</u>					
a,d : ½" x 18" ysterpen. 12mm x 450mm c,b : ½" ysterpen. 12mm					
Skaal: 1 : 1000					
Die figuur a b c d stel voor 1056 vierkante meter grond, synde <u>ERF 4812 n gedeelte van Erf 3721 STELLENBOSCH.</u> geleë in die Munisipaliteit en Administratiewe Distrik Stellenbosch Provinsie Kaap die Goeie Hoop. Opgemeet in Januarie 1970. deur my, <i>U.W. Delang</i> Landmeter					
Hierdie kaart is geheg aan No. gedateer t.g.v. Registrateur van Aktes	Die oorspronklike kaart is. No. 1394/1948 geheg aan Transport/Grondbrief No. 1948.354.17656	Lêer No. 5-264/97/1 M.S. No. E 212/70. Komp. BH-8DC/V.41 Alg. Plan TP.677 ^{LD.}			

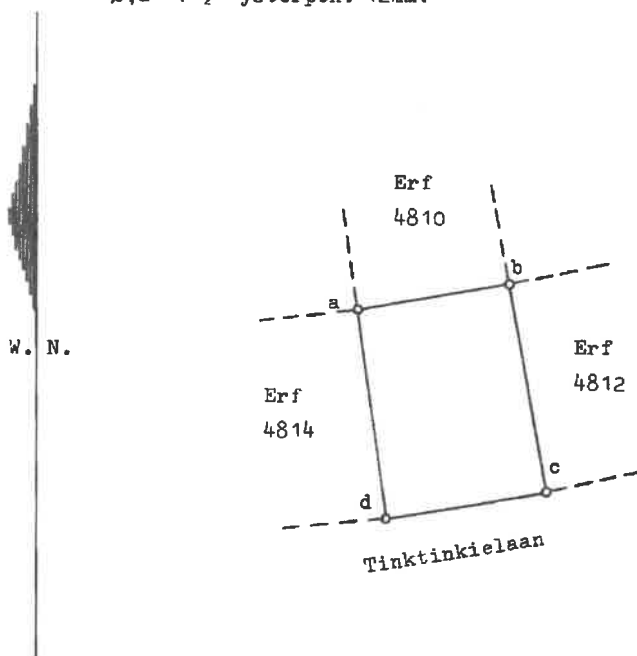
C

OFFICIAL COPY

SYE Meter	RIGTINGS -HOEKE	KOÖRDINATE			L.G. No.
		Y	Stelsel	Lo. 19° X	
	Kon:	+15 000.00		+3756000.00	7 7 5 7 0
ab	27.04 261.03.30	a	+ 541.55	+ 728.91	Goedgekeur <i>M.H. Deling</i> Landmeter-generaal 20-5-1970
bc	37.78 349.40.00	b	+ 514.83	+ 724.71	
cd	28.87 81.03.30	c	+ 508.05	+ 761.88	
da	37.78 172.27.00	d	+ 536.58	+ 766.37	

Beskrywing van Bakens:

a,b,c : ½" x 18" ysterpen. 12mm x 450mm
 d : ½" ysterpen. 12mm.



Skaal: 1 : 1000

Die figuur a b c d

stel voor 1056 vierkante meter

grond, synde

Erf 4813 'n gedeelte van Erf 3721 STELLENBOSCH.

geleë in die Munisipaliteit en

Administratiewe Distrik

Stellenbosch.

Provinsie Kaap die Goeie Hoop.

Opgeneem in Januarie 1970

deur my,

[Handwritten Signature]

Landmeter

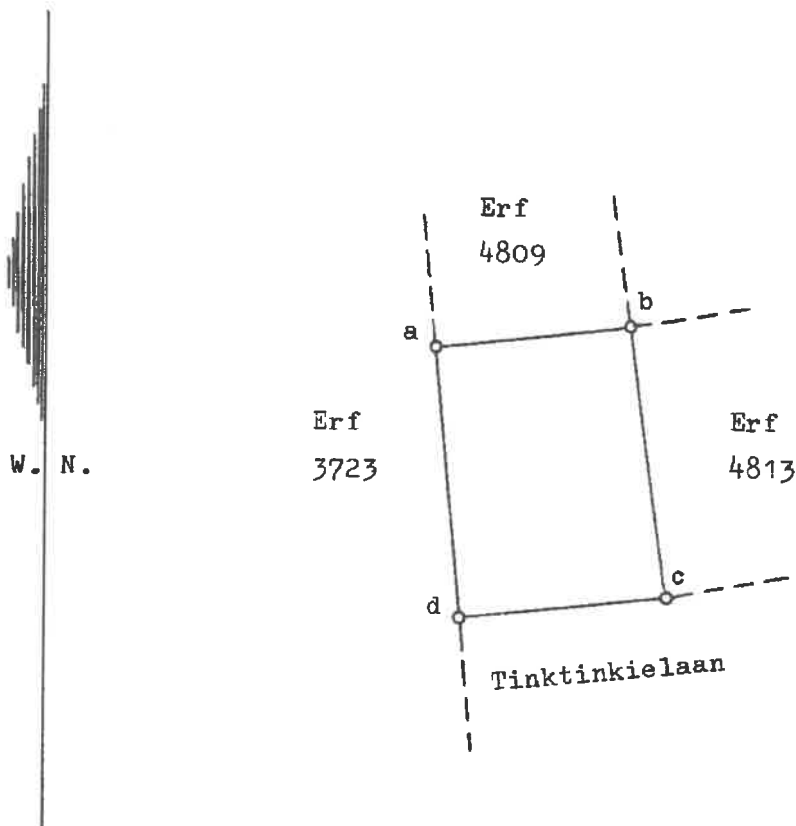
Hierdie kaart is geheg aan No. gedateer t.g.v. Registrateur van Aktes	Die oorspronklike kaart is. No. 1394/1948 geheg aan Transport/Grondbrief No.1948.354.17656	Lêer No. S.2641/97/1. M.S. No. E 212/70. Komp. BH-8DC/V.41 Alg. Plan TP.677 LD.
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C

SYE Meter	RIGTINGS -HOEKE	KOÖRDINATE			L.G. No.
		Y	Stelsel	Lo. 19° X	
	Kon:		+15 000.00	+3756000.00	776/70
ab	27.04	263.50.30	a + 568.42	+ 731.81	Goedgekeur <i>M.W. Dehnig</i> Landmeter-generaal 20-5-1970.
bc	37.78	352.27.00	b + 541.55	+ 728.91	
cd	28.88	83.50.30	c + 536.58	+ 766.37	
da	37.78	175.14.00	d + 565.28	+ 769.47	

Beskrywing van Bakens:

a, b, d: ½" x 18" ysterpen. 12mm x 450mm.
c, d: ½" ysterpen. 12mm.



Skaal: 1 : 1000

Die figuur a b c d

stel voor 1056 vierkante meter

grond, synde

ERF 4814 n gedeelte van Erf 3721 STELLENBOSCH.

geleë in die Munisipaliteit en Stellenbosch.

Administratiewe Distrik

Provinsie Kaap die Goeie Hoop.

Opgemeet in Januarie 1970.
deur my,

[Signature]
Landmeter

Hierdie kaart is geheg aan	Die oorspronklike kaart is.	Lêer No. S. 264/197/1.
No. gedateer	No. 1394/1948 geheg aan	M.S. No. E 212/70.
t.g.v.	Transport/Grensbriëf	Komp. BH-8DC/V.41
	No. 1948.354.17656.	Alg. Plan TP.677 ^{LD.}
Registrateur van Aktes		

ANNEXURE C

**APPLICATION IN TERMS OF SECTION 15(2) OF THE
STELLENBOSCH MUNICIPAL LAND USE PLANNING
BYLAW, 2015 FOR THE SUBDIVISION OF ERF 3721,
ONDER-PAPEGAAIBERG, STELLENBOSCH.**

APPLICANT'S MOTIVATION

EXECUTIVE SUMMARY:

PROPERTY DESCRIPTION:	ERF 3721, STELLENBOSCH
ADDRESS:	TINTINKIE STREET, ONDER PAPEGAAIBERG
EXTENT:	6128 SQUARE METERS
REGISTERED OWNER:	STELLENBOSCH MUNICIPALITY
TITLE DEED:	T280/1972
CURRENT ZONING:	CONVENTIONAL RESIDENTIAL ZONE
PROPOSAL:	SUBDIVISION INTO 6 PORTIONS

INTRODUCTION:

The purpose of this report is to motivate the land use application required for the subdivision of Erf 3721, Stellenbosch (hereinafter referred to as the "property") into six portions. All six portions have already been developed.

The property was subdivided in 1970 in terms of Ordinance 33 of 1934 into Erven 4809, 4810, 4811, 4812, 4813 and 4814. In terms of Section 9(9) of the Ordinance the subdivision lapsed 24 months after approval due to none of the new erven being transferred out of the mother erf known as Erf 3721.

We therefore reapply for the subdivision in terms of Section 15(2) of the By-Law.

OWNERSHIP:

The property is registered in the name of the Stellenbosch Municipality and is held by Title Deed 280/1972, which is filed with the application.

Two of the new erven have been purchased by new owners however due to the lapsing of the subdivision in the 70's they are not able to register the properties in their names.

The municipality has duly authorised Anna Maria Cornelia de Beer to submit the application on its behalf and a Power of Attorney is also filed with the application.

SURVEYOR GENERAL:

Herewith the approved S.G diagrams for the new properties:

PREVIOUS SUBDIVISION:

Attached hereto are copies of the previous application for subdivision together with the approval.

The approval was given in terms of Section 9 of Ordinance No 33 of 1934 and has since lapsed due to the fact that no transfer from the mother erf was made within 24 months of the granting of the subdivision. It is for this reason that we have to re-apply for subdivision.

LOCALITY AND CONTEXT:





The property is situated in Onder Papegaaiberg in Stellenbosch. As per the above images. Access to the property is currently from Tinkinkie street and Swawel Lane. The property is adjacent to an open park that belong to the municipality and two other properties owned by private persons.

All six properties have been developed and have permanent structures on them. The adjacent properties have also been developed.

ZONING:

The zoning of the properties situated in the Stellenbosch municipality is regulated in terms of the Stellenbosch Zoning Scheme By-law. This property is zoned for conventional residential.

PROPOSED DEVELOPMENT:

As mentioned, the properties have been in effect already been subdivided and developed and currently no further development or alternations are planned on either of the six properties. Subdivision is merely for the purpose of being able to register the properties into the name of the new owners.

It is specifically mentioned that the sizes of all six properties is in line with the sizes of the surrounding properties in Onder Papegaaiberg as per the requirements set out in the By-laws.

CONCLUSION:

The applications have been made in terms of Section 15(2) of the By-Law for the subdivision of the property into six erven. This report has demonstrated that the proposed applications will not have a material impact on the surrounding property owners and that the proposal is considerate towards the existing built environment. It is therefore recommended that the application be approved.



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

POWER OF ATTORNEY

REGISTERED OWNER'S CONSENT: SUBMISSION OF APPLICATION FOR SUB-DIVISION OF ERF 3721 STELLENBOSCH

I, **GARALDINE LEZETTE METTLER**, in my capacity as **Municipal Manager of Stellenbosch Municipality**, being the registered owner of **Erf 3721, STELLENBOSCH** do hereby authorise **ANNA MARIA CORNELIA DE BEER** from **Corporate Services Stellenbosch Municipality**, or someone appointed by her for this purpose, to attend to the following on behalf of Stellenbosch Municipality:

1. Act as agents in the name of the Stellenbosch Municipality as the owner, with regards to submitting application forms to the municipality for sub-division of the abovementioned property.

.....

GARALDINE LEZETTE METTLER

Municipal Manager

Date: 30/5/2023.....2023

Witness 1:

Witness 2:

ANNEXURE D

**APPLICATION IN TERMS OF SECTION 15(2) OF THE
STELLENBOSCH MUNICIPAL LAND USE PLANNING
BYLAW, 2015 FOR THE SUBDIVISION OF ERF 3721,
ONDER-PAPEGAAIBERG, STELLENBOSCH.**

PREVIOUS APPROVALS

PROVINSIALE ADMINISTRASIE
VAN DIE KAAP DIE GOEIE HOOP

PROVINSIALE GEBOU, WAALSTRAAT, KAAPSTAD

POSADRES: POSBUS 659, KAAPSTAD

(1) Afgebrakte aan H.B.B.

(2) Aoly. su S.T.

558



TELEGRAMADRES:
TELEGRAPHIC ADDRESS:
"PROVADMIN"

PROVINCIAL ADMINISTRATION
OF THE CAPE OF GOOD HOPE

PROVINCIAL BUILDING, WALE STREET, CAPE TOWN

POSTAL ADDRESS: P.O. BOX 659, CAPE TOWN

118-2-1970

NAVRAE ENQUIRIES Mnr. Myburgh.

TELEFOON TELEPHONE 45-9316.

VERWYSING REFERENCE AF.105/1/161. 8/7

Mnr. K. Friedlaender,
Posbus 154,
STELLENBOSCH.

Meneer,

ONDERVERDELING VAN ERF 3721: DORP ONDER-PAPEGAAIBERG:
MUNISIPALITEIT STELLENBOSCH.

U aansoek van 5 Desember 1969 het betrekking.

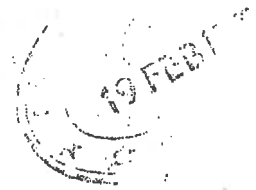
Die Administrateur het magtiging verleen, kragtens artikel 9 van Ordonnansie no. 33 van 1934, soos gewysig, tot die onderverdeling van bogemelde eiendom in ses gedeeltes, soos aangedui op bygaande plan F.105/1/161-X.

Die ses gedeeltes sal onderhewig wees aan voorwaarde no. 9 van die goedgekeurde dorpsvoorwaardes van die bogemelde dorp.

Die uwe,

H. R. STEVENSON

JM/AvdW. M/D DIREKTEUR VAN PLAASLIKE BESTUUR.



Endossemente:

- (1) DIE LANDMETER-GENERAAL, PRIVAATSAK 9028, KAAPSTAD. (S.2641/97)
- (2) DIE STADSKLERK, POSBUS 17, STELLENBOSCH. (41/10/21)
- (3) DIE DIREKTEUR VAN WERKE. (AC.105/105/1)

ANNEXURE E

**APPLICATION IN TERMS OF SECTION 15(2) OF THE
STELLENBOSCH MUNICIPAL LAND USE PLANNING
BYLAW, 2015 FOR THE SUBDIVISION OF ERF 3721,
ONDER-PAPEGAAIBERG, STELLENBOSCH.**

POWER OF ATTORNEY



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

POWER OF ATTORNEY

**REGISTERED OWNER'S CONSENT: SUBMISSION OF APPLICATION FOR SUB-DIVISION OF
ERF 3721 STELLENBOSCH**

I, **GARALDINE LEZETTE METTLER**, in my capacity as **Municipal Manager of Stellenbosch Municipality**, being the registered owner of Erf 3721, **STELLENBOSCH** do hereby authorise **ANNA MARIA CORNELIA DE BEER** from **Corporate Services Stellenbosch Municipality**, or someone appointed by her for this purpose, to attend to the following on behalf of Stellenbosch Municipality:

1. Act as agents in the name of the Stellenbosch Municipality as the owner, with regards to submitting application forms to the municipality for sub-division of the abovementioned property.

.....
GARALDINE LEZETTE METTLER

Municipal Manager

Date: 30/3/2023.....2023

Witness 1:

Witness 2:

Akte van Transport

TEN GUNSTE VAN

DIE MUNISIPALITEIT VAN STELLENBOSCH.

Datum 10 Januarie 1967.

DEMPERS & GUTHRIE
~~DEMPERS & VAN RYNEVELD~~
PROKUREURS, NOTARISSE EN TRANSPORTBESORERS,
SOUTH AFRICAN ASSOCIATION GEBOU,
KERKPLEIN 6, KAAPSTAD.

van
 Seel nel
 en Hese righ
 1/4 9. stel ...

280

TRANSPORTAKTE

280

KRAFTENS 'N PROKURASIE

1972

GUTHRIE,
 DENPERS & VAN DYK
 Prokureurs, Notarisse
 en Transportbesorgers,
 S.A. Association-gebou,
 Kerkplein 6, KAAPSTAD.

Opgetrek deur my,

Transportbesorger

Sy dit kennelik aan almal wie dit mag aangaan.

DANIEL ANDRE BRINK
 Dat GABRIEL LE ROUX-GROENEWALD

verskyn het voor my, Registrateur van Aktes, te Kaapstad, Hy, die gesegde
 Komparant synde daartoe behoorlik gemagtig deur 'n volmag uitgevoer te

Kaapstad,
 op die 14de dag van Julie, 19 71, deur

Jacobus Smuts Retief en Stephanus Theron, in hul onder-
 skeie hoedanighede van Provinsiale Sekretaris en Direkteur
 van Onderwys, en as sulks die ONDERWYS TRUSTEES van die
 Provinsiale Administrasie, Kaap die Goeie Hoop, daar-
 gestel kragtens Artikel 193 van Ordonnansie No. 20 van
 1956 (soos gewysig deur Ordonnansie No. 5 van 1969),

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

En

En die Komparant het verklaar dat NADEMAAL die hieronderbeskrewe eiendom teruggetranspoteer word aan die hierondergenoemde transportnemer weens die opheffing deur die Administrateur van die Provinsie van die Kaap die Goeie Hoop van die reservering van gemelde eiendom vir Onderwysdoeleindes en weens 'n skenking aan genoemde transportnemer op 20 Januarie 1970, welke skenking deur genoemde transportnemer op 30 Augustus 1971 aanvaar is;

SO IS DIT

~~werklik en wettiglik verkoop het op~~ en dat Hy, in sy hoedanigheid as voorgesge Prokureur, deur hierdie Akte, gesedeer en getranspoteer het in volle en vrye eiendom aan en ten behoeve van

DIE MUNISIPALITEIT VAN STELLENBOSCH,
of sy Gemagtigdes,

SEKER stuk grond, geleë in die Munisipaliteit en Afdeling Stellenbosch, synde ERF 3721 STELLENBOSCH in ONDERPAPEGAAIBERG DORP.

GROOT:- Sesduisend, Eenhonderd ag en twintig (6128) Vierkant Meter.

UITSTREKKENDE soos die Transportakte met Kaart (No. 1394/48) daaraan geheg gepasseer ten gunste van gemelde ONDERWYS TRUSTEES op 5 Augustus 1948, No. 17656, meer volledig sal aandui.

(A) ONDERHEWIG aan sodanige voorwaardes soos na verwys word in gemelde Transportakte No. 17656, gedateer 5 Augustus 1948.

(B) GEREGTIG op die voordeel van die voorwaardes waarna verwys word in die twee endossemente gedateer 20 September 1938 op die Grondbrief gedateer 22 Junie 1908 (Stellenbosch Eiendomsbriewe Boekdeel 8 No. 15), wat as volg lees :-

"REGISTRATION

"REGISTRATION OF SERVITUDE.

By Transfer No. 9729 dated 20.9.1938

- (a) a right of way 7,56 metres wide over the property thereby conveyed and numbered z h g and 1,2 on the diagram thereto annexed, joining up with the right of way from g to l indicated on the said diagram has been granted in favour of the owner & his successors in title of the property held hereunder,
- (b) a strip of land 6,30 metres wide along the boundary marked q p on the said diagram shall not be cultivated by the owner of the property thereby conveyed but only be used for road purposes, as will more fully appear on reference to the said transfer."

"REGISTRATION OF SERVITUDE.

By Transfer No. 9730 dated 20.9.1938

a right of way 7,56 metres wide from the beacon h to the beacon j on the property held thereunder & indicated on the diagram thereof is granted in favour of the remainder of the land held hereunder, as will more fully appear on reference to the said Transfer."

- (C) ONDERHEWIG aan die volgende voorbehoud vervat in Sertifikaat van Eenvormige Titel No. 4282, gedateer 2 Maart 1948, wat as volg lees :-

"That all rights to gold, silver and precious stones found or discovered at any time on or in the land, shall be reserved to the State, together with a right of ingress to and egress from any mines or works undertaken for mining or prospecting purposes by any person or persons authorised by the Minister; but subject always to the provisions of any law for the time being regulating the prospecting and mining for precious stones and minerals."

(ten opsigte waarvan 'n Sertifikaat van Regte op Minerale uitgereik was ten gunste van die Goewerment van die Republiek van Suid-Afrika op 2 Maart 1948 onder No. 28/1948).

- (D) ONDERHEWIG aan die volgende spesiale voorwaarde vervat in gemelde Transportakte No. 17656, gedateer 5 Augustus 1948 :-

"Enige woorde en uitdrukkings wat in die volgende voorwaardes gebesig word het dieselfde betekenis as wat daaraan geheg word by die regulasies afgekondig by Kennisgewing van die Provinsiale Administrasie, No. 401 van 17 Oktober 1935, en in die memorandum wat genoemde regulasies versel het."

(E)

(E) ONDERHEWIG aan die volgende spesiale voorwaardes vervat in gemelde Transportakte No. 17656, gedateer 5 Augustus 1948, opgelê deur die Administrateur kragtens die bepaling van Artikel 18(3) van Ordonnansie No. 33 van 1934, naamlik :-

"(I) Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat die rioolvuil en dreinerings insluitende reënwater van enige ander erf of erwe oor hierdie erf gevoer word indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en ligging wat van tyd tot tyd redelikerwys vereis word. Dit sal die reg op toegang te alle redelike tye tot die eiendom insluit met die doel om rioler, inspeksieputte, vore, waterleidings en ander werke behorende daartoe te bou, onderhou, verander, verwyder, of te inspekteer.

(II) Hierdie erf is onderhewig aan die volgende voorwaarde, met dien verstande dat indien die Administrateur, na oorleg met die Dorpekommissie en die plaaslike owerheid dit raadsaam ag dat die beperking in enige sodanige voorwaarde te eniger tyd opgeskort of versag behoort te word, hy die nodige opskorting of versagting kan goedkeur onderworpe aan sodanige voorwaardes as wat hy oplaê:-

Geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings, mag binne 6,30 meter van die straatlyn wat 'n grens van hierdie erf vorm, opgerig word nie, ook nie binne 3,15 meter van die agtergrens of sygrens van 'n aangrensende erf nie."

WESHAIWE

Weshalwe die komparant, afstand doende van al die Reg en Eiendomsreg wat gemelde Onderwys Trustees voorheen gehad het in gesegde eiendom ten behoeve as voorsê, het hy ook tengevolge daarvan, gemelde Onderwys Trustees erken as volkome onteien van, en nie geregtig op dieselfde te wees nie; en dat, kragtens hierdie Akte, die gesegde transportnemer, of sy Gemagtigdes, nou is, en voortaan daarop geregtig sal wees, ooreenkomstig plaaslike gewoonte; maar dat die Staat egter sy Reg behou; ~~En eindelijk erken-~~

As getuie waarvan, het ek, die gesegde Registrateur, tesame met die Komparant, hierdie Akte onderteken en met die Ampseël laat bekragtig.

ALDUS GEDAAN EN UITGEVOER, aan die kantoor van die Registrateur van Aktes, in KAAPSTAD, op die ^{10de} dag van die maand ~~Januarie~~ in die Jaar van Ons Heer Eenduisend Negehonderd ^{twee} ~~een~~ ^{en sestig (196)} ~~en sestig~~ ^{sewentig} (1972). _{9-9.}

[Handwritten signature]
ASSISTANT

In my teenwoordigheid,

Registrateur van Aktes.

Geregistreer in die Kaap Register

van Stellenbosch Boek..... follo 3721 (22)

Klerk in Bevel.

[Handwritten signature]