



STELLENBOSCH

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**NOTICE OF MUNICIPAL PLANNING
TRIBUNAL MEETING
OF STELLENBOSCH MUNICIPALITY
FRIDAY, 2023-01-23 FROM 10:00-15:00**

VOLUME 1



**NOTICE OF MUNICIPAL PLANNING TRIBUNAL MEETING
OF STELLENBOSCH MUNICIPALITY
FRIDAY, 2023-01-27 FROM 10:00-15:00**

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

2023-01-27

Chairperson

Dr DJ Du Plessis

Deputy-Chairperson

Ms C Havenga

External Members

Mr C Rabie

Dr R Pool-Stanvliet

Mrs H Crooijmans-Lemmer

Mr E Delpport

Internal Members

Mr M Williams - Senior Legal Advisor

Mr A van der Merwe: Senior Manager - Community Services

Mr C Alexander: Senior Manager - Development Planning

Mrs M Francis: Senior Manager - Infrastructure Planning, Development and Implementation, Directorate Infrastructure Services

Technical Advisor

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

*Notice is hereby given in terms of Section 75(1) of the Stellenbosch Municipality Land Use Planning By-Law (2015), of the Municipal Planning Tribunal Meeting which will be via **MS TEAMS (Virtual Meeting)** on **FRIDAY, 2023-01-27 from 10h00-15:00** to consider the items on the Agenda.*

D J du Plessis Digitally signed
by D J du Plessis
Date:
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Dr DJ Du Plessis

CHAIRPERSON: MUNICIPAL PLANNING TRIBUNAL



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**MINUTES OF THE STELLENBOSCH MUNICIPAL PLANNING TRIBUNAL MEETING
HELD ON FRIDAY, 18 NOVEMBER 2022, AT THE FRANSCHHOEK COUNCIL CHAMBERS,
27 HUGUENOT STREET, FRANSCHHOEK AT 10H00-15H00****Ref. no. 3/4/5/2/40
2022-11-18**Chairperson

Dr DJ Du Plessis

Deputy Chairperson

Ms C Havenga

External Members

Mr C Rabie

Mrs H Crooijmans-Lemmer

Mr E Delport

Internal Members

Mr A van der Merwe: Senior Manager - Community Services

Mr M Williams: Senior Legal Advisor

Mrs M Francis: Senior Manager - Infrastructure Planning, Development, and
ImplementationTechnical AdvisorMr K Munro: Director - Development Management, Department Environmental
Affairs and Development PlanningOfficials

Mr S Carstens: Senior Manager- Development Management

Mrs C Kriel: Manager-Land Use Management

Mr Tyrone King: Manager-Development-Infrastructures Services

Mr P April: Senior Town Planner

Ms B Zondo: Senior Town Planner

Ms O Sims: Administrative Officer

Ms L Kamineth: Senior Administrative Officer

Attendees

Mr J Yntema

Mrs K Yntema

Mr N van der Merwe

ITEM	SUBJECT
SMPT 01/11/22	OPENING AND WELCOME
	Chairperson Du Plessis welcomed all.
SMPT 02/11/22	LEAVE OF ABSENCE
	Mr Craig Alexander Dr Pool -Stanvliet Mr Jason Knight
SMPT 03/11/22	DISCLOSURE OF INTERESTS
	None Received.
SMPT 04/11/22	MINUTES OF THE PREVIOUS MEETING DATED 23 SEPTEMBER 2022
	The minutes of the previous meeting was noted.
	MATTERS FOR CONSIDERATION
SMPT 05/11/22	APPLICATION FOR SUBDIVISION, REZONING, CONSENT USE, APPROVAL OF SITE DEVELOPMENT PLAN AND DEVIATION FROM THE STELLENBOSCH MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK: FARM NO 1101, STELLENBOSCH DIVISION (LU/7684)
	<p>Discussion:</p> <ul style="list-style-type: none"> a) Chairperson Du Plessis handed over to Mr April to provide a brief introduction in respect of the application that served before the Tribunal. b) Mr April gave a short summary of the application, which is located in Faure, around 6km from Raithby. c) It was established that the subject property is located directly next to the City of Cape Town boundaries.

- d) Members of the tribunal posed several questions to Mr King from Infrastructure services about development contributions and municipal services, to which Mr King provided clarity to.
- e) An in-depth discussion followed between the members of the Tribunal about the Development Contributions payable and the possibility of written agreement between Stellenbosch Municipality, City of Cape Town and the Developers.
- f) It was agreed that the approval be made subject to an Engineering Service Agreement be reached amongst the Developer, Stellenbosch Municipality and the City of Cape Town.

UNANIMOUSLY RESOLVED

1. That the following application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, promulgated by notice number 354/2015, dated 20 October 2015, namely:
 - 1.1 Rezoning in terms Section 15(2)(a) of Farm No. 1101, Stellenbosch Division from Agriculture and Rural Zone to Subdivisional Area allowing for;
 - 1.1.1 One (1) property for Industrial use (Portion A = ±5.9622ha) and;
 - 1.1.2 One (1) property for Agriculture and Rural Zone (Remainder = ±134,3286ha).
 - 1.2 the subdivision in terms of Section 15(2)(d) of Farm No. 1101, Stellenbosch Division into 2 Portions of;
 - 1.2.1 Portion A (±5.9622ha – Industrial Zone) and
 - 1.2.2 Remainder (±134,3286ha – Agriculture and Rural Zone).

	<p>1.3 a consent use in terms Section 15(2)(o) to permit warehousing under the proposed industrial zoning on Portion A of Farm No. 1101, Stellenbosch Division.</p> <p>BE APPROVED in terms of Section 60 and subject to the conditions of approval in terms of Section 66.</p> <p>2. The approval is subject to the following conditions imposed in terms of Section 66 of the bylaw:</p> <p>Conditions of approval which should be complied with as required in terms of Section 66(11) of the subject by-Law, before the approval comes into effect and any required building plans is submitted:</p> <p>2.1 A detailed site development plan with architectural guidelines as contemplated in terms of Section 16 of the Zoning Scheme Bylaw, 2019 as required in terms of Section 196(3) of the said bylaw, be submitted to the Municipality for approval prior to the submission of any building plans or earthwork's being done. The site development plan satisfactorily, address, but are not necessarily limited to, all the conditions of this approval, compliance with relevant development parameters of the bylaw, any relevant matters relating to Section 16(4) of the said Bylaw.</p> <p>General conditions of approval with no requirement for compliance prior to the development of the land as contemplated in terms of Section 66(11) of the subject By-Law:</p>
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	<p>2.2 The approval applies only to the subdivision, rezoning and consent use in question and 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.</p> <p>2.3 The development be undertaken in accordance with the Subdivisional Plan dated March 2018, Job No. 4400 and attached as APPENDIX B.</p> <p>2.4 An electronic copy (shp, dwg, dxf) of the approved General Plan be submitted to the Directorate Planning and Economic Development for record purposes, which plan indicate the following information:</p> <ul style="list-style-type: none">a) Newly allocated erf numbersb) Co-ordinatesc) Survey dimensionsd) Street names and numbering <p>2.5 Where required, development charges 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 relevant Authority.</p> <p>2.6 Should the full extent of permissible development rights, as approved herein-above, not be implemented initially or development is phased, a pro rata Development Charges I be levied in accordance with the extent to which the development rights be implemented, provided that the remaining development contributions be levied for the remaining permissible development rights when implemented in future. Remaining Development Charges be levied 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,</p>
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	<p>whichever occurs first, or as may be agreed on in writing with the Relevant Authority.</p> <p>2.7 The required upgrades to the road infrastructure as stipulated in the City of Cape Town letter dated 11 March 2022, attached as APPENDIX H be implemented in consultation with the applicable road's authority.</p> <p>2.8 The conditions of approval from Department: Transport and Public Works in their letter dated 31 October 2022 and attached as APPENDIX I be adhered to.</p> <p>2.9 The conditions of approval from Eskom in their letter dated 05 November 2018 and signed 06 November 2018 and attached as APPENDIX K be adhered to.</p> <p>2.10 The conditions of the Department: Water & Sanitation (RSA) in their letter dated 21 August 2018 attached as APPENDIX L be adhered to</p> <p>2.11 The conditions of the Municipal Directorate: Infrastructure services in their memorandum dated 24 March 2022 attached as APPENDIX N be adhered to.</p> <p>2.12 An Engineering Services agreement be signed between the City of Cape Town, Stellenbosch Municipality and the Developer before any property is transferred or any construction takes place and that the agreement contains the relevant conditions of approval as imposed by the City of Cape Town in their memorandum dated 11 March 2022 attached as APPENDIX H and imposed by the Stellenbosch Municipal Directorate: Infrastructure Service in their memorandum dated 24 March 2022 attached as APPENDIX N be complied with.</p> <p>2.13 All services at all times be provided to the satisfaction of the applicable engineering departments.</p> <p>3. The reasons for the above decision are as follows:</p>
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	<p>3.1 There is adequate site-specific justification to deviate from the provisions of the Stellenbosch MSDP, namely:</p> <ul style="list-style-type: none">(a) The separation of Portion A (5.9622ha) from the Remainder of the main, productive part of Farm No 1101, Stellenbosch Division and its proximity to urban development along the border with City of Cape Town, diminishes the agricultural value of this land parcel because of the security threat to agricultural produce and infrastructure.(b) The proposed development will therefore have a negligible impact on the agricultural productivity of the farm and area, as confirmed by the Agricultural Departments.(c) Portion A is alienated and surrounded by clearly defined physical constraints including a road, a bridge, a railway line, a river and an electrical substation, which will prevent potential creep of further urban development on to productive agricultural land.(d) Proximity and accessibility to public transport facilities. <p>3.2 Eskom confirmed that there is sufficient capacity available to supply the proposed development with electricity.</p> <p>3.3 Safe access to the development will be obtained from upgraded access points off public roads.</p> <p>3.4 Portion A is an undeveloped and a nonviable agricultural portion of Farm No 1101, Stellenbosch with a low to medium agricultural suitability.</p> <p>3.5 The proposed light industrial activities are not a foreign land use in the area, considering that Farm No. 1101, Stellenbosch is bordered by urban development in the City of Cape Town and in specific similar industrial activities and residential development. No precedent is therefore created.</p>
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3.6 The proposed development provides for a higher level of employment creation land use than agriculture, which will be beneficial to the area.

3.7 All development parameters for the subject zoning will be complied with, and the height of buildings will be in line with the requirement for primary agricultural buildings in its vicinity and will therefore not detract from the aesthetic appearance of the area. A set of architectural guidelines be approved together with the site development plan to ensure that the development does not detract from the area's sense of place.

4. Matters to be noted:

4.1 All electrical requirements should be directed to Eskom.

4.2 Should any revision of the proposed development constitute a listed activity(ies) in terms of the NEMA EIA Regulations, 2014 as defined in GN No. 327,325 and/or 324 an application must be submitted and environmental authorisation obtained before such activity(ies) may commence.

4.3 Should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately, and Heritage Western Cape must be notified without delay.

4.4 The Department of Agriculture, Land Reform & Rural Development (RSA) be notified of the decision in order to enable them to issue the Act 70 of 1970 approval for the subdivision.

4.5 The support of PRASA be obtained and all conditions be adhered, relating to development along the railway line.

	<p>4.6 The land use shall not create any undue noise or be a nuisance to the neighbourhood and that precautionary measures be taken in order to avoid environmental noise pollution in terms of the Noise Control Regulations (PN627 dated 20 November 1998) made in terms of Section 25 of the Environmental Conservation Act, 1989 (Act No 73 of 1989).</p> <p>4.7 Building plans 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.</p>
<p>SMPT 06/11/22</p>	<p>APPLICATION FOR CONSOLIDATION AND SUBDIVISION ON FARM 516/9 & 12, STELLENBOSCH DIVISION (LU/12237)</p> <p>Discussion:</p> <p>a) Chairperson Du Plessis handed over to Ms Zondo to provide a brief introduction in respect of the application currently before the Tribunal.</p> <p>b) Deputy Chairperson Havenga had a concern regarding the refusal of the subdivision and enquired in respect of the reasons why the condition prohibiting the second dwelling on each subdivided properties, would not be sufficient. Mr Carstens and Mr Munro provided clarity relating to Deputy Chairperson Havenga's concern.</p> <p>c) An in-depth discussion followed between the members of the Tribunal about the access road and the minimum size in agricultural zones for subdivision.</p> <p>UNANIMOUSLY RESOLVED</p> <p>1. That the application in terms of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, for the:-</p>

1.1 **Consolidation** in terms of Section 15 (2)(e) of the said By-law, 2015 for the Portion 9 and Portion 12 of the Farm 516, Stellenbosch division to create one large unit of 8.6 ha in extent.

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 applies only to the proposed consolidation under consideration and not be construed as authority to depart from any other legal prescriptions or requirements from Council.

2.2 The approval granted not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

2.3 An amended consolidation plan be submitted for approval.

2.4 Servitude rights be carried over to the new title deed to ensure permanent, legal, and unfettered access to Portions 11, 42 and 46 of Farm 516, Stellenbosch Farms.

2.5 An electronic copy of approved diagram be submitted to this Department for record purposes.

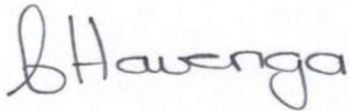
3. The reasons for the above decision are as follows:

	<p>3.1 The proposed consolidation will not result in land use activity that is out of character with the surrounding properties.</p> <p>4. That the application in terms of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, for the:-</p> <p>4.1 Subdivision of the consolidated portion in terms of Section 15 (2) (d) of the said By-law, 2015, into;</p> <p>(a) Portion A (4.60 ha in extent)</p> <p>(b) Portion B (4.00 ha in extent)</p> <p>BE REFUSED in terms of Section 60 of the said Bylaw for the following reasons:</p> <p>i. The proposed subdivision will compromise the existing character of the surrounding agricultural area.</p> <p>ii. The creation of two properties as motivated is not regarded as an adjustment of boundaries between the two properties.</p>
<p>SMPT 07/11/22</p>	<p>OTHER MATTERS</p> <p>1. Mr Carstens confirmed that the meeting dated 8 December 2022 was cancelled.</p> <p>2. Mr Carstens further indicated to members that the advertisement for the office of the New MPT did not receive the desired attention and must be re-advertised, which will result in the contracts of the current MPT members to be extended. An item will hence be submitted to Council to extend the contracts of the current MPT members.</p>



Dr D du Plessis

CHAIRPERSON: MUNICIPAL PLANNING TRIBUNAL



Mrs C Havenga

DEPUTY CHAIRPERSON: MUNICIPAL PLANNING TRIBUNAL



ERF 342, KLAPMUTS

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PLANNING REPORT: LAND USE AND LAND DEVELOPMENT APPLICATION: FOR SUBDIVISION AND CONSENT USE ON ERF 342, KLAPMUTS.

Application Reference	File Ref: LU/9772	Application Date	2019/06/04
		Last day for comments or additional information	2020/12/21

PART A: APPLICANT DETAILS

First name(s) & Surname	Charles Witbooi		
Company name	Zenith Property Consulting		
SACPLAN registration number			
Registered owner(s)	Stellenbosch Municipality	Is the applicant properly authorised to submit the application	Yes

PART B: PROPERTY DETAILS

Property description	Erf 342	Administrative District	Stellenbosch
Physical address	Merchant Street, Klapmuts (Annexure A)		
Extent (m ² /ha)	12.154	Nearest Town	Klapmuts
Existing Development and Current land use	The site is developed with a multi-purpose centre and taxi rank.		
Any unauthorised land use/building work	None		
Title Deed Nr.	T42229/2000 (Annexure C)		
Current zoning and approved land use rights as per Zoning Scheme Bylaw 2019	Erf 342 is currently zoned as Utility Service Zone , in terms of the Stellenbosch Municipality Land Use Planning By-Law, 2015.		

PART C: APPLICATION DETAILS	
Applications(s)	<p>Application is made in terms Section 15(2)(d) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the subdivision of Erf 342, Klappmuts into seven (7) portions and remainder namely:</p> <ul style="list-style-type: none"> a) Portion 1 – ±1.3562 ha (Utility Service Zone Purposes); b) Portion 2 – ±0.6872 ha (Transport Use); c) Portion 3 – ±0.2635 ha (Utility Service Zone Uses); d) Portion 4 – ±0.4762 ha (Utility Service Zone Uses); e) Portion 5 – ±0.5535 ha (Utility Service Zone for Authority Use); f) Portion 6 – ±0.1201 ha (Utility Service Zone Uses); g) Portion 7 – (Utility Service Zone for public road purposes) <p>An application in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for a consent use to allow the operation of the existing taxi-rank under the current allocated zoning of <i>Utility Service Zone</i> on Portion 2 of the proposed subdivision.</p>
Purpose of Application: Background and motivation of Applicant	<p>1. Purpose of the Application:</p> <p>The applications under consideration are to formalize the existing uses that are being exercised on the property under consideration. The subdivision will also facilitate the transfer of the relevant portions to the Western Cape Department.</p> <p>2. Background:</p> <p>The applicant initially applied for the rezoning and subdivision of the subject property due to the fact that they were under the impression that the subject property was zoned Agricultural Zone 1 in terms of the Section 8 Zoning Scheme Regulations as promulgated in terms of LUPO 1986.</p> <p>The applicant was requested to amend the application due to the fact that the subject property had a Local Authority Zoning and not an Agricultural Zone 1 zoning, as a clinic, creche, taxi rank and multi purposes hall had already been constructed on the subject property.</p>

With the adoption of the Stellenbosch Municipality Zoning Scheme By-Law in 2019 the Local Authority Zone was converted to Utility Zone in terms of the conversion rules adopted with the 2019 Zoning Scheme By-Law.

Erf 342 is a 12.1527 ha site owned by the Stellenbosch Municipality and located in Klapmuts, to the south of Voortrekker Road (R101). The property has reasonable proximity to provincial linking roads and the Klapmuts railway station is situated north of the subject property.

The subject property has been earmarked by Council for the creation of a community hub and for this reason a multi-purpose centre and a taxi-rank have already been constructed on the property. Erf 1331 which is located on the southern border of the subject property was subdivided from the subject property (Erf 342, Klapmuts) and accommodates the existing provincial clinic and a crèche which will also form part of the community facility hub.

3. Motivation:

The application at hand serves to create a community hub and transport node. Phase 1 of the community node / transport hub is to create 6 erven with a road and to develop the remainder of the property later. The subdivision layout has been determined by the location of the Multipurpose Hall and Taxi Rank as well as the fact that the remainder of the property will be required to link to the proposed internal road network forming part of this subdivision application.

The application submitted therefore will not have an impact on the current zoning of the property but will only facilitate the placement of the existing buildings and land uses on formal erven within the proposed community facilities node / hub.

The application of a consent use in terms of Section 15(2)(o) of the by-law is required to accommodate the taxi rank under the current zoning (**Annexure B**).

Pre-consultation	A pre application consultation did take place after submission of the initial application with the Land Use Section.
Public participation, comments and response	<p>The applicant was advertised to the surrounding affected property owners and to effected and interested parties, via registered mail (03 September 2020 to 05 October 2020) and not in the press which was an oversight as the subject property exceeds an area of 5 ha in size. No objections or comments were received on the application. (Annexure D.) <u>Condonation Application.</u></p> <p>Due to the fact that the proposal was not advertised in the press a condonation application has been lodged and was approved by the authorized official, as the creation of a community hub is set out in the Municipal Spatial Development Framework and the Municipal Integrated Development Plan which was advertised for public participation.</p>

PART D: COMMENTS FROM INTERNAL AND EXTERNAL DEPARTMENTS

The application was circulated to the Ward Councillor and internal departments of the municipality for comment and the following comments were received (**Annexure E**).

1. **Councillor** – No comments were received.
2. **Manager: Spatial Planning** were in favour of the application and the following comments were received:
 - i) Klapmuts is identified as a spatial area for priority development and the development of an "innovative precinct".
 - ii) The urban footprint is contained as far as possible within the existing urban edge.
 - iii) It supports mixed use development.
 - iv) Community services are clustered together with commercial, transport and informal sectors.
 - v) Actively supports the shared use of community facilities.
 - vi) It actively involves local communities in the development and management of public amenities.

3. **Manager: Development. (Infrastructure Services)** supports the development in relation to conditions such as:

- i) Civil engineering services
- ii) Roads and
- iii) Electrical services.

4. External Departments inputs received.

- a) The **Department of Environmental Affairs and Development Planning** responded to the application by indicating that the application did not trigger any listed activities in terms of NEMA (see **Annexure E**).

PART E: ASSESSMENT OF LAND USE AND LAND DEVELOPMENT APPLICATION

The proposed development will create a community facilities hub / node which is predominantly owned by Stellenbosch Municipality baring the Provincial Clinic situated on erf 3630, which is owned by the Western Cape Department of Public Works and Transport (DPWT) for use by the Western Cape Department of Health. The subdivision of the 12,154ha portion of land into seven (7) portions with remainder is to facilitate the placement of the existing Multipurpose Hall and Taxi Rank on separate erven within the proposed community node / hub. The remainder of the portions created will be developed by the municipality over time into a community hub with various community facilities to meet the needs of the surrounding community.

The development of Erf 342 is in line with the guidelines set out in the Stellenbosch Spatial Development Framework of creating a precinct allocated for mixed use community facilities within close proximity of residential neighbourhoods of Klappmuts. The subject property falls within the urban edge and the proposal will facilitate the clustering of community facilities along Merchant Street which is an existing public transport route. The location of the taxi rank within the community node / hub will promote community connectivity and ease of access to the community facilities that exists and are proposed.

The Consent Use application applied for is required to enable the portion developed as a taxi rank to be accommodated under the Utility Services Zoning of the property in terms of the 2019 Stellenbosch Municipality Zoning Scheme By-Law.

The application was public participated and circulated to the relevant Internal Departments for comment and is supported as the proposal will only formalize the community hub by placing the existing buildings on separate erven and formalizing access the road that has already been constructed on the subject property.

The proposed access road also provides an access point for the remainder portion and the width of the proposed road reserve will ensure that any development proposal on the remainder portion will be catered for. (Portion 7)

PART E: SUMMARY OF KEY FINDINGS OF ASSESSMENT

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

1. The application under consideration will have a positive impact on its surroundings as it will formalize the proposed community hub / node by placing the existing community facilities on formal erven within the community node / hub, and create the opportunity for the establishment of supporting services.
2. The proposal will not have a negative impact on the existing land uses as the subject property is to be developed with facilities that will benefit the surrounding community in terms of the current zoning of the subject property.
3. The location of the proposed road layout and width of the road reserve makes provision for the remainder portion to be developed and still be able to form an integrated part of the current proposal.
4. The application was advertised to the affected and interested parties and no objections or comments were received on the application.
5. The mixed-use community facility precinct is set out in the Municipal Spatial Development Framework.
6. The internal departments supported the proposal with standard conditions.
7. The approval of the proposal will formalise the community node / hub and make future planning of the hub possible.

PART F: RECOMMENDATION

1. That the following application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015 on Erf 342 for:
 - 1.1 Subdivision in terms Section 15(2)(d) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 to subdivide the remainder of Erf 342, Klapmuts into seven (7) portions namely:
 - a) Portion 1 – ±1.3562 ha (Utility Service Zone Purposes);
 - b) Portion 2 – ±0.6872 ha (Transport Use);
 - c) Portion 3 – ±0.2635 ha (Utility Service Zone Uses);
 - d) Portion 4 – ±0.4762 ha (Utility Service Zone Uses);
 - e) Portion 5 – ±0.5535 ha (Utility Service Zone for Authority Use);
 - f) Portion 6 – ±0.1201 ha (Utility Service Zone Uses);
 - g) Portion 7 – (Utility Service Zone for public road purposes)
 - 1.2 Consent Use in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for Transport Services to allow the operation of the existing taxi-rank under the current allocated zoning of *Utility Service Zone* on *Portion 2* of the proposed subdivision.

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 under consideration, as indicated on the Subdivision and Zoning Plan, dated: NOVEMBER 2022-REV 4, drafted by: Stephen Old Land Surveyors and attached as **Annexure B** 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 application be undertaken in accordance with the subdivision and zoning plan on the Subdivision and Zoning Plan, dated: NOVEMBER 2022-REV 4, drafted by: Stephen Old Land Surveyors and attached as **Annexure B**.
 - 2.3. The conditions of approval as imposed by the *Stellenbosch Directorate Infrastructure Services* in their Memorandum dated 22 Nov 2022, Ref No: Civil LU 2039, be complied with, as **attached as Annexure E**.
 - 2.4. The applicant submits an electronic copy (shp, dwg, dxf) or A4 hard copy of the SG diagrams, which was preliminary approved by the SG. The following information must be indicated:

Newly allocated Erf Numbers
Co-ordinates
Survey Dimensions
3. The reasons for the above decision follow.
 - 3.1. The proposal is supported as it complies with the approved Stellenbosch Spatial Development Framework.
 - 3.2. The proposal will facilitate the creation of a community facilities / hub.
 - 3.3. The community hub / node it will have a positive impact on its surroundings.
 4. Matters to be noted:
 - 4.1 Building plans be approved by the Municipality prior to any building work commencing.
 - 4.2 Street naming numbering to be approved before commencement of construction.

PART G: ANNEXURES

- ANNEXURE A:** Locality Plan
ANNEXURE B: Subdivision and Zoning Plan
ANNEXURE C: Title Deeds
ANNEXURE D: Applicant's Motivation (Revised Application)
ANNEXURE E: Comments from Internal Departments

PART H: COMPILATION OF PLANNING APPLICATION ASSESSMENT REPORT**APPLICATION FOR SUBDIVISION AND CONSENT USE ON ERF 342, KLAPMUTS.****Author of Planning Assessment Report**

Recommended Categorisation of the Application for Authorised Decision Maker:

Name: *RP Faay*
Capacity: *Senior Town Planner*
SACPLAN Registration: *—*

Signature: *[Handwritten Signature]*
Date: *11/01/2022*

PART I: REVIEW OF PLANNING APPLICATION ASSESSMENT REPORT**APPLICATION FOR SUBDIVISION AND CONSENT USE ON ERF 342, KLAPMUTS.****Review of Planning Assessment Report:**

Name: *Christelle Kriel*
Capacity: *MCLM*
SACPLAN Registration: *A20210*

Signature: *[Handwritten Signature]*
Date: *11/01/2023*

PART J: CONDONATIONS OF ERRORS OR OMISSIONS DURING THE PROCESSING OF THE PLANNING APPLICATION

APPLICATION FOR SUBDIVISION AND CONSENT USE ON ERF 342, KLAPMUTS.

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: e.g. -

(a) the omission of not advertising the subdivision application in the local press as required in terms of Section 45(1) & (2) of the 2015 Stellenbosch Municipality Land Use Planning By-Law.

BE CONDONED in terms of section 63(2) of the said Bylaw.

Reason for the decision:

- (i) The proposal is for the benefit of the broader Klapmuts community as a community facility hub is being created.
- (ii) The precinct of a community hub is set out on the MSDF.
- (iii) The creation of additional erven will benefit the Community of Klapmuts as additional community facilities can be planned within the formalized community hub.

Name: *Anthony Peter Barnes*

Capacity: Director: Planning and Economic Development

Signature: 

Date: *12-1-2023*

PART K: SUBMISSION OF PLANNING APPLICATION ASSESSMENT REPORT**APPLICATION FOR SUBDIVISION AND CONSENT USE ON ERF 342, KLAPMUTS.****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 the above 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.a.1, D.c.1

Decision Making Authority: MPT

Rational: Applications on Council owned property need to be considered by the MPT in terms of the delegations.

Name:

Stiaan Coetzee

Capacity:

SMDM

SACPLAN Registration:

A/1531

Signature:

[Handwritten Signature]

Date:


12/11/2023

PART I: ADMINISTRATION OF PLANNING APPLICATION ASSESSMENT REPORT**APPLICATION FOR SUBDIVISION AND CONSENT USE ON ERF 342, KLAPMUTS.****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: 27 JANUARY 2023

Name: Lenzia Kawineth
Capacity: Senior Administrative Officer
Signature: 

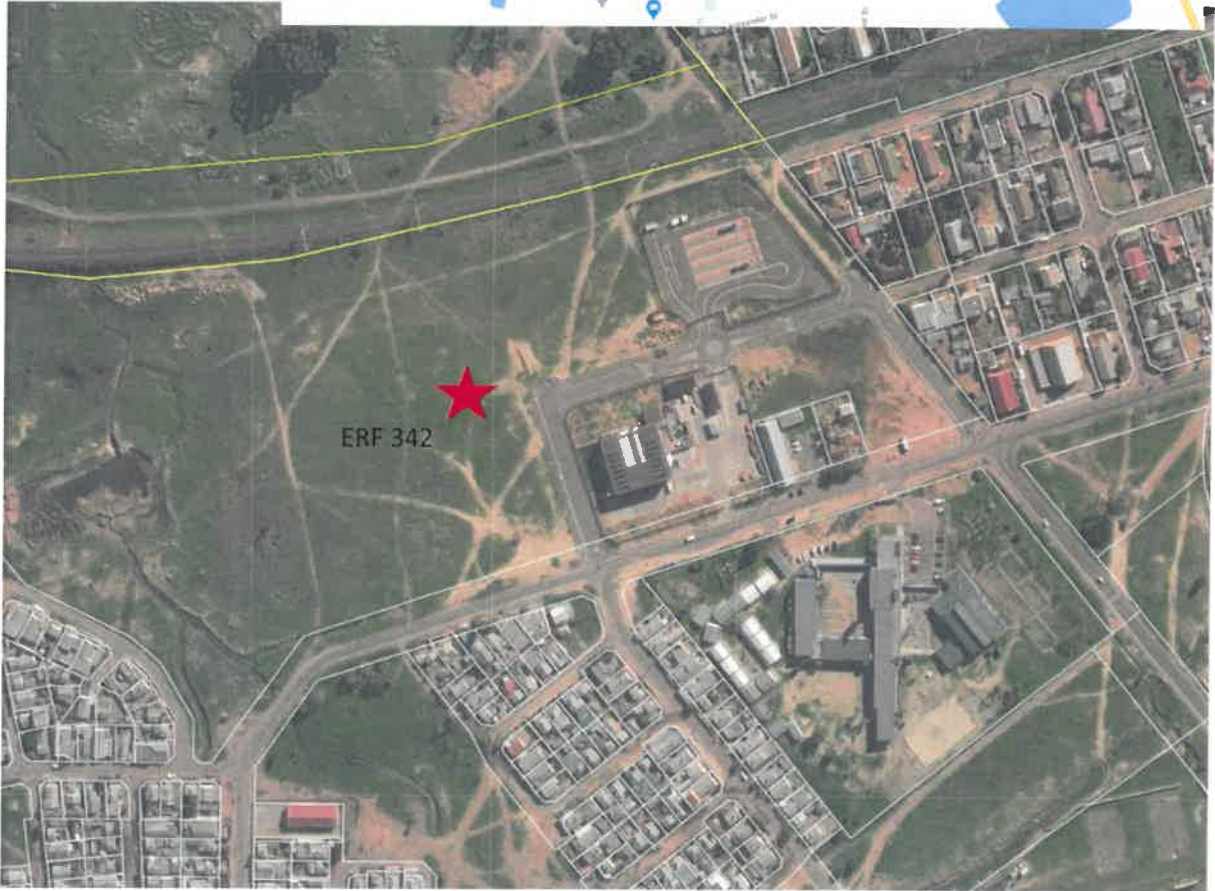
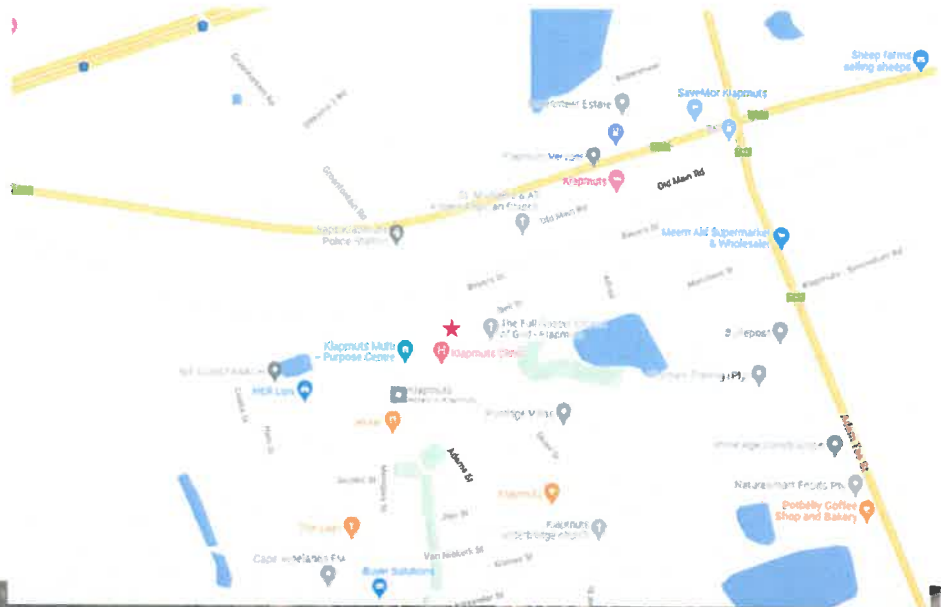
Date: 12.01.23



²⁸
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ANNEXURE A



Subject Property ★

LOCALITY PLAN

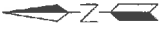


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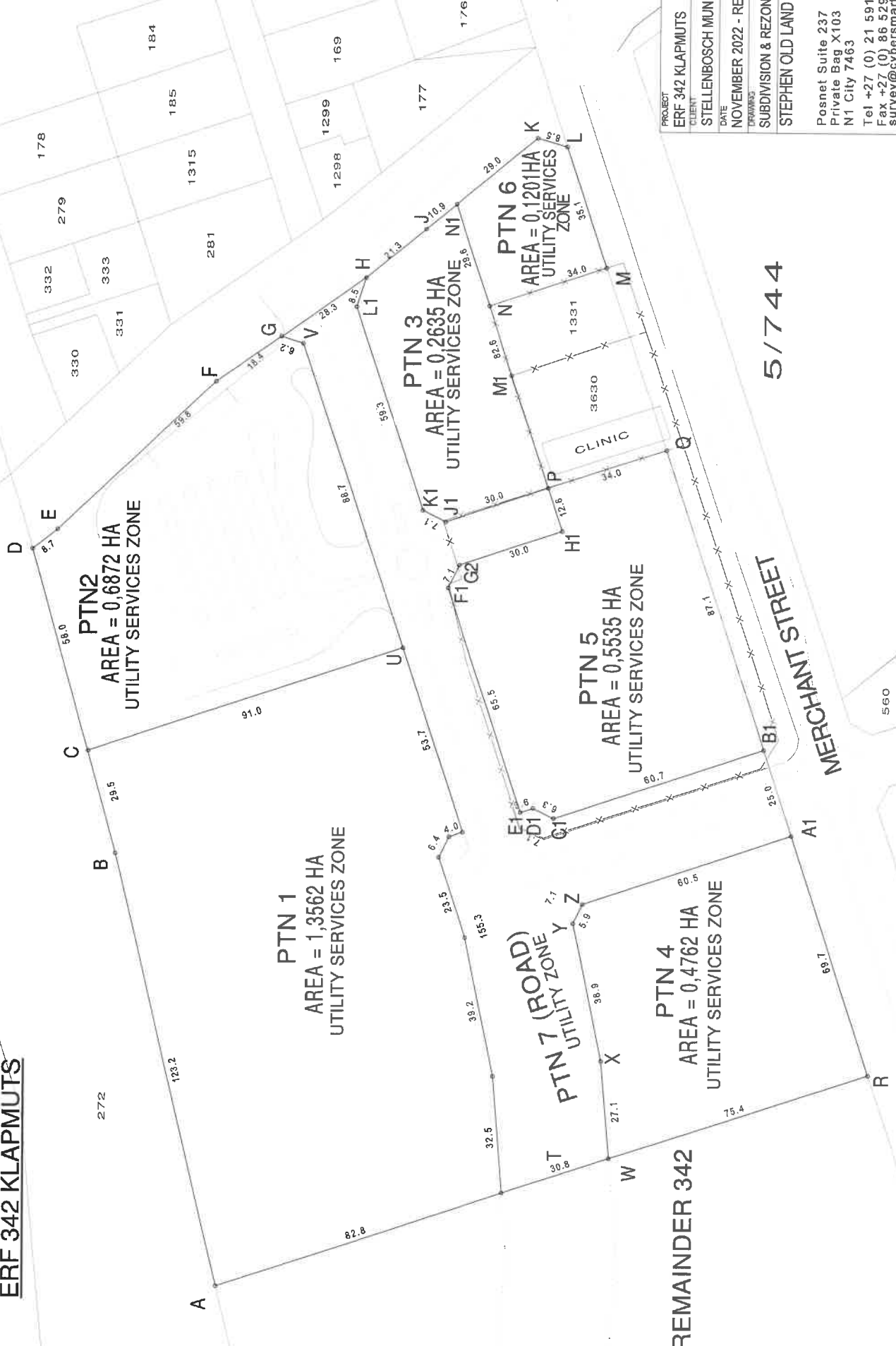
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE B

5 0 5 10 15 20 25 Metres
SCALE 1: 1000 on A3



SUBDIVISION AND REZONING PLAN
ERF 342 KLAPMUTS



PROJECT	ERF 342 KLAPMUTS
CLIENT	STELLENBOSCH MUNICIPALITY
DATE	NOVEMBER 2022 - REV4
DRAWING	SUBDIVISION & REZONING PLAN REV4
STEPHEN OLD LAND SURVEYORS	
Posnet Suite 237 Private Bag X103 N1 City 7463 Tel +27 (0) 21 591 7485 Fax +27 (0) 86 529 2491 survey@cybersmart.co.za www.surveyland.co.za	
file: c:\jobs\klapmuts_taxi\sub_plan Rev0 Jan2019 / Rev1 May 2020/ Rev2 Dec 2021	

5/744

MERCHANT STREET

NOTE: All dimensions are approximate and scaled.
Final positions subject to survey and Engineers design.

REMAINDER 342

521 522 523 524 525 526 560 561 562 563



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ANNEXURE C

117
CLUVER MARKOTTER ING.

Opgestel deur my

[Handwritten signature]
TRANSPORTBESORGER
P O S MEAKER

DELTREK PARTY	<i>[Handwritten mark]</i>
FUD. IDE	53,00

CENTRALE VAN REGISTRASIE VAN VERVOER	
CENTRAL OF REGISTERED VEHICLE	
NO. 42230	2000
10-05-99	
90 340 = 10,7131 Ho	
58,6951 Ho	

<i>[Handwritten signature]</i>

T 42229	2000
---------	------

TRANSPORTAKTE

HIERMEE WORD' BEKEND GEMAAK: -

DAT MELIZE VAN DER MERWE

Voor my, REGISTRATEUR VAN AKTES te KAAPSTAD verskyn het, hy die genoemde t mparant synde behoorlik daartoe gemagtig deur 'n volmag aan hom v...leen deur.-

PROVINSIE WES-KAAP

gedateer die 4de dag van AUGUSTUS 1999 en geteken te KAAPSTAD

[Am]1237 - Prov Wes-Kaap (Trp Akte) (conv - tri-gen)]
CLUVER MARKOTTER ING.
PROKUREURS
STELLENBOSCH

"Legalperfect"

- 2 -

EN die genoemde Komparant het verklaar dat sy Prinsipaal,

PROVINSIE WES-KAAP

waarlik en wettiglik op 27 Januarie 1997 verkoop het en dat hy, die Komparant, in sy voornoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van:-

MUNISIPALITEIT STELLENBOSCH

die se administrateurs of regverkrygendes in volkome en vrye eiendom

ERF 342 KLAPMUTS in die Munisipaliteit STELLENBOSCH, Afdeling PAARL, Provinsie WES-KAAP

GROOT: 69,4046 (NEGE EN SESTIG KOMMA VIER NUL VIER SES) Hektaar

EERSTE OORGEDRA en steeds gehou kragtens Transportakte No T 31590/1972 met Kaart No 5399/72 daarby aangeheg.

- A. **ONDERHEWIG**, ten opsigte van die geheel van bogemelde grond, aan die voorwaardes waarna verwys word in Sertifikaat van Eenvormige Titel No T 11365/1947 gedateer 21 Junie 1947.
- B. **ONDERHEWIG VERDFR**, ten opsigte van daardie gedeelte van bogemelde grond gemerk A.L.B.y.x. op kaart Nr 8592/46 geheg aan genoemde Transportakte No T 11366/1947 aan die volgende voorbehoud ten gunste van die Staat genoem in gemelde Sertifikaat van Eenvormige Titel No T 11365/1947, uitgereik op 21 Junie 1947, naamlik:

"All rights to mines of precious stones, gold or silver, as set forth in paragraph 4 of Sir John Cradock's Proclamation dated 6th August 1813."

(ten aansien van welke voorbehoud 'n Sertifikaat van Minerale Regte uitgereik is ten gunste van die Staat op 21 Junie 1947, Nr 82/47).

- C. ONDERHEWIG VERDER, ten opsigte van daardie gedeelte van bogemelde grond gemerk A..x.y.Q.E.F.a.b.c.d.a.f.G.H.J. op gemelde Kaart Nr 8592/46 geheg aan genoemde Transportakte No T 11366/1947, aan die volgende voorbehoud ten gunste van die Staat genoem in gemelde Sertifikaat van Eenvormige Titel No T 11365/1947, uitgereik op 21 Junie 1947, naamlik:

"That the rights of the Proprietor shall not extend to any deposits of Ores, Metals, Minerals, or Precious Stones, which may at any time be discovered on the land. The right of mining and searching for Ores, Metals, Minerals, or Precious Stones is reserved to the Government; and to any persons authorised by it, and compensation for any damages which may be sustained by the Proprietor from the working of mines or search for Ores, Metals, Minerals, or Precious Stones, shall be settled by mutual agreement, or failing such agreement, as three Appraisers, one to be appointed by each side and a third to be chosen by the two others, before proceeding to act, or any two of them, shall award."

(ten aansien van welke voorbehoud 'n Sertifikaat van Minerale Regte uitgereik is ten gunste van die Staat op 21 Junie 1947, Nr 82/47).

- D. **ONDERHEWIG VERDER** aan die terme van 'n endossement gedateer 13 September 1971, aangebring op genoemde Transportakte No T 9799/1963, gedateer 9 Julie 1963, welke endossement soos volg lui:

Restant para 2.

Kragtens Transportakte No T 24204/1971 gedateer hede is die Restant van Gedeelte 1 van die Plaas Weltevreden, gront 141,7002 hektaar gehou hieronder onderhewig aan 'n Serwituutpad, 9,4 meter wyd, die suidelike grans waarvan voorgestel word deur die gebroke lyn M.N. op Kaart 7611/70 geheg aan die gemelde transport ten gunste van Gedeelte 2 ('n gedeelte van Gedeelte 1) van die Plaas Weltevreden Nr 744, groot 22,1440 hektaar, daardeur getranspoteer.

Soos meer ten volle sal blyk uit Transportakte No T 24204/1971 met kaart daaraan geheg.

Welke Serwituutpad gemerk pq op kaart 5399/72 hierby aangeheg."

WESHALWE die Komparant afstand doen van al die reg en titel wat gemelde:-

PROVINSIE WES-KAAP

voorheen op genoemde eiendom gehad het en gevolglik ook erken dat hy geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie Akte genoemde:-

MUNISIPALITEIT STELLENBOSCH

hul erfgename, eksekuteurs, administrateurs of regverkrygendes, tans en voortaan daartoe geregtig is ooreenkomstig plaaslike gebruik behoudens die regte van die Staat en ten slotte erken hy dat die eiendom verkoop is vir die bedrag van R10,00 (TIEN RAND)

TEN BEWYSE WAARVAN ek, die genoemde REGISTRATEUR, tesame met die Komparant hierdie Akte onderteken en dit met die ampseël bekragtig het.

ALDUS GEDOEN EN VERLY op die kantoor van die REGISTRATEUR VAN AKTES te KAAPSTAD, op 30 31 Mei 2000

M-

In my teenwoordigheid:

[Handwritten signature]
4.4.

[Handwritten signature]

REGISTRATEUR VAN AKTES

[am]1237 - Prc Wes-Kaap (Trp Akte) (conv - trf-gen))
CLIVER MAROTTER ING.
PROKUREURS
STELLENBOSCH

"Legalportoc"

b.


SERTIFIKAT VAN GEREGERE TITEL UITGEREIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN
 IN RESPECT OF 341 = 4,9165 HA

RESTANT
 RESIDUUM 53,7750 HA

T 42231 / 2000

2003-05-21




SERTIFIKAT VAN GEREGERE TITEL UITGEREIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN
 IN RESPECT OF 12812 = 12,4206 HA

RESTANT
 RESIDUUM 41,3544 HA

T 000058522 / 2000

2003-11

REGISTRATEUR REGISTRAR 

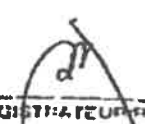
SERTIFIKAT VAN GEREGERE TITEL UITGEREIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN
 IN RESPECT OF 607 1171 = 7,3319 HA

RESTANT
 RESIDUUM 36,0225 HA

T 000081282 / 2003

Sept
 03 AUG 2003

REGISTRATEUR REGISTRAR 

Deeds Office Property

Lexis® Convey

KLAPMUTS, 342, 0 (REMAINING EXTENT) (CAPE TOWN)

GENERAL INFORMATION

Date Requested 2019/01/16 09:41
 Deeds Office CAPE TOWN
 Information Source DEEDS OFFICE
 Reference -



PROPERTY INFORMATION

Property Type ERF
 Erf Number 342
 Portion Number 0 (REMAINING EXTENT)
 Township KLAPMUTS
 Local Authority STELLENBOSCH MUN
 Registration Division PAARL RD
 Province WESTERN CAPE
 Diagram Deed T31590/1972
 Extent 12.9658H
 Previous Description -
 LPI Code C05500040000034200000

OWNER INFORMATION

Owner 1 of 1

Company Type LOCAL AUTHORITY
 Name MUN STELLENBOSCH
 Registration Number
 Title Deed T42229/2000
 Registration Date 2000/05/31
 Purchase Price (R) 10
 Purchase Date 1997/01/27
 Share
 Microfilm Reference 2003 0842 2927
 Multiple Properties NO
 Multiple Owners NO

ENDORSEMENTS (16)

#	Document	Institution	Amount (R)	Microfilm
1	I-17899/1998LG	-	UNKNOWN	
2	I-107/2017C	-	UNKNOWN	
3	VA7231/2011	MUN STELLENBOSCH	UNKNOWN	
4	VA9546/2016	MUN STELLENBOSCH	UNKNOWN	
5	FARM PL 744/3	-	UNKNOWN	
6	RELAYOUT FROM	REG DIV PAARL RD ,NAME WELTEVREDEN ,NO 744 ,PRTN 3	UNKNOWN	1985 0056 2228
7	NOW SUBDIVISION	TOWN KLAPMUTS ,ERF 340 ,PRTN 0	UNKNOWN	
8	NOW SUBDIVISION	TOWN KLAPMUTS ,ERF 341 ,PRTN 0	UNKNOWN	
9	NOW SUBDIVISION	TOWN KLAPMUTS ,ERF 812 ,PRTN 0	UNKNOWN	
10	NOW SUBDIVISION	TOWN KLAPMUTS ,ERF 1171 ,PRTN 0	UNKNOWN	
11	NOW SUBDIVISION	TOWN KLAPMUTS ,ERF 2179 ,PRTN 0	UNKNOWN	
12	NOW SUBDIVISION	TOWN KLAPMUTS ,ERF 2180 ,PRTN 0	UNKNOWN	
13	NOW SUBDIVISION	TOWN KLAPMUTS ,ERF 2181 ,PRTN 0	UNKNOWN	
14	NOW SUBDIVISION	TOWN KLAPMUTS ,ERF 2182 ,PRTN 0	UNKNOWN	
15	NOW SUBDIVISION	TOWN KLAPMUTS ,ERF 2183 ,PRTN 0	UNKNOWN	
16	NOW SUBDIVISION	TOWN KLAPMUTS ,ERF 1331 ,PRTN 0	UNKNOWN	

HISTORIC DOCUMENTS (2)

#	Document	Owner	Amount (R)	Microfilm
1	T31590/1972	REGIONAL SERVICES	UNKNOWN	2000 0350 5020



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ANNEXURE D

ZENITH Property Consulting

LAND USE APPLICATION:
Remainder Erf 342 Klapmuts,
Motivation Report: May 2019
AMENDED REPORT 8 July 2020

 <p style="text-align: center;">Sustainability</p> <p style="text-align: center;">Social Environmental Economic</p>	<p style="text-align: center;">ZENITH Property Consulting</p> <p style="text-align: center;">Tel: 021 531 2808 Cell: 082 563 2867 Rheezicht Road, Pinelands, 7405 Email: charlesw@zenithpc.co.za</p>	 <p style="text-align: center;">-SURVBOR-</p>
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1. Project summary

Table 1

Objective	To subdivide the remainder Erf 342 Klapmuts into seven portions for "community facilities" and road reserve leaving a remainder.
Property	Remainder Erf 342 Klapmuts is situated in the Administrative District of Paarl in Stellenbosch Municipality
Owner	Stellenbosch Municipality
Applicant	ZENITH Property Consulting
Submission Date	May 2019
Title Deed	T42229/2000, T31590/1972, T11365/1947, T11366/1947
Extent	12.1527Ha (split remainder)
Bond Registered	N/A
Street Address	Merchant Street, Bennettsville, Klapmuts
Zoning Scheme	Stellenbosch Municipality Zoning Scheme By-Law-2019
Applicable Legislation	Stellenbosch Municipal Land Use Planning By-Law (SMLUPBL), 2015
Current Zoning	Utility Services Zone
Departures Required	No
Current Land Uses	Multi-Purpose Centre, clinic, crèche, taxi rank, road & vacant land & remainder
Proposed Additional Land Uses	Licensing testing station, library, two vacant sites for future use requested
Council's References	
Restrictive Title Conditions	No
NID	No
EIA	No
TIA	No

2. Introduction

This application is submitted in terms of the Stellenbosch Municipal Land Use Planning By-Law, 2015 to subdivide and to apply for a consent use contemplated in the zoning scheme in accordance with the Stellenbosch Municipality Zoning Scheme By-Law 2019. This is to allow the specific portions of the property to be developed in terms of its proposed and current land uses. The amenities include a-: existing taxi rank, existing multi-purpose centre, future library, future licensing testing station, two additional vacant sites and public road. A layout plan is attached as annexure D and digital photographs are provided of existing facilities for ease of reference under paragraph 12.

3. The team

The professional team comprise of:

- Stephen Old Land Surveyors, and
- ZENITH Property Consulting

Table 2

Discipline	Consultancy	Contact Person
Land Surveying	Stephen Old Land Surveyors	Stephen Old
Town Planning	ZENITH Property Consulting	Charles Witbooi



4. Background

The subject property is partially developed with a multi-purpose centre and taxi rank. The proposed additional erven will make provision for a future licensing testing centre, the taxi rank, library, multi-purpose centre, two additional vacant sites and road. The proposed subdivision will create a separate cadastral entity for each amenity. We will frame a general plan for approval by the Surveyor-General's office.

5. Nature of Application

The proposed development will create an authority use hub. The subdivision and consent use application in terms of Section 15(2) (d) and (o) respectively of the Stellenbosch Municipal Land Use Planning By-Law, 2015. The consent use application is to make provision for the existing taxi-rank. The following are applied for:

- the subdivision of a portion of the remainder erf 342 Klapmuts into seven portions leaving a remainder 15(d); and
- a consent use contemplated in the zoning scheme to make allowance for the existing taxi-rank as per section 15(o)

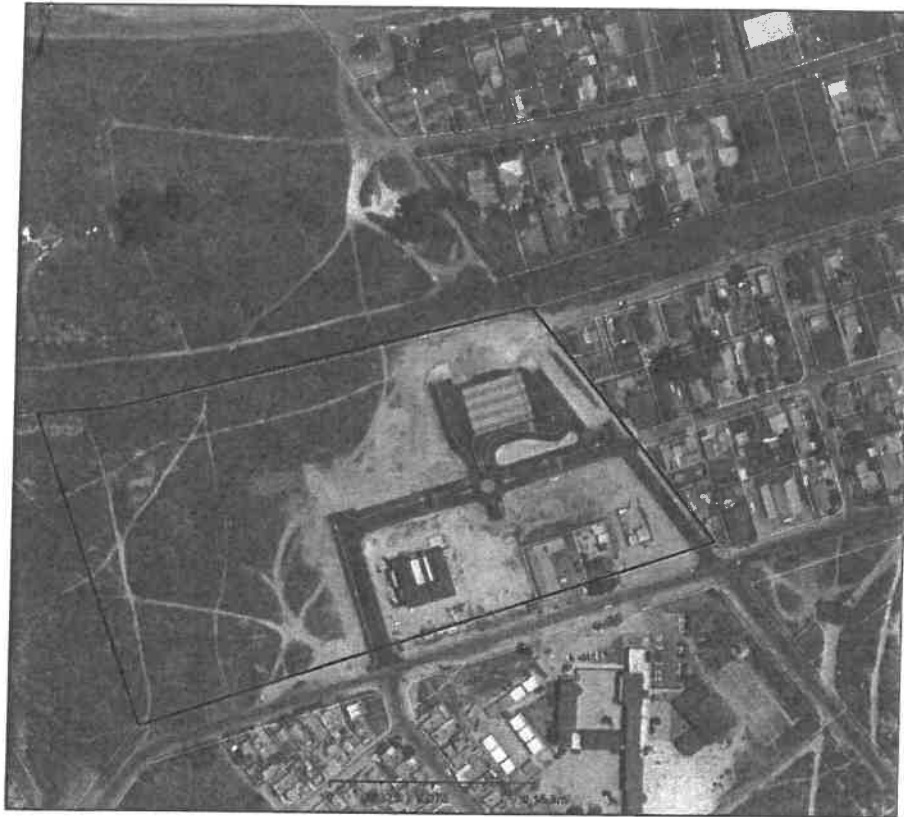
6. Property Details and Context

Erf 342 Klapmuts is a split remainder in extent 12,1527 hectares situated in Stellenbosch Municipality in the Administrative District of Paarl. The intention is to subdivide a portion of the remainder erf 342 Klapmuts into seven portions including the road and leaving a remainder.

6.1 Location

The subject property is bounded by the railway line to the north, unnamed road to the east, Merchant street to the south and vacant land to the west. The property is broadly located within the residential township of Bennettsville in Klapmuts and will become a community facilities hub and transport node. The site is situated on the main transport routes of Klapmuts being Merchant street and Klapmuts railway station and, in good proximity to Old Paarl roads, R44 and the N1.





Locality Map

Legend

Erf

Scale: 1:3 000

Date created: October 30, 2018



Western Cape
Government

Agnesdore

In a regional context the property has reasonable proximity to provincial linking roads. Old Paarl Road (R101) links Klapmuts with Voortrekker road east west. The R44 provides the link to Stellenbosch and Franshoek. The national road (N1), to Cape Town and Paarl. The property falls within the Cape Winelands area. Klapmuts railway station is situated in the northern section of the settlement and is approximately 600m away from the taxi rank. A large part of the community use rail transport as part of their daily commute and other travelling requirements. Klapmuts is linked to the Cape Metropolitan and Cape Winelands via the existing railway and road networks. There are two key issues that should be considered from a regional perspective according to the Klapmuts spatial development plan. These issues are firstly, its proximity to significant markets and economic opportunities and, secondly the challenges faced in Cape Town's functional area. We are mindful that the formalisation of this community facilities hub will make a significant contribution to the lives of the community at large. Additionally, the site falls within the Klapmuts structure plan boundary and the Spatial Development Framework (SDF) focus area for intervention. The proposed development is therefore in accordance with the broader Klapmuts SDF and agrees with the required intervention.



**SUSTAINABLE
DEVELOPMENT**

For the greater good



Locality Map

Legend

Erf

Scale: 1:36 112

Date created: October 30, 2018



Western Cape
Government
Agriculture

6.2 Title Deed & Title Deed Conditions

The conveyancer certificate was issued by Petrus Johannes Fourie, after examination of the title deeds, and is attached as annexure A. The certificate confirms that there are no restrictions against the property except those relating to mining rights and a servitude road. The relevant title deeds for the property are: T42229/2000, T31590/72, T11365/1947 and T11366/1947 and are attached hereto as annexure B.

Table 3

PROPERTY DETAILS	
Deeds Registry	Cape Town
Property Type	An erf in a residential area
Erf Number	Split remainder Erf 342 Klappmuts
Extent	12,1527 Ha (split remainder)
Province	Western Cape
Administrative District	Paarl
Local Authority	Stellenbosch Municipality
Title Deed Number	T42229/2000, T31590/1972, T11365/1947, T11366/1947
Registered Owner	Stellenbosch Municipality
Surveyor-General Diagram Number	Dgm. No.5399/72
Applicable Zoning Scheme	Stellenbosch Municipality Zoning Scheme By-Law 2019
Current land use	Partly developed and vacant land



**SUSTAINABLE
DEVELOPMENT**

For the greater good

6.3 Current Zoning & Land Use

The property is zoned utility services zone as per Stellenbosch Municipality Zoning Scheme By-Law 2019. The predominant land use in the immediate surrounding area is residential and agricultural zone. No change in zoning is required except for a consent use application for portion 2 for transport purposes to accommodate the existing taxi rank. This authority zone hub will facilitate a balance in terms of land uses in Bennettsville and provide much needed facilities for the socio-economic improvement of the community.

6.4 Subdivision and Consent Use Application

The sub-division and consent use application is in terms of Section 15(2) (d) and (o) respectively.

Table 4

Property	Land Use	Number of Erven	Area	Description
Remainder Erf 342 Klapmuts	Partly developed	Subdivision into 7 portions.	12,1527 Ha	Utility Services or "Authority Use"

Our intention is to frame a general plan for the seven new erven as per the attached proposed sub-divisional plan attached as annexure D.

6.5 Surveyor-General Information

The approved and registered diagram for the property, S.G. diagram no.5399/72, is annexed hereto as annexure C. The diagram depicts the split remainder of erf 342 Klapmuts.

6.6 Leases

Stellenbosch Municipality has confirmed that there are no notarial leases over the property.

6.7 Land Claims Commission

Stellenbosch Municipality is not aware of any land claims that have been lodged in terms of the Restitution of Land Rights Acts in respect of the property.

7. Legal Framework

7.1 Development Facilitation Act, 1995 (Act 67 of 1995) (DFA)

Although land use management is not administered in terms of the DFA in the Western Cape, the "general principles for land development" stipulated therein are applicable to all land development within South Africa. The Act requires that authorities:

- "promote the integration of the social economic, institutional and physical aspects of land development";



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- “promote the availability of residential and employment opportunities in close proximity to, or, integrated with each other”;
- “promote a diverse combination of land uses, also at the level of individual erven or subdivisions of land”;
- “discourage the phenomenon of urban sprawl in urban areas and contribute to the development of more compact towns and cities”;
- “contribute to the correction of the historically distorted spatial patterns of settlement in the Republic and to the optimum use of existing infrastructure in excess of current needs”;
- promote a diverse combination of land uses, also at the level of individual erven or subdivisions of land; and
- that each proposed development area should be judged on its own merits and no particular land use, such as residential, commercial, conservational, industrial, community facility, mining, agricultural or public use, should in advance or in general be regarded as being less important or desirable than any other use of land”.

This subdivision and consent use application will result in a variety of land uses in this node of Klappmuts. It has the potential to create temporary and permanent employment and, will contribute to the socio-economic upliftment of the community. The proposed development is consistent with the good intentions of the Development Facilitation Act.

7.2 Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)
 Planning has recently undergone a legislative reform, which included the drafting of SPLUMA by the National Department of Rural Development and Land Reform (RDLR). This national planning legislation provides a framework geared at providing a uniform, comprehensive and effective system for spatial planning and land use management.

SPLUMA identifies principles to guide development in the country, namely, spatial justice, spatial sustainability, efficiency, spatial resilience and good administration. There is a strong emphasis on addressing the inclusion of persons and areas that were previously excluded or overlooked during the planning process. Land use management must be flexible to incorporate provisions that enable redress and access to land and tenure.

The proposed subdivision and consent use application will address some of the socio-economic needs of a community who was previously overlooked in terms of the provision of much needed community facilities. The development will therefore make a positive contribution to the creation of a well-functioning community.

7.3 The Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)

LUPA provides a framework within which land use management is administered within the Western Cape. This legislation is aligned to SPLUMA but provides more provincial context.



LUPA indicates that when assessing a development application, consideration must be given to applicable spatial development frameworks and structure plans, and the desirability of the proposal must be determined. In addition, the proposal must be consistent with the development principles referred to in SPLUMA. The desirability of this application is addressed under section 12 of this application.

7.4 The Stellenbosch Municipality Land Use Planning By-Law, 2015

Land use management in the Stellenbosch Municipality is administered by the Stellenbosch Municipality Land Use Planning By-Law, 2015. A development application must be considered in terms of this By-Law, and specifically the considerations listed in Section 65(1):

“When the Municipality considers an application, it must have regard for the following:

- The application submitted in terms of this By-Law;
- The procedure followed in processing the application;
- The desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister regarding the desirability of the proposed land uses;
- The comments in response to the notice of the application;
- The response by the applicant;
- Investigations carried out in terms of other laws;
- A registered planner’s written assessment;
- The impact of the proposed land development on municipal engineering services;
- The integrated development plan, including the municipal spatial development framework;
- The integrated development and spatial development framework of the district municipality, where applicable;
- The applicable local spatial development framework adopted by the municipality;
- The applicable structure plans;
- The applicable policies of the Municipality...
- The provincial spatial development framework;
- Where applicable, a regional spatial development framework;
- The policies, principles, planning and development norms and, criteria set by the national and provincial government;
- The matters referred to in Section 42 of the Spatial Planning and Land Use Management Act; and
- The applicable provisions of the zoning scheme.”

All the considerations form part of this applications and each have been addressed accordingly.

7.5 The National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)

NEMA and the Environmental Impact Assessment Regulations identify activities that may have a detrimental impact on the environment. The proposed subdivision does not trigger any listed activities in respect of these regulations.



7.6 The National Heritage Resources Act, 1999 (Act 25 of 1999) (SAHRA)

SAHRA aims to protect South African heritage resources. Section 38 lists development categories that require that the responsible authority for heritage resources, in this instance Heritage Western Cape, be notified of such development. SAHRA indicates that a developer considering “any development or other activity which will change the character of a site exceeding 5 000 m²” and “the rezoning of a site exceeding 10 000 m²” must “at the very early stages of initiating such a development, notify the responsible heritage resources authority and furnish the details regarding the location, nature and extent of the proposed development”. This proposed application will not change the character of the property or the surrounding area. It therefore does not trigger the provisions of Section 38(1)(c)(iii) of the National Heritage Resources Management Act. It is our opinion that this proposed development will enhance the area.

7.7 Summary

The administrator of legal frameworks guiding planning in Stellenbosch Municipality has the responsibility to promote diversity and integration of land uses, and provide opportunities, especially in areas of historically distorted spatial patterns. The proposed development accomplishes these principles and is well-versed with the applicable legal framework. It further conforms to all legal requirements and will benefit current and future generations. We trust that it will receive your favourable consideration.

8. Existing Planning Policy Framework

8.1 The National Spatial Development Perspective (NSDP)

The South African government’s key priority is to increase economic growth and to promote social inclusion. A clearly articulated set of spatial priorities and criteria is one of the mechanisms through which government provides a strategic basis for focusing government action, weighing up trade-offs, and linking the strategies and plans of the three spheres and agencies of government. The National Spatial Development Perspective (NSDP) is a critical instrument for policy co-ordination, about the spatial implications of infrastructure programs in national, provincial and local spheres of government. It is in this context that in January 2003, the NSDP was approved as an indicative tool for development planning in government.

The NSDP provides:

- A set of principles and mechanisms for guiding infrastructure investment and development decisions;



- A description of the spatial manifestations of the main social, economic and environmental trends that should form the basis for a shared understanding of the national space economy; and
- An interpretation of the spatial realities and the implications for government intervention.

The NSDP has been updated in 2006 and its ultimate purpose is to fundamentally reconfigure historic apartheid-based spatial relations, and to implement spatial priorities that meet the constitutional imperative of providing basic services to all and alleviating poverty and inequality. To this end, the document examines the spatial dimensions of social exclusion and inequality, recognising the burden that unequal and inefficient spatial arrangements place on communities. Given government's objectives of growing the economy, creating jobs, addressing poverty and promoting social cohesion, the NSDP assists government on confronting three fundamental planning questions:

- Where should government direct its investment and development initiatives to ensure sustainable and maximum impact?
- What kinds of spatial forms and arrangements are most conducive to the achievements of the objectives of democratic nation-building and social and economic inclusion?
- How can government capitalise on complementarities and facilitate consistent decision-making; and move beyond focusing on integration and coordination procedures to establishing processes and mechanisms that will bring about strategic co-ordination, interaction and alignment?

In order to contribute to the broader growth and development policy objectives of government, the NSDP puts forward a set of five normative principles:

Principle 1 - Rapid economic growth that is sustained where inclusivity is a pre-requisite for the achievement of other policy objectives, among which poverty alleviation is key.

Principle 2 - Government has a constitutional obligation to provide basic services to all citizens (e.g. water, energy, health and educational facilities) wherever they reside.

Principle 3 - Beyond the constitutional obligation identified in Principle 2 above, government spending on fixed investment should be focused on localities of economic growth and/or economic potential in order to gear up private-sector investment, to stimulate sustainable economic activities, and to create long-term employment opportunities.

Principle 4 - Efforts to address past and current social inequalities should focus on people, not places. In localities where there are both high levels of poverty and demonstrated economic potential, this could include fixed capital investment beyond basic services to exploit the potential of those localities. In localities with low demonstrated economic potential, government should, beyond the provision of basic services, concentrate primarily on human capital development by providing, social transfers such as grants, education and training, and poverty-relief programs.



Principle 5 - In order to overcome the spatial distortions of apartheid, future settlement and economic development opportunities should be channelled into activity corridors and nodes that are adjacent to or that link the main growth centres.

The NSDP principles are aimed specifically at focusing government action and investment avoiding the so-called 'watering can' approach and enabling the developmental state to achieve maximum social and economic impact within the context of limited resources. Stellenbosch Municipality is making a concerted effort to address the intensions of the NSDF through this application.

8.2 The National Development Plan 2030

In 2012, the National Planning Commission (NPC) identified nine main challenges facing the country and approaches to tackling these. The National Development Plan (NDP) gave expression to spatial priorities for building the required national capabilities. These cover aspects on urban and rural transformation, improving infrastructure and building environmental sustainability and resilience.

Given the enormous costs imposed by existing spatial divides, the NDP proposes to take a national focus on spatial transformation. The NDP's human settlement targets are: more people living closer to their places of work; better quality public transport; and more jobs in proximity to townships. To achieve these targets, it advocates strong measures to prevent further development of housing in marginal places, increased urban densities to support public transport, incentivising economic activity in and adjacent to townships.

This application is focussed on bringing much needed amenities closer to the community. It should improve the quality of public transport, the level of education of the community, facilitate better access to reading material, more frequent use of the multi-purpose centre and provide access to health facilities. Future land uses should also consider commercial opportunities.

8.3 The Western Cape Provincial Spatial Development Framework, 2014 (PSDF)

The Western Cape Provincial Spatial Development Framework (WCPSDF) is a broad-based framework for the Province that gives spatial expression to National and Provincial development agendas and communicates government's spatial development intentions to support municipalities fulfil their municipal planning mandates, inter alia. In taking these agendas forward, the WCPSDF applies the principles of spatial justice, sustainability and resilience, spatial efficiency, accessibility and quality and liveability.

In defining the provincial spatial agenda, spatial goals are derived from identified challenges. The WCPSDF recognises that:



“whilst good progress has been made in the democratic era with delivering improved services and housing to previously disadvantaged communities, this investment has mainly taken place in peripheral locations. The ‘beneficiaries’ living there have difficulty in accessing opportunities in the urban space-economy (i.e. it has created further poverty traps). The peripheral location of most recent housing projects generates high travel demands at considerable cost to households and the environment, but their low-density suburban form results in high per unit land and servicing costs. New housing projects on peripherally located land are motivated based on ‘cheaper’ upfront land costs, but the real costs to households and government over the lifecycle of these assets are not factored into public housing investment decisions.

The formal urban land market remains unaffordable to over 80% of Western Cape households. This places an enormous pressure on state-assisted housing programmes and has given rise to the development of vibrant informal urban land markets (i.e. shacks to rent in the backyards of formal townships and in informal settlements) and overcrowded conditions in the formal housing stock. Housing backlogs are not being reduced, given in-migration into the Province and the State’s emphasis on delivering complete and relatively expensive single-family houses with subsidies available. Faced with limited accommodation choices (especially rental options), overcrowding is widespread, and informality is a permanent feature in most Western Cape settlements”.

In response to these formidable challenges, the WCPSDF indicates that state-assisted housing delivery programmes must shift to more incremental housing delivery models, with phased service provision to accelerate housing provision that alleviates suffering and improves livelihoods to as many people as possible within the shortest possible time frames. In order to create integrated and sustainable communities with access to social and economic opportunities, the housing focus must shift towards diversifying typologies delivered and aligning housing projects with economic opportunities. Less emphasis is placed on delivering houses, and more on incrementally developing human settlements. Housing delivery targets can only be achieved through partnerships between government institutions, communities and the private sector. In this instance no, new houses will be developed as part of this application, but it is the imperative of WCPSDF that human settlement development should maintain a balance living environment. The proposed subdivision will facilitate the development of much needed infrastructure in a historically spatially distorted community.



8.4 The Stellenbosch Municipality Integrated Development Plan (IDP)

The Municipal Systems Act (MSA) requires each municipality in the country to prepare an Integrated Development Plan (IDP) to “guide all development and management within the municipal area”.

The IDP is a varied, strategic document focusing on all aspects of municipal governance, including municipal services, how to build and transform municipal capacity, assisting in expanded livelihood opportunities for residents, enterprise development and building safe and dignified living spaces. Chapter 5 and Section 26 of the MSA provides for an IDP to reflect:

“the municipal council’s vision for the long-term development of the municipality ...
An assessment of the existing level of development in the municipality ...

- The council’s development priorities and objectives ...
- The council’s development strategies ...
- A spatial development framework which must include the provision of basic guidelines for a land use management system ...
- The council’s operational strategies;
- Applicable disaster management plans;
- A financial plan ...

The key performance indicators and performance targets ...”

Chapter 8 of the Stellenbosch Municipality IDP (2017/2018) outlines the five strategic focus areas for the municipality:

- creating an environment conducive to business development and job creation, facilitating support for emerging entrepreneurs and an effective engineering infrastructure to support effective service delivery;
- managing the use of natural resources, enhancing environmental integrity, incorporating biodiversity into the environment, ensuring spatial sustainability, ensuring efficient use of all forms of capital available to Stellenbosch, building human capacity and ability and efficient information management;
- implementing an integrated safety strategy, developing and implementing institutional as well as situational crime prevention strategies and implementing and facilitating social crime prevention initiatives;
- developing and maintaining sustainable human settlements and a social infrastructure master plan, building stakeholder capacity to participate in planning and providing access to basic services; and
- effective management information and asset management systems, manage integrated development planning, involving the community in planning and management, providing a skilled and capable workforce and an accountable, effective and efficient local government system, an effective revenue management and information system and a responsive, accountable, effective and efficient customer care structure and system.

The Municipal Court aligns with Strategic Focus Area No 5 (Good Governance and Compliance) and will contribute (Good Governance and Compliance) and will contribute towards accountable, effective and efficient local governance. This application is aligned with



several intentions of the IDP such as the development of sustainable human settlements, improvement of social infrastructure, job creation etc.

8.5 The Stellenbosch Municipality Spatial Development Framework (May 2017)

The approved Stellenbosch Municipality Spatial Development Framework (SDF), May 2017 aims to:

- “achieve shared and inclusive growth
- Increase access to opportunities, particularly for disadvantaged citizens
- Improve sustainability by minimising ecological footprints
- Maintain the unique sense of place of the towns and region”

The SDF provides seven strategic perspectives that will “guide the future spatial development of Stellenbosch and ensure that development does not diminish the resource base on which its economy depends, or the beauty and sense of place that is valued by local inhabitants and visitors”:

1. Interconnected nodes – “with the exception of parts of Stellenbosch town, the Stellenbosch Municipal area consists of a relatively tightly structured settlement pattern located at strategic nodes along transport and river systems. This is regarded as a key strength and needs to be reinforced” The SDF identifies the following key nodes:

- Stellenbosch Town
- Franschhoek
- La Motte
- Wemmershoek
- Groot Drakenstein
- Dwars River Valley
- Klipmuts
- Muldersvlei Crossroads
- Koelenhof
- Jamestown / De Zalze
- Vlottenburg
- Spier
- Lynedoch
- Raithby

2. Carefree transport – “a combination of non-motorised transport (NMT) and public transport facilities should be used so that residents commute without needing a private car ... infrastructure and spatial planning will prioritise integrated transport-oriented and infrastructure-led development”

3. Inclusive economic growth – “inclusive economic development will depend on a creative mix of the larger formal businesses that need to expand; the proliferation of middle-level



businesses across the primary, secondary and tertiary sectors; and the strengthening and integration of smaller and informal businesses into the mainstream economy”

4. Optimal land use – “prevailing property market patterns are impeding the sustainability and affordability of the municipality’s growth ... a large amount of municipal land is publicly owned, and this can be used to provide affordability advantages for agricultural and low-income housing developments ...”
5. Resource custodianship – “achieving a sustainable future for Stellenbosch will depend on its ability to make best use of available resources for the benefit of all. Resolving inequality and growing the economy will require access to energy, water, waste and sanitation services, and the 20 000 new residential units proposed for Stellenbosch Municipality will require a doubling of infrastructure service points over the next 10 or more years ... clear policy decisions need to be made as to how the municipality will meet its legal imperatives in terms of levels of service provision and service delivery”
6. Food and agriculture – “despite approximately 40 000ha of cultivated land in the Stellenbosch region ... the vast majority of the municipality’s food requirements are being imported from outside its boundaries ... “The SDF proposes, amongst others, that a “minimum of 10 000ha of arable land (publicly or privately owned) should be safeguarded for the cultivation of food for local consumption and not used for purposes that would remove its productive potential”
7. Heritage – “Stellenbosch’s sense of place is derived primarily from its historic architecture, endemic biodiversity and the views from its main arterial routes. Its main attractions include wine farms, natural areas, historic sites and museums, sports and recreational facilities, and tight-knit urban street character in many of the historic urban cores (e.g. Stellenbosch, Franschhoek)”. Various principles for the protection of the region’s biodiversity, ridge and crest lines, view sheds and the character of the rural areas, amongst others, are proposed. The SDF describes Stellenbosch Town as the “educational, administrative, agricultural and services centre functioning as the economic hub of the Stellenbosch Municipality”.

9. Property Detail and Context

9.1 Current Site Access

Remainder erf 342 Klapmuts can be accessed from several roads. The southern part of the property takes access from Merchant Street (east-west) with a road reserve of 25 meters. A narrower unnamed north-south road is located on the eastern side of the property and provides direct access to the recently developed taxi rank. The taxi rank takes access from



the newly constructed east-west internal road with a traffic circle to regulate access and egress to the taxi rank to the north and multi-purpose centre to the south. The road connects with the existing local road network and allowance has been made for future expansions and higher order infrastructural connections.

9.2 Site Characteristics, Land Uses and Existing Zonings

A recent site visit confirms that the property has a multi-purpose centre, a provincial clinic, crèche and a taxi rank. The rest of the property is vacant. This application seeks to make provision for the future development of a library, licensing testing centre and two more unreserved sites. The site is largely flat and the proximity to Klapmuts railway station makes the site highly accessible in a local and regional context. The proposed subdivision will not have any adverse effect on the surrounding properties. Chances are that it will improve the general ambiance and stimulate renewed social and economic investment. Refer to the digital photographs below for pictures of existing amenities and associated infrastructure.

9.3 Surrounding Land Uses

Most of the immediate surrounding area is residential in nature. However, the area immediately to the west and north remains vacant and underdeveloped. The site is bounded by a railway line to the north. On the eastern side the site is separated from the residential area by the unnamed north-south road. The southern part of the site is separated from Klapmuts Primary School by Merchant Street.

10. Forward Planning Provisions

Stellenbosch Municipality has indicated that the north-south road to east of the site will in future be extended to cross the railway line to join Old Paarl Road (R101) to the north. We therefore made provision for an adequate road reserve to accommodate the potential railway crossing. Two more unreserved vacant sites will be created to accommodate future development.

11. Information Studies/Input

No specialist studies have been conducted for this application. We found no trigger events during our investigations to warrant the commissioning of such studies. No additional access will be required as this property currently enjoys multiple access points. The road reserves appear to be more than adequate to accommodate future expansion.



12. The Proposal

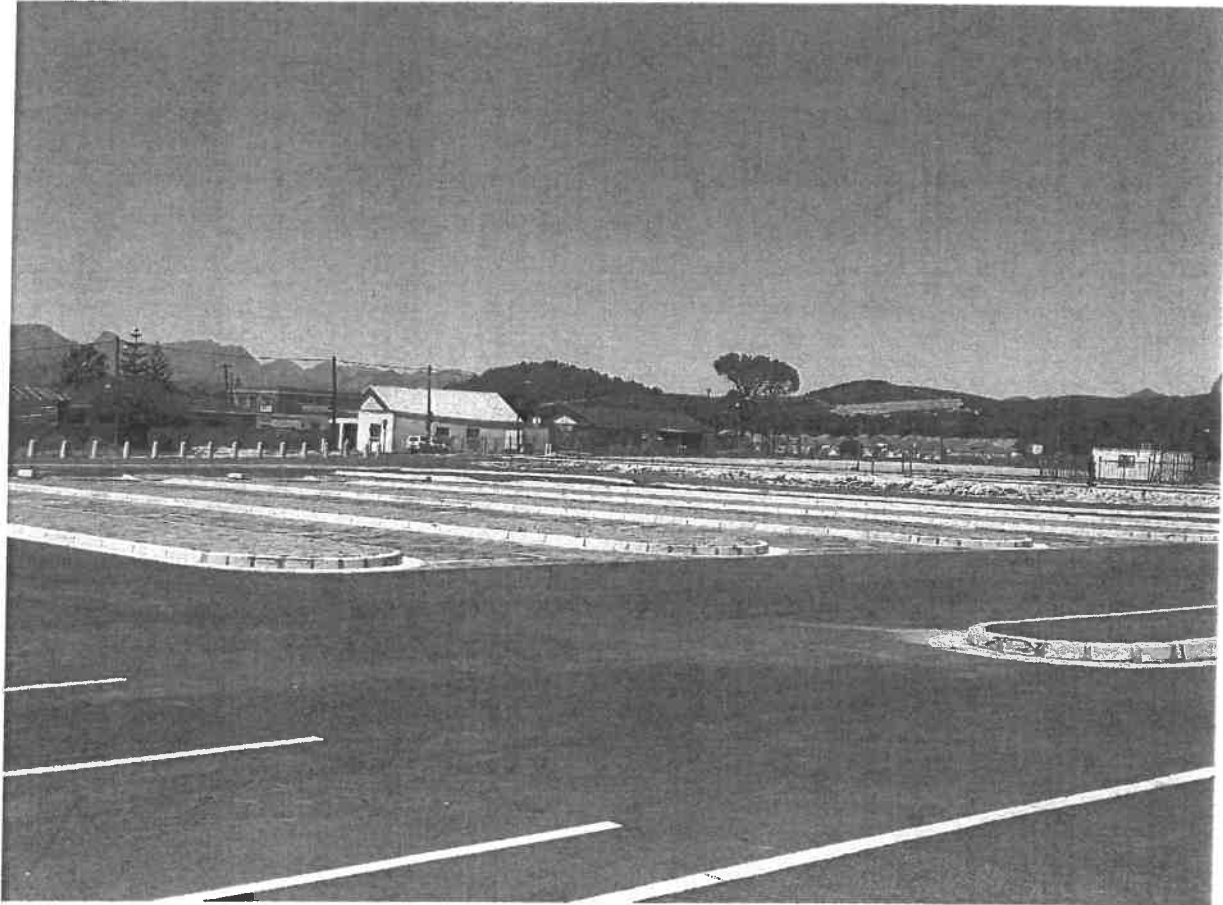
12.1 The Status Quo

The subject property is partially developed with a multipurpose centre and taxi rank. The rest of the site is vacant. This application therefore deals with the regularisation of existing land uses and forward planning initiatives. Our application intends to create separate erven for each amenity. Below find recent digital images of the built amenities:

Multipurpose centre



Taxi rank



12.2 Land Use and Zoning

The development details are contained in the two tables below. The first table shows the proposed portions, land use, zoning, extent and description of each portion.

Table 5

Remainder erf 342 Klapmuts				
Property	Land Use	Zoning	(Ha)	Description
Portion 1	Licensing/vehicle testing centre	Utility Services Zone	1,5004	Vacant site
Portion 2	Existing taxi rank	Utility Services Zone	0,6599	Existing-Constructed
Portion 3	Library	Utility Services Zone	0,2635	Vacant site
Portion 4	Vacant Site (tbd)	Utility Services Zone	0,5102	Vacant site
Portion 5	Multipurpose Centre	Utility Services Zone	0,5859	Existing-Constructed
Portion 6	Vacant Site (tbd)	Utility Services Zone	0,1201	Vacant site
Portion 7	Public road	Utility Services Zone	remainder	Constructed road

Refer to Annexure D for the proposed subdivision plan.



12.3 Design Informants

The overall development proposal was informed by numerous design informants, inter alia:

- Current policy framework,
- Local location and context of the site in relation to the community's needs,
- Ownership of the site,
- Natural characteristics of the site, slope or lack thereof,
- Existing surrounding land uses such as Klappmuts Primary School across Merchant Street,
- Layout and availability of engineering services and movement networks,
- Integration of the facilities into the surrounding community and infrastructure, and
- Response to the mobility and social needs of surrounding communities

As illustrated on the propose site development plan, annexure D, attached hereto the proposed development comprise of existing amenities and proposed future development.

12.4 Development Components

A portion of remainder erf 342 Klappmuts will be subdivided into seven portions.

The development components include:

- future licensing testing station,
- an existing taxi rank as part of a mobility route,
- future library,
- vacant site adjacent to the existing crèche,
- an existing multipurpose centre,
- an additional vacant site for future development, and
- public road.

The table below contains the relevant information and legal requirements.

Table 7

Property	Land Use	Current Zoning	Legal requirements
Portion 1	Future licensing testing station	Utility Services Zone	Subdivision
Portion 2	Taxi rank	Utility Services Zone	Subdivision & Consent Use
Portion 3	Library	Utility Services Zone	Subdivision
Portion 4	Vacant site	Utility Services Zone	Subdivision
Portion 5	Multipurpose Centre	Utility Services Zone	Subdivision
Portion 6	Vacant Site	Utility Services Zone	Subdivision
Portion 7	Public road	Utility Services Zone	Subdivision

12.5 Other considerations

The proposed development supports the objectives of Stellenbosch Municipality's legislative and policy frameworks. It will enhance access to social amenities in accordance with the municipality's Planning By-Law, 2015, IDP and Spatial Development Framework. The



proposal will contribute to the creation of a more balanced community by the provision of amenities to create dignified spaces within an existing historically marginalised community. It will create a sense of place and contribute to inclusive growth by creating and interconnected node. The formalisation of the taxi rank will contribute to carefree transport and should aid the connectivity between the immediate community and the broader economic hubs.

13. Desirability

This development is extremely desirable as it will bring much needed community facilities into a previously disadvantage community. It is unlikely that this development proposal will be subjected to any negative sentiment. The characteristics of the site will be positively transformed. The proposed development is consistent with Stellenbosch Municipality's Spatial Development Framework for Klapmuts and is therefore compliant. Other desirable factors are discussed in sections 13.1 to 13.7 below.

13.1 Socio-Economic Impact

The proposed development will be an improvement to the overall state of the property. It will positively enhance the aesthetics of its surrounds. It is anticipated that the development will result in a significant increase in the socio-economic value of the subject property. It might even improve the value of surrounding properties. Construction work will result in several short-term job opportunities and possible skills transfer. Potential third-party development and ownership will result in additional income for the municipality. The proposed development will therefore have a positive socio-economic impact.

13.2 Scale of the Capital Investment

The scale of the investment has been significant and will be increased by the approval of this proposal. The capital injection into the small local economy will make an optimistic contribution.

13.3 Compatibility with Surrounding Land Uses

The proposed development will enhance the surrounding land uses. It fits in seamlessly with the neighbourhood structure. We are of the opinion that the development proposal is compatible with the existing character of the area and will not result in any negative impact on the general neighbourhood.



13.4 Impact on external Engineering Services

It is not expected that the proposed development will lead to any undesirable extra stress on the existing municipal infrastructure network that cannot be mitigated.

13.5 Impact on Safety, Health & Wellbeing of Surrounding Community

The proposed development in completed form will transform an under-utilised space into a vibrant and desirable activity node that will improve the safety and security in the area through increase surveillance and movement. It simultaneously maintains a sense of open space. No additional access will be required as the property already enjoys a few vehicular access points.

13.6 Impact on Biophysical Environment

No authorisations in terms of environmental legislation is required with no foreseeable impact on the biophysical environment. The site is not located within any Heritage Protection Overlay Zone and has not been identified as having any significance. The proposed development will therefore have no negative impact on any heritage resources.

13.7 Traffic Impacts, Parking, Access, & Other Transport Related Considerations

No traffic impacts, parking, access and/or any other transport related considerations will be adversely affected by the proposed development. The major vehicular contributing factor is the taxi rank, clinic and Klappmuts Primary School. The proximity of the taxi rank will facilitate the ease of public transport use. The current access points will remain in place and no additional access or egress will be required as a result of this proposal. Chances are that the traffic could be reduced due to the availability of public transport.

13.8 Summary

The extent for deciding on an application are set out in Chapter V, section 65 (1) & (2) of the Stellenbosch Municipality Planning Bylaw, 2015. Section 65 (1) & (2) provides for minimum threshold necessities that applications need to comply with, failing which it must be refused. This proposed development should not be refused as it meets the minimum requirements:

- it complies with the requirements of the By-Law;
- the proposal is considered desirable; and
- the subdivision will regularise some existing land usage

We therefore propose that the application should be approved for the following reasons:

- it complies with the SDF and District Plan for Klappmuts;
- it is desirable as indicated;



- it will not have any foreseeable negative impact on any prevailing rights, given that:
 - the property will be used in accordance with the current zoning; and
 - the creation of additional much needed amenities to create a sustainable well-balanced community.



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Extent of desirability of the proposed development

The proposed development of a portion of remainder erf 342 Klapmuts is considered desirable. The degree of desirability is assessed in the table below:

Table 8

Assessment of the Extent of Desirability of the Proposed Subdivision and Consent Use Application		
Section 65(1) considerations	Impact of proposed development (+ = positive, - = negative, 0 = no impact)	Discussion
Socio-economic Impact	+	The social amenities will contribute to the socio-economic development and stimulation of the local neighbourhood. The taxi rank will enable linkages with other regional economic opportunities.
Compatibility with surrounding uses	+	Parts of the site is developed and has anchored the node as an amenity's hub. The additional sites will facilitate further development to make it more desirable.
Impact on external services	+	No adverse impact is expected on existing municipal infrastructure that cannot sufficiently be mitigated.
Impact on safety, health & well-being of the community	+	Underdeveloped land often results in illegal dumping, unsafe spaces and negatively impact the well-being of the community. This development will create a good balance and result in increased surveillance & safety.
Impact on heritage	0	The site is already developed. We see no impact on any heritage resources.
Impact on the biophysical environment	0	The site is already developed. We foresee no negative impact on the biophysical environment.
Traffic impacts, parking, access and other transport related considerations	+	The property already enjoys multiple access points and wide road reserves. The proximity of the taxi rank could result in a reduction in traffic and a decrease in parking requirements. No additional access points will be created.
Whether the imposition of conditions can mitigate adverse impacts of the proposed land use	0	No adverse impacts are anticipated by the proposed development.



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14. List of Annexures

Annexure A	Conveyancer Certificate
Annexure B	Title Deed & Notarial Deed
Annexure C	SG Diagram
Annexure D	Proposed Subdivision Plan
Annexure E	Power of Attorney



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ANNEXURE E



STELLENBOSCH MUNICIPALITY
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MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag Salome Newman
From ▫ Van: Manager: Development (Infrastructure Services)
Author ▫ Skrywer: Tyrone King
Date ▫ Datum: 22 Nov 2022
Our Ref ▫ Ons Verw: Civil LU 2039
Your Ref: LU/9772
Re ▫ Insake: Erf 342, Klapmuts: Rezoning and subdivision respectively in order to accommodate a taxi rank, a multi-purpose centre, a crèche, a future library, future licensing testing station, two additional vacant sites and a road on Erf 342, Klapmuts

The subdivision layout as per the Subdivision and Rezoning Plan Rev 4 by Stephen Old Land Surveyors, dated November 2022 Rev 4, is recommended for approval, subject to the following conditions:

- 1. Civil Engineering Services**
 - 1.1 Each newly created erf must have its own water and sewer connection before clearance of the erven. Proof that connections have been installed must be provided before clearance.
- 2. Electrical Engineering**

See Annexure Electrical



Tyrone King Pr Tech Eng
MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)

W:\2.0 DEVELOPMENT\00 Developments\2039 (TK) Erf 342 Klappmuts (LU-9772), C\2039 (TK) Erf 342 Klappmuts (LU-9772)_2 approved.doc

KLAP 342

GENERAL COMMENT:

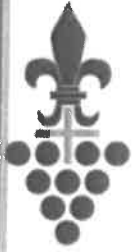
1. Outside Stellenbosch area of supply.
2. All Electrical requirements should be directed to Eskom.

CONDITIONS

3. No conditions.



12/12/2020



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Spatial Planning

To : **Manager: Land Use Management**

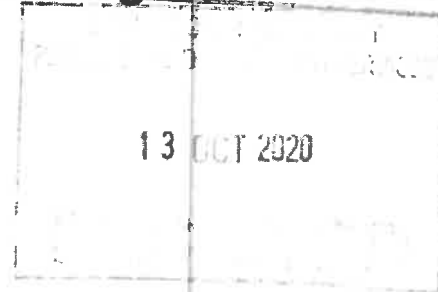
From : **Manager: Spatial Planning**

Reference : **Erf 342, Klapmuts**

LU No : **LU/9772**

Date : **5 October 2020**

Re : **Application for rezoning and subdivision to accommodate a taxi rank, a multi-purpose centre, crèche, future library, future licensing testing station, two additional vacant sites and a road on Erf 342, Klapmuts**



I refer to your request for comment on the above application.

Application is made for the following:

- Rezoning and subdivision to accommodate a taxi rank, a multi-purpose centre, crèche, future library, future licensing testing station, two additional vacant sites and a road on Erf 342, Klapmuts.

1) Opinion/reasoning:

The new approved Municipal Spatial Development Framework for the WC024 area was approved by Council in November 2019 and recognises that the spatial decisions and actions of many make what settlements are.

In terms of this approved document, seven principles need to be considered:

1. Maintain and grow the assets of Stellenbosch Municipality's natural environment and farming areas;
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 potentials of existing 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 a few catalytic lead projects.

With the enactment of the Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA), a new planning regime was introduced in South Africa. It replaced disparate apartheid era laws with a coherent legislative system as the foundation for all spatial planning and land use management activities in South Africa. It seeks to

promote consistency and uniformity in procedures and decision-making. Other objectives include addressing historical spatial imbalances and the integration of the principles of sustainable development into land use and planning regulatory tools and legislative instruments.

Chapter 2 of SPLUMA sets out the development principles that must guide the preparation, adoption and implementation of any SDF, policy or by-law concerning spatial planning and the development or use of land. These principles are the following:

- Spatial Justice
- Spatial Efficiency
- Spatial Sustainability
- Spatial Resilience
- Good Administration

The Greater Cape Metro Regional Spatial Implementation Framework (RSIF) contains very specific policy directives related to Klapmuts, aimed at addressing pressing sub-regional and local space economy issues.

The subject property is located inside the urban edge of the Klapmuts node and in terms of the approved MSDF the following guidelines are applicable to this specific application:

- Klapmuts is identified as a spatial area for priority development over the MSDF planning period and the development of an “innovation precinct” or “smart city” in Klapmuts South should be supported.
- As a general principle, contain the footprint of Klapmuts as far as possible within the existing urban edge.
- Retain and actively support **mixed use redevelopment** and building within the town centre and surrounding areas, comprising living space above active street fronts.
- Pro-actively, and in partnership with key corporations/ institutions, introduce transport mode demand measurements favouring public and NMT.
- **Cluster community facilities together with commercial, transport, informal sector and other activities** so as to maximise convenience, safety and socio-economic potential.
- **Actively support the shared use of community facilities.**
- As far as possible, focus investment in parks, open space, and **social facilities accessible by public** and NMT, in this way also increasing the surveillance of these facilities.

- Actively involve local communities in the development and management of public amenities.

2) Supported / not supported:

This department therefore supports the application.



BJG de la Bat

MANAGER: SPATIAL PLANNING



ERVEN 1080 -1112, KAYAMANDI

CONTENT	
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THE STELLENBOSCH MUNICIPALITY			
PLANNING REPORT: LAND USE AND LAND DEVELOPMENT APPLICATION:			
APPLICATION FOR THE AMENDMENT OF GENERAL PLAN, REZONING, CONSOLIDATION AND CONSENT USE: ERVEN 1080 - 1112, PROJECT 4A, KAYAMANDI, STELLENBOSCH.			
Application Reference	File Ref: LU/14064	Application Date	2022/05/17
		Last day for comments or additional information	2022/11/22

PART A: APPLICANT DETAILS			
First name(s) & Surname	Martin Jonker		
Company name	Plan 4 SA (PTY) LTD		
SACPLAN registration number	A/1090/1999		
Registered owner(s)	Stellenbosch Municipality	Is the applicant properly authorised to submit the application	Yes

PART B: PROPERTY DETAILS			
Property description	Erven 1080 – 1112	Administrative District	Stellenbosch
Physical address	The erven are located between 10 th Street, 13 th Street, School Crescent and the School, Kayamandi (see ANNEXURE A for locality plan)		
Extent (m² /ha)	0,9354ha	Nearest Town	Stellenbosch
Existing Development and Current land use	Flats		
Any unauthorised land use/building work	Yes		

Title Deed Nr.	T59362/2002 (see ANNEXURE B for title deed and conveyancer certificate)
Current zoning and approved land use rights as per Zoning Scheme Bylaw 2019	Multi-Unit Residential

PART C: APPLICATION DETAILS

Applications(s)	<p>The 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:</p> <ol style="list-style-type: none"> 1. Amendment of General Plan GP3443/1993 in terms of section 15(2)(k) of the said bylaw in order to facilitate the proposed development insofar as it relates to Erven 1080 – 1112, Kayamandi. 2. Rezoning in terms of section 15(2)(a) of the said bylaw of Erven 1080 – 1112, Kayamandi from Multi-Unit Residential Zone to Less Formal Residential Zone. 3. Consolidation in terms of section 15(2)(e) of the said bylaw of Erven 1080 to 1090, Kayamandi to form one erf, namely Portion A ($\pm 3\,314\text{m}^2$ in extent). 4. Consolidation in terms of section 15(2)(e) of the said bylaw of Erven 1091 to 1112, Kayamandi to form one erf, namely Portion B ($\pm 6\,041\text{m}^2$ in extent). 5. Consent Use in terms of section 15(2)(o) of the said bylaw to allow for the accommodation of the existing 18 flats on Portion A and 100 flats on Portion B. <p>See ANNEXURE C1 & C2 for Zoning Plan and Consolidation Plan.</p>
Purpose of Application	<p>The project was approved by Council in 1996 and comprised the development of 148 family units by Stocks Housing Cape (Pty) Ltd. The 148 units were developed and completed in 1998 as rental stock units on Erven 1080 – 1112, Kayamandi.</p>

Pre-consultation

Not applicable.

PART D: APPLICATION BACKGROUND**1. Location of the property**

Project 4A is located between 10th Street, 13th Street and School Street in Kayamandi. Kayamandi is located in the northern part of the town and houses the lower income communities in Stellenbosch. 148 flats are currently situated on the subject properties.

2. Development context of surrounding area

The subject properties are surrounded by mix of land uses that includes mainly less formal residential units, multi-unit residential, educational uses (school), private opens spaces (stadium) and other mixed uses.

3. Historic use and development of subject property

The Kayamandi Township was originally proclaimed in terms of the Black Communities Development Act, 1984 (Act 4 of 1984) and established as a development area with the creation of Erf 288, Kayamandi (34,49ha in extent).

The aforementioned erf was then subdivided in accordance with General Plan L149/1987 after which the township register was opened in terms of the Upgrading of Land Tenure Rights Act, 1991 (Act 112 of 1991).

Kayamandi was then extended in terms of Proclamation Notice G.K 598/1991 with the acquisition of Portion 56 of Farm No. 183 (Erf 707), Portion 3 of Farm No. 181 (Erf 1070) and Portion 59 of Farm No. 183 (Erf 634). The new development area (18,5ha in extent) was then surveyed and established in terms of the Black Communities Development Act, 1984 (Act 4 of 1984) with the registration of General Plan 7988/1991, 3443/1991 and 7689/1991.

The former Stellenbosch Transitional Council commissioned the preparation of a Spatial Development Framework for Kayamandi in 1995 to guide and direct the severe development pressure that existed in the Kayamandi Township at the time. During this process a number of high priority housing projects were identified. This culminated in the approval of the Kayamandi SDF in September 1996 and the Housing Projects Plan in January 1997. The eight high priority housing projects that were identified included the following:

- *Project 1: Costa Land Development (246 erven, greenfield development)*
- *Project 2: Snake Valley (132 erven, greenfield development)*
- *Project 3: Watergang (greenfield development)*
- *Project 4A: Rental Apartments (146 units, town centre upgrade)*
- *Project 4B: Red Brick Hostels (town centre upgrade)*
- *Project 5A: High Density Units (175 units, town centre upgrades)*
- *Project 5B: High Density Units (137 units, town centre upgrades)*
- *Project 8: Mpelazwe (town centre upgrade)*

Although the abovementioned projects were implemented during this period, the majority of erven have never been formally registered in order to enable the individual transfer of these properties to their respective beneficiaries. The main reason for the aforesaid challenge was that Stellenbosch Municipality did not have the necessary authority to consider and approve the formal amendments of the General Plans due to the statutory provisions that applied in terms of the Black Communities Development Act, 1984, (Act 4 of 1984).

Stellenbosch Municipality subsequently appointed Plan 4 SA (Pty) Ltd and a team of sub-consultants to assist the municipality in obtaining the necessary land use rights for five projects in Kayamandi, known as Projects 4A, 4B, 5A, 5B and 8 (Mpelazwe). This is necessary to enable the Municipality to finalize the formal registration of these properties with the Surveyor-General and the Deeds Office so that the title deeds of the properties can be transferred to their respective new owners.

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

1. The land use rights for the properties in this project should already have been finalised approximately 20 years ago, however, due to various reasons, beyond the control of Stellenbosch Municipality, these land use rights were not finalised and ownership of the properties could not yet be transferred.
2. The primary objective of this land use application is to legalise the existing land uses on the various properties so that the properties can be registered with the Surveyor-General and thereby enabling the municipality to transfer ownership of the registered properties to the intended beneficiaries.

3. The properties in this project are located in an established urban area within the urban edge of Kayamandi.
4. The properties have already been developed and dwelling units are already occupied.
5. The properties have access to existing infrastructure and engineering services within Kayamandi.
6. No additional dwelling units will currently be constructed on the subject properties.
7. The existing land uses are compliant with the Stellenbosch SDF and consistent with other relevant local and provincial policies.
8. There are no negative environmental and heritage impacts as confirmed by the Western Cape Department of Environmental Affairs and Development Planning and Heritage Western Cape.
9. A letter dated 25 August 2021 from the Western Cape Department of Environmental Affairs and Development Planning (reference: 16/3/3/6/1/B4/22/1270/21) confirmed that no listed activities in terms of NEMA EIA Regulations 2014 are triggered by the proposed land use applications.
10. Heritage Western Cape (HWC) confirmed in a letter dated 3 September 2021 that *"since there is no reason to believe that the proposed subdivision and rezoning on various erven in Kayamandi Stellenbosch, will impact on heritage resource, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required."*

PART F: PUBLIC PARTICIPATION, COMMENTS AND RESPONSE

1. Process followed

An application was made and motivated in terms of Section 60 of the Western Cape Land Use Planning Act (Act 3 of 2014), to exempt all five Kayamandi projects (known as 4A, 4B, 5A, 5B & 8) from the Publication and Serving of Notices as normally required by the provisions of Sections 43, 44 and 47 of LUPA (Act 3 of 2014).

On 13 October 2021, the Minister of Local Government, Environmental Affairs and Development Planning approved the municipality's exemption request and stated the resolution as follows:

"That the request by Stellenbosch Municipality for authorisation for exemption in terms of Section 60(1) of the LUPA from the provisions of sections 43, 44 and 47 of LUPA in respect of the intended land use applications for Projects 4A, 4B, 5A, 5B and 8 as contained in your above-mentioned letter, to obtain the necessary land use rights for five housing projects in Kayamandi, Stellenbosch BE APPROVED in terms of Section 60(1) of the LUPA". See **ANNEXURE E**.

2. Public & stakeholder inputs

Not applicable.

3. Government related inputs received

- 3.1 The **Department of Environmental Affairs and Development Planning** indicated that the proposal does not constitute any listed activities as defined in terms of NEMA EIA Regulations 2014 (as amended) and that Environmental Authorization is therefore not required (see **ANNEXURE F** for letter dated 25 August 2021)
- 3.2 The **Department of Heritage Western Cape** indicated that since there is no reason to believe that the proposed subdivision and rezoning on the various erven in Kayamandi, Stellenbosch will impact on heritage resource, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required (see **ANNEXURE G** for letter dated 03 September 2021).

4. Comments from internal service departments

- 4.1 The **Director: Engineering Services** supported the proposal subject to following conditions (see **Annexure H**) for memo dated 28 September 2022.
- a) Water
Each erf must have its own water connection and water meter installed.
- b) Sewer Connections
Each erf must have its own sewer connection.
- c) Electrical Engineering
- i) 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 repairing damages.

- ii) All electrical work to comply with 142 and Municipal electrical bylaws.

5. Response by Applicant to comments received

Not applicable

PART G: ASSESSMENT OF LAND USE AND LAND DEVELOPMENT APPLICATION

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

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

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

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

2.1 Land use principles

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

See table below:

DEVELOPMENT PRINCIPLES	KEY CONSIDERATIONS
Spatial Justice	<ul style="list-style-type: none"> •The proposed development redresses past spatial and development imbalances by providing access to land for the previously disadvantaged communities in Kayamandi. •The aim is to finalise the land use rights on this project that was started many years ago in order to transfer

	the ownership of the properties to the intended beneficiaries. It therefore provides for security of tenure.
Spatial Sustainability	<ul style="list-style-type: none"> •The properties are located with the existing approved urban edge in the established area of Kayamandi. •The development already exists and does not encourage urban sprawl. It is currently and will in future continue to make use of existing available infrastructure services capacity. It does not have an impact on prime and unique agricultural land.
Efficiency	<ul style="list-style-type: none"> •The development optimises the use of existing infrastructure and optimises the available state-owned land.
Good Administration	<ul style="list-style-type: none"> •The application complies with and is submitted in accordance with legislated land development processes and procedures.
Spatial Resilience	<ul style="list-style-type: none"> •A key objective of the development/land use application is to finalise the land use rights on this project that was started many years ago in order to transfer the ownership of the properties to the intended beneficiaries and thereby improving the livelihood of the affected communities to ensure sustainable growth and development.

2.2 Applicable spatial development frameworks, guidelines, policies

The subject properties are located in an established urban area within the urban edge and fall with the "Urban Development" spatial planning category. In terms of the Stellenbosch Framework, Projects 4B, 5B & 8 are also located with the area designated as "Strategic Sites, Projects and/or Infill Opportunities.

The approved SDF specifically provides for the utilization of the sites as proposed in this land use application and therefore the existing (and proposed) utilization of the sites is regarded as compliant with the approved municipal SDF.

2.3 Service infrastructure capacity and sustainability

The properties are located in an area that is already serviced. No additional/new development will take place in terms of this land use application and therefore will not be increase in demand for services. Inani Infrastructure was appointed by the Municipality to provide civil engineering services for the planning phases to formalise the existing structures on the proposed sites in Kayamandi. See **ANNEXURE I** for the detailed civil services report.

2.4 Any investigations carried out in terms of other laws that are relevant (e.g. EIA, TIA, HIA etc.)

The **Western Cape Department of Environmental Affairs and Development Planning** confirmed in a letter dated 25 August 2021 that no listed activities in terms of the NEMA EIA Regulations 2014 (as amended) are triggered and therefore no environmental authorization is required.

Heritage Western Cape confirmed in a letter dated 03 September 2021 that "since there is no reason to believe that the proposed subdivision and rezoning on various erven in Kayamandi, Stellenbosch, will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.

2.5 Applicable provisions of the zoning scheme

The proposal is to rezone the properties from Multi-Unit Residential to Less Formal Zone and consolidate the respective properties into two portions (Portion A & B) with a consent use for the establishment of flats to enable the registration of a Sectional Title Scheme. Portion A will consist of 48 flats and Portion B of 100 flats.

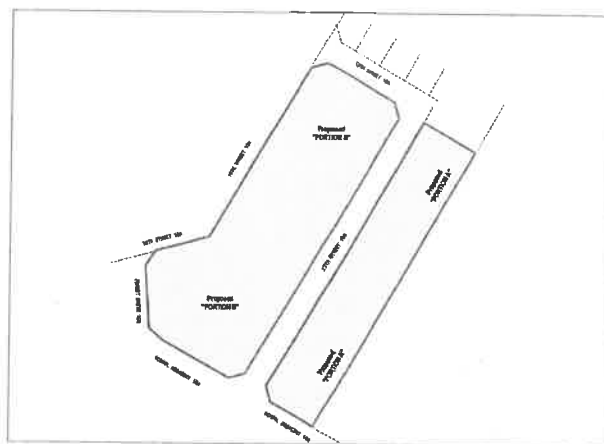


FIGURE 1: PROPOSAL

The zoning parameters for Less Formal Residential are as follows:

Street building lines	Common building lines	Coverage	Height	Parking
1,0m	0m on one boundary 1,0m on all other boundaries	80%	3 storeys	1 bay per dwelling house

The proposal complies with the above parameters. The nine (9) outside staircases leading to first floor are placed on the erf boundary. The zoning scheme indicated in the definition of "building line" that "stoeps, entrance steps, stairs and/or landings, which are at ground level, external to the building, and not covered by a roof" are excluded from adhering to building lines.

Staircases are thus excluded from complying with the street building line and a departure for the encroachment of the street building line is therefore not required. The staircases are however encroaching onto the road reserve (see **ANNEXURE C3**). Confirmation from the Municipality for the condonation of the minor encroachments is thus required. The condonation does not form part of this application and will be dealt with separately.

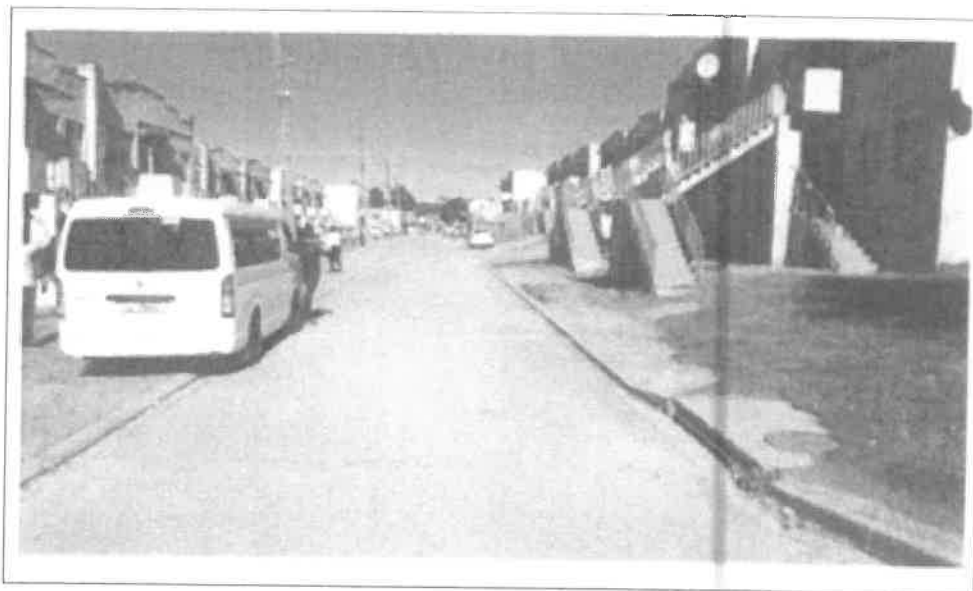


FIGURE 2: STAIRCASES ON STREET BOUNDARY

The application also entails a subdivision to enable the registration of a Section Title Scheme. This is however not an application in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015. The applicant needs to appoint, once this application is finalized, a Land Surveyor to prepare the sectional plans for the proposed sectional title scheme which will need to be submitted for approval to the Surveyor General. This process is separate from the land use application process.

The application also entails the amendment of General Plan GP 3443/1993 to accommodate the amended layout. The land surveyor however confirmed that an application for the amendment of the general plan is not required as the application entails the consolidation of the respective erven and no partial closure is involved.

2.6 General desirability

The proposal is compatible with the surrounding neighbourhood as it is located within an urban area and the area is characterized by high density development. It will also not detract from the surrounding area as no additional residential units are envisaged.

The application only involves the legalization of the existing flats so that the units can be transferred to the intended beneficiaries. As indicated above, it is clear that the existing project complies with the zoning scheme parameters and will not have a negative impact on the immediate environment. The two sites will be registered as a Sectional Title Scheme and sufficient parking exists on the common property portions of the two sites.

The proposal will optimise the use of the existing infrastructure and was supported by the Director: Engineering Services.

Access to the properties is easily obtained as it is bordered by four streets. No additional traffic will be generated because the properties are already developed and no new development is proposed.

2.7 Assessment of comments on application

Not applicable.

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. The land use rights for the properties in this project should already have been finalised approximately 20 years ago, however, due to various reasons, beyond the control of Stellenbosch Municipality, these land use rights were not finalised and ownership of the properties could not yet be transferred.
2. The primary objective of this land use application is to legalise the existing land uses on the various properties so that the properties can be registered with the Surveyor-General and thereby enabling the municipality to transfer ownership of the registered properties to the intended beneficiaries.
3. The properties in this project are located in an established urban area within the urban edge of Kayamandi.
4. The existing land uses are compliant with the Stellenbosch SDF and consistent with other relevant local and provincial policies.
5. There are no negative environmental and heritage impacts as confirmed by the Western Cape Department of Environmental Affairs and Development Planning and Heritage Western Cape.
6. No additional dwelling units will currently be constructed on the subject properties.

The subject land use and land development application is, having regard to the conclusions above, viewed as in Compliance to the relevant MSDF and consequently grounds for the support of the subject land use and land development application.

PART I: RECOMMENDATION

1. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, promulgated by notice number 354/2015, dated 20 October 2015 on Erven 1080 – 1112, Project 4A, Kayamandi, namely:
 - 1.1 The **Rezoning** in terms of Section 15(2)(a) of the said Bylaw of Erven 1080 – 1112, Kayamandi from Multi-Unit Residential zone to zone Less Formal Residential Zone to allow for the establishment of the existing 148 flats.
 - 1.2 The **Consolidation** in terms of section 15(2)(e) of the said bylaw of Erven 1080 to 1090, Kayamandi to form one erf namely Portion A ($\pm 3\,314\text{m}^2$ in extent).
 - 1.3 The **Consolidation** in terms of section 15(2)(e) of the said bylaw of Erven 1091 to 1112, Kayamandi to form one erf namely Portion B ($\pm 6\,041\text{m}^2$ in extent).
 - 1.4 The **Consent Use** in terms of section 15(2)(o) of the said bylaw to allow for the accommodation of 48 flats on Portion A and 100 flats on Portion B.

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 development under consideration 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 Rezoning Plan and Consolidation Plan with reference:
- 2.3.1 Zoning Plan - **21P004(4A)-TRP-ZP-20220118-Rev D00, Plan Nr 4**
- 2.3.2 Consolidation Plan - **21P004(4A)-TRP-CP-20220118-Rev D00, Plan Nr 3**; attached as **ANNEXURE C1** and **C2**.
- 2.4 New erf diagrams or general plans for the newly created land units be submitted to this municipality for clearance and record purposes.
- 2.5 The conditions imposed by the **Director: Engineering Services** as contained in their memo dated 28 September 2022, as stipulated below, be complied with (see **ANNEXURE H**).
- a) Water
Each erf must have its own water connection and water meter installed.
- b) Sewer Connections
Each erf must have its own sewer connection.
- c) Electrical Engineering
- i) *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 repairing damages.*
- ii) *All electrical work to comply with 142 and Municipal electrical bylaws.*

3. The reasons for the above decision are as follows:

- 3.1 The development is compatible with the surrounding land uses and built environment;
- 3.2 The proposal will provide for security of tenure.
- 3.3 The properties are located in an established urban area within the urban edge of Kayamandi.

- 3.4 The properties have already been developed and no additional units will be constructed.

4. Matters to be noted:

- 4.1 Building plans be approved by the Municipality.
- 4.2 A **Street Name and Numbering Plan** to be submitted to the delegated official for approval.
- 4.3 Condonation required from the Municipality for the nine minor encroachments of the existing staircases into 10th Street, 13th Street and School Street.

PART J: ANNEXURES

- ANNEXURE A:** Locality Plan
- ANNEXURE B:** Title Deed, Conveyancer Certificate and GP3443/1993
- ANNEXURE C:** Zoning and Consolidation Plan
- ANNEXURE D:** Applicant's Motivation
- ANNEXURE E:** Exemption from the Department of Ministry of Local Government, Environmental Affairs and Development Planning from certain provision for Public Participation
- ANNEXURE F:** Comment from the Department of Environmental Affairs and Development Planning
- ANNEXURE G:** Comment from Heritage Western Cape
- ANNEXURE H:** Comment from the Director: Engineering Services
- ANNEXURE I:** Civil Services Report
- ANNEXURE J:** Photos

PART K: COMPILATION OF PLANNING APPLICATION ASSESSMENT REPORT

**APPLICATION FOR THE AMENDMENT OF GENERAL PLAN, REZONING, CONSOLIDATION AND
CONSENT USE: ERVEN 1080 - 1112, PROJECT 4A, KAYAMANDI, STELLENBOSCH.**

Author of Planning Assessment Report:

Recommended Categorisation of the Application for Authorised Decision Maker:

Name: Louisa Gunb

Capacity: Senior Town Planner

Signature: 

Date: 11/01/2023

PART L: REVIEW OF PLANNING APPLICATION ASSESSMENT REPORT

**APPLICATION FOR THE AMENDMENT OF GENERAL PLAN, REZONING, CONSOLIDATION AND
CONSENT USE: ERVEN 1080 - 1112, PROJECT 4A, KAYAMANDI, STELLENBOSCH.**

Review of Planning Assessment Report:

Name: Chizelle Kriel

Capacity: MLCUM

SACPLAN Registration: Azzlio

Signature: 

Date: 11/01/2023

PART M: SUBMISSION OF PLANNING APPLICATION ASSESSMENT REPORT**APPLICATION FOR THE AMENDMENT OF GENERAL PLAN, REZONING, CONSOLIDATION AND
CONSENT USE: ERVEN 1080 - 1112, PROJECT 4A, KAYAMANDI, STELLENBOSCH.****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: 5A(b); 5E(b); 5K; 5O

Decision Making Authority: SMPT

Rational: Council owned land

Name:

Stiaan. Carstens

Capacity:

SMPT

SACPLAN Registration:

A11551

Signature:

[Handwritten Signature]

Date:

12/1/2023

PART N: ADMINISTRATION OF PLANNING APPLICATION ASSESSMENT REPORT**APPLICATION FOR THE AMENDMENT OF GENERAL PLAN, REZONING, CONSOLIDATION AND
CONSENT USE: ERVEN 1080 - 1112, PROJECT 4A, KAYAMANDI, 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: 27 JANUARY 2023

Name: LENACIA KAMINETH

Capacity: SENIOR ADMINISTRATIVE OFFICER

Signature: Kamineth

Date: 12.01.23

ANNEXURE A

**APPLICATION FOR REZONING,
CONSOLIDATION, CONSENT USE AND THE
AMENDMENT OF GENERAL PLAN: ERVEN 1080 -
1112, PROJECT 4A, KAYAMANDI,
STELLENBOSCH.**

LOCALITY PLAN

LOCALITY PLAN Kayamandi Housing Project 4A

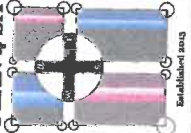
DESCRIPTION	COMMENTS
Kayamandi Project 4A	43/05/14
Current Number of Eriens	33 Eriens
Current Eriens Numbers	1006 to 1112
Current Plans / SF Diagrams	GP-24/21/1993
Current Owner	Stellenbosch Municipality

Notes:

- Project 4A is located between 10th Street, 12th Street, School Crescent and the School in Ward 12, Kayamandi, Stellenbosch, South West District, Western Cape.
- Project 4B is located between Mayeno, Lanta, Basal and Neumala Streets in Ward 13, in the Old Township Area of Kayamandi, Stellenbosch.
- Project 4C is located between Forest Drive, School Crescent and the School in Ward 12, in the Old Township Area of Kayamandi, Stellenbosch.
- Project 4D is located between Nizwami Street, Mada Street and the Sport Complex in Ward 12, in the Old Township Area of Kayamandi, Stellenbosch.
- Project 4E (Mphahlele) is located between Luyto, Nizwami and Sikkappa Road in Ward 13, in the Old Township Area of Kayamandi, Stellenbosch.



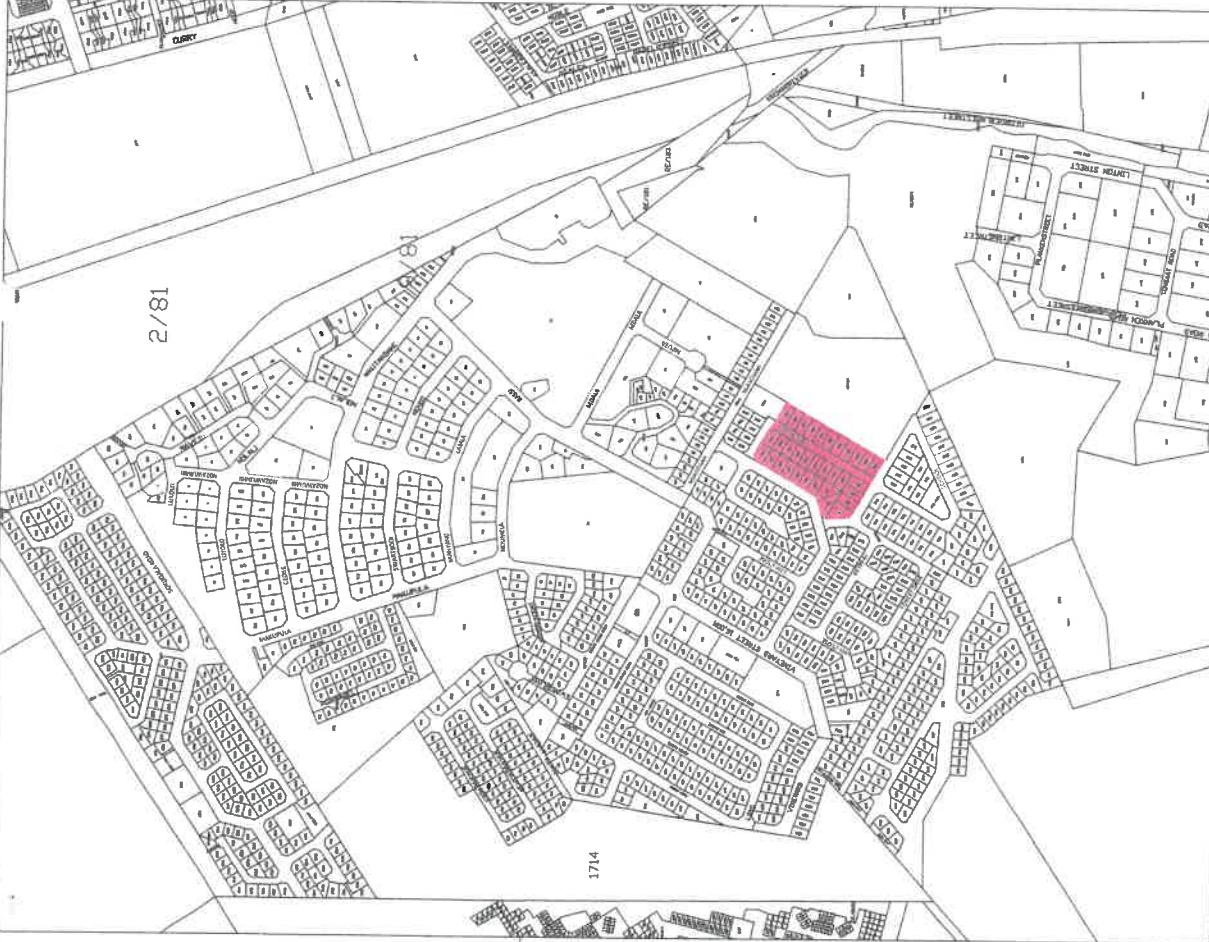
PLAN 4 SA



**PROFESSIONAL PLANNERS
& PROJECT MANAGERS**

MARTIN JONKER
Tel: 084-410-6132
Fax: 086-524-8738
Email: martinj@plan4sa.co.za
Web: www.plan4sa.co.za

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DRAWING DISCIPLINE CODES

TRP: Town & Regional Planning
TP: Transportation Planning

DRAWING STATUS CODES

D: Draft
F: Final

DRAWING NUMBER

21P004-TRP-LP-20210928-Rev D01

DRAWING TITLE CODES

CP: Consolidation Plan
DF: Development Framework
LP: Locality Plan
LUP: Land Use Plan
SDP: Site Development Plan
SLP: Site Layout Plan
SUB: Subdivision Plan
ZP: Zoning Plan



**DRAWING TITLE
LOCALITY PLAN**

PLAN NUMBER	SCALE	SHEET SIZE	SHEET NUMBER
1	NTS	A3	1 of 1

PROJECT NAME

LAND USE RIGHTS: KAYAMANDI HOUSING PROJECTS

CLIENT / OWNER INFORMATION

STELLENBOSCH MUNICIPALITY
Contact: Mr. Lester van Stavel
Position: Manager: Housing Development
Tel: 021-808-9462
Cell: 082-442-7709
Email: lester.vanstavel@stellenbosch.gov.za
Web: www.stellenbosch.gov.za

ANNEXURE B

**APPLICATION FOR REZONING,
CONSOLIDATION, CONSENT USE AND THE
AMENDMENT OF GENERAL PLAN: ERVEN 1080 -
1112, PROJECT 4A, KAYAMANDI,
STELLENBOSCH.**

**TITLE DEED AND
CONVEYANCER CERTIFICATE**

POWER OF ATTORNEY

I/we, the undersigned,

Geraldine Mettler

(Name(s) of ~~registered owner(s)~~ owner(s) authorised representative(s))

ID-number(s)

[Redacted]

(ID number(s) of ~~registered owner(s)~~ owner(s) authorised representative(s))

in my / our capacity as the registered owner or authorised representative of the owner(s) of the following property(ies)

Erven 1080 to 1112 (portions / subdivisions of Erf 1070), Kayamandi, Stellenbosch (also known as Project 4A)

(Property descriptions)

hereby nominate, constitute and appoint

PLAN 4 SA (Pty) Ltd or its NOMINEE

(Agent / Consultant's Name)

in terms of

N/A

(Council Resolution Reference & Date / Delegation Reference & Date / Board Resolution Reference & Date) (Indicate N/A if not applicable)

with power of substitution to be my lawful agent in my name, place and stead to act on my behalf to apply for the relevant land use rights being sought for the aforementioned property(ies). Furthermore to represent me at any and all enquiries to be held by virtue of such appointment, and generally to do or cause to be done whatever shall be required for all intents and purposes as I might or could do if personally present and acting myself, hereby ratifying everything my Attorney(s) and Agent(s) shall lawfully do or cause to be done by virtue of this Power of Attorney. Accordingly, power of attorney is hereby also granted to the agent to sign and receive all correspondence in respect of the matter referred to above during the application process.

Signed at

STELLENBOSCH

(Place)

on

28 April 2022

(Date)

in the presence of the undersigned witnesses.

For OWNER / APPLICANT / CLIENT

For PLAN 4 SA (Pty) Ltd

Geraldine Mettler
FULL NAME

Martin Jonker (Pr.Pl n A/1090/1999)
FULL NAME & SACPLAN REGISTRATION NR

[Signature]
OWNER / APPLICANT / CLIENT SIGNATURE

[Signature]
PLAN 4 SA (Pty) Ltd Representative SIGNATURE

[Signature]
WITNESS 1 SIGNATURE

[Signature]
WITNESS 2 SIGNATURE



CONVEYANCER CERTIFICATE

I/We Annemarie Van Vuuren
.....
.....
.....

Practising at:
STBB, 1st Floor Titanium House, 19 Gardener Williams Avenue, Paardeveei, Cape Town
.....
.....
.....

In respect of:
ERVEN 1080 - 1154 KAYA MANDI, SITUATED IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH
WESTERN CAPE PROVINCE
.....
.....
.....

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. Certificate of Registered Title T59362/2002
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.

a l e



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	T59362/2002 - Clause I (C) T59362/2002 - Clause II (B)
2.	Building lines	Y	N	
3.	Height	Y	N	
4.	Number of Dwellings	Y	N	
5.	Bulk floor area	Y	N	
6.	Coverage/built upon area	Y	N	
7.	Subdivision	Y	N	
8.	Servitudes that may be registered over or in favour of the property	Y	N	T59362/2002 - Clause II. (C) and (D)
9.	Other Restrictive Conditions	Y	N	



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

co m y n a p h e r

a.	Organ(s) of State that might have an interest in the restrictive condition	
b.	A person whose rights or legitimate expectations will be affected by the removal/suspension/amendment of a restriction condition.	
c.	All persons mentioned in the deed for whose benefit the restrictive condition applies	

C. PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED

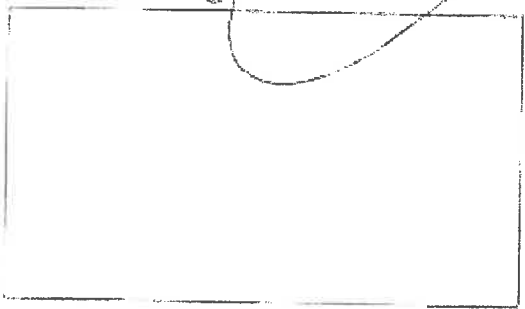
(please tick appropriate box)

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
--	---	---	--------------------------

Signed at Somerset West (Place) on this 11 (Day) November (Month) of 2021.....

Full names and Surname: Annemarie Van Vuuren

Signature:



**ANNEMARIE VAN VUUREN
 SMITH TABATA BUCHANAN BOYES
 Commissioner of Oaths
 Practising Attorney, R.S.A. of
 1st Floor Titanium House
 19 Gardner Williams Avenue
 Paardevlei, Somerset West**

Tel: 0218506400

Email: annemarie.vv@stb.co.za

Cell:

Martin Jonker

From: Annemarie van Vuuren <AnnemarieV@stbb.co.za>
Sent: Tuesday, January 25, 2022 10:44 AM
To: 'Martin Jonker'
Subject: RE: *EXTERNAL* RE: Conveyancer Certificate - Kaya Mandi
Attachments: Erf 112 Kaya Mandi.pdf; Erf 288 Kaya Mandi.pdf; Erf 518 Kaya Mandi.pdf

Hi Martin,

Please accept my apologies for the delayed response.

Find attached hereto the amended certificates for CC112, CC518 and CC288.

We have perused all the title deeds and we could not identify any condition restricting the use of the Kaya Mandi properties for residential purposes.

We further confirm that it will not be necessary to apply for the removal of any restrictive conditions.

It is also confirmed that, during our investigation, we did not pick up any pending court cases or orders, noted in the deeds office.

Please let me know if you require the above confirmation on a letterhead.

We look forward to hearing from you.

Kind regards

Annemarie van Vuuren
 Director

T: +27 (0) 21 001 1170
 F: +27 (0) 86 541 7085
 E: AnnemarieV@stbb.co.za

1st Floor Titanium House, 19 Gardner
 Williams Avenue, Paardevlei, Somerset
 West
 PO Box 1097, Stellenbosch, 7599

STBB The
 Big Small
 Firm

VAT No: 4670133877
 Reg. No: 1992/003316/21

www.stbb.co.za

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How do you feel about our service?



This email is subject to the electronic communication legal disclaimer of STBB available [here](#).

From: Martin Jonker <martinj@plan4sa.co.za>
Sent: 17 January 2022 12:46
To: Annemarie van Vuuren <AnnemarieV@stbb.co.za>
Subject: RE: *EXTERNAL* RE: Conveyancer Certificate - Kaya Mandi
Importance: High

****This email is from an external sender. Be very careful when opening any attachments or clicking on any links****

Hi Annemarie

I hope you are doing well. All the best for 2022.

I have picked up 1 or 2 small mistakes on some of the conveyancing certificates. Can you please have a look at the following:

CLUVER MARKOTTERING

117

SEALING DUTY	R
POST FEE	R 95,00

Opgestel deur my

TRANSPORTBESORGER
P O S MEAKER

RESEARCH DATA/ASLEGGING/COMPUTER DATA CAPTURE		
OPERATOR	DATE	OPERATOR
	19/11	

VIR VERDERE ENDOSEMENTE SIEN BLADSY
FOR FURTHER ENDORSEMENT SEE PAGE

T	059362/2002
---	-------------

SERTIFIKAAT VAN GEREGISTREERDE TITEL

Uitgereik kragtens die bepalings van Artikel 43 van die
Registrasies van Aktes Wet 1937 (Nr. 47 van 1937)

NADEMAAL

VIR ENDOSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE

JACOBUS PETRUS RETIEF in my hoedanigheid as WAARNEMENDE
MUNISIPALE BESTUURDER van die MUNISIPALITEIT STELLENBOSCH,
behoorlik daartoe gemagtig

aansoek gedoen het om die uitreiking aan die MUNISIPALITEIT STELLENBOSCH
van 'n Sertifikaat van Geregistreeerde Titel kragtens Artikel 43 van die Registrasie van
Aktes Wet 1937, ten opsigte van die hierondergenoemde grond synde 'n gedeelte
van die grond geregistreer op die MUNISIPALITEIT STELLENBOSCH se naam
deur Transportakte No T 61262/1993.

- 2 -

SO IS DIT DAT ingevolge die bepalings van genoemde Wet, ek die Registrateur van Aktes te Kaapstad hierby sertifiseer dat voornoemde

MUNISIPALITEIT STELLENBOSCH

die se Administrateurs of Regverkrygendes

die geregistreerde Eienaar van:

ERF 1070 KAYA MANDI in die Munisipaliteit en Afdeling STELLENBOSCH,
Provinsie WES-KAAP

GROOT: 6,5851 (Ses Komma Vyf Agt Vyf Een) Hektaar

SOOS AANGEDUI op die aangehegte Diagram S.G. No 11135/1992 en gehou
kragtens Transportakte No T 61262/1993.

- I. **WAT BETREF** die figuur vBCDEFGmnY^u op die hierby aangehegte
Diagram S.G. No 11135/92:
 - A. **ONDERHEWIG** aan die voorwaardes genoem in Grondbrief, Stellenbosch
Eiendomsbriewe Boekdeel 5 Nr 36 gedateer 24 Maart 1887.
 - B. **ONDERHEWIG VERDER** aan die volgende voorwaardes vervat in
Stellenbosch Eiendomsbriewe, Boekdeel 5 Nr 36 gedateer 24 Maart 1887,
naamlik:

- 3 -

"That all roads and thoroughfare existing over the land hereby granted, whether they are described in the diagram or not, shall remain free and uninterrupted. The land thus granted being further subject to all such duties and Regulations as are either already or shall in future be established with regard to such lands."

- C. GEREKTIG op die voordele van die voorwaardes waarna verwys word in die volgende aantekening gedateer 22 Maart 1955 op die gemelde Grondbrief, Stellenbosch Eiendomsbriewe, Boekdeel 5 Nr 36 gedateer 24 Maart 1887, naamlik:

"Endorsement (Remainder)

By Deed of Transfer No 3840/55 dated this day, Portion 9 of Lot LIII, Portion 10 of Lot LIII and Portion 8 of Lots XXVI to XXXVII thereby transferred and subject to conditions relative to use thereof for accomodation of buses, erection of buildings value thereof, restoration or damages in lieu restraint against sale of said land, fences, etc. the construction and maintenance of water, sewerage and drain pipes, electric way-leaves etc. over the said land and maintenance of cleanliness of the land, which conditions are in favour of the remainder of Lots XXVI to XXXVII in extent as such 220 mgn 43594 sq ft held hereunder and other land.

As will more fully appear from said Deed of Transfer."

en AvuZ
 II. **WAT BETREF** die figure **KLMNPQRSTUWVXnmHJ**, op die hierby
 aangehegte Diagram S.G. No 11135/1992:

A. **ONDERHEWIG VERDER** aan die volgende voorwaardes genoem in die
 gemelde Grondbrief Stellenbosch Eiendomsbriewe Boekdeel 8 Nr 15 gedateer
 22 Junie 1908.

"II. That all roads and thoroughfares being or existing on the said land
 described in the plan or diagram of the same shall remain free and
 uninterrupted unless the same be closed or altered by competent authority.

III. That all rights to gold, silver and precious stones found or discovered at any
 time on or in the said 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."

B. **ONDERHEWIG VERDER** soos genoem in die gemelde Grondbrief
 Stellenbosch Eiendomsbriewe Boekdeel 8 Nr 15 gedateer 22 Junie 1908:

"Subject, however, to all such duties and regulations as are either already or
 shall in future be established with regard to such lands."

C. **GEREGTIG VERDER** op die voordele van die Serwituut waarna verwys word
 in die volgende aantekeninge gedateer 20 September 1938 op die gemelde
 Grondbrief Stellenbosch Eiendomsbriewe Boekdeel 8 Nr 15 gedateer
 22 Junie 1908, naamlik:

- 5 -

"RemainderRegistration of Servitude

By Transfer 9729/1938 dated 20/9/1938

- (a) a right of way 24 feet wide over property thereby conveyed and numbered Zhgvz on the diagram thereto annexed joining up with the right of way from g to 1 indicated on the said diagram has been granted in favour of the owner and his successors in title of the property held hereunder.
- (b) a strip of land 20 feet wide along the boundary marked g t on the said diagram shall not be cultivated but only be used for road purposes as will more fully appear on reference to the said Transfer."
- D. GEREKTIG VERDER op die voordeel van die Servituut waarna verwys word in die volgende aantekeninge gedateer 20 September 1938 op die gemelde Grondbrief Stellenbosch Eiendomsbriewe Boekdeel 8 Nr 15 gedateer 22 Junie 1908, naamlik:

"RemainderRegistration of Servitude

By Transfer 9730 dated 20.9.1938 a right of way 24 feet wide from the beacon h to the beacon j on the property held hereunder and indicated on the diagram thereof is granted in favour of the remainder of the land held hereunder subject to conditions as will more fully appear on reference to the said Transfer."

7

SERTIFIKAAT VAN MINERALEREGTE UITGEREIK CERTIFICATE OF MINERAL RIGHTS ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	
K	RMO
REGISTRATEUR/REGISTRAR	

VIR ENDOSSEMENTE KYK BLADSY
 FOR ENDORSEMENTS SEE PAGE 8

P

ENDORSEMENT IN TERMS OF SECTION 46 ACT 47/1937

ENDORSSEMENT KRAGTENS ARTIKEL 46 WET 47/1937

8-

The Land herein described has been subdivided

ACT 4/84

Die Grond hierin beskryf is onderverdeel

In accordance with General Plan No:

In ooreenstemming met Algemene Plan Nr. 3443 / 1993

Approved by the Surveyor-General on

Goedgekeur deur die Landmeter-Generaal op 11/6/1993

Into erven numbers

In erwe genommer 1071 - 1119, 1121 - 1207, 1209 - 1277

Public Places number

Openbare Plekke genommer 1120 + 1208

and Thoroughfares.

and Strate.

Application filed as ~~DC~~ 043813 / 2002

ansoek geliasseer as ~~DC~~ *Gen. D. D. D.*

Ervenwater oewer erf 1079

[Signature]
REGISTRATEUR VAN AKTES

DEEDS OFFICE / AKTEKANTOOR

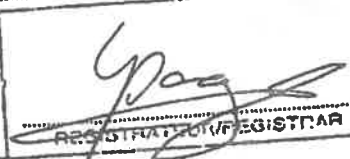
CAPETOWN / KAAPSTAD

2002-07-15

FOR FURTHER ENDORSEMENTS SEE
VIR VERDERE ENDORSSEMENTE SIE..... **9**

-29-

Spes t.o.v. die figuur KLMNPQRSTUW X nm H J

SERTIFIKAAT VAN MINERALEREKTE UITGEBEIK CERTIFICATE OF MINERAL RIGHTS ISSUED	
TEN OPSIGTE VAN <u>y</u> IN RESPECT OF	
K 86 79/02 PM	
51-07-2002	
REGISTRAR/REGISTRAR	


(komponent II hierbinne)

x. Alle regte tot goud, silwer en edelgesteentes
 van beweging van enige prospektering
 tesame met die reg tot en uitgang myne of werke vir ten gunste van die Staat.

For endorsements

Spes t.o.v. die figuur see pg 10

KLMNPQRSTUW X nm H J (komponent II hierbinne)

SERTIFIKAAT VAN MINERALEREKTE UITGEBEIK CERTIFICATE OF MINERAL RIGHTS ISSUED	
TEN OPSIGTE VAN <u>y</u> IN RESPECT OF	
K 96 80/02 PM	
2002-07-15	
REGISTRAR/REGISTRAR	

(i) x. Alle ^{minerale} regte tot uitgesonderde regte tot goud, silwer en edelgesteentes
 tesame met sekere bykomstige regte ten gunste van die Staat.

Spes t.o.v. die figuur

KLMNPQRSTUW X nm H J (komponent II hierbinne)

(ii) en alle regte tot minerale spes t.o.v. die figuur V B C D E F G m n Y n (komponent I hierbinne)

-10-T 59362/2002

X

Komponent I op bladsy 2 gewysig kragtens Artikel 4(1)(b) van Wet 47 van 1937 om te lees:

Component I on page 2 amended in terms of Section 4(1)(b) of Act 47 of 1937 to read:

I. WAT betref die figuur vBCDEFGmnYu op die hierby aangehegte diagram S.G. No 11135/1992.

Komponent II op bladsy 4 gewysig kragtens Artikel 4(1)(b) van Wet 47 van 1937 om te lees:

Component II on page 4 amended in terms of Section 4(1)(b) of Act 47 of 1937 to read:

II. WAT betref die figure KLMNPQRSTUUVWXnmHJ en AvuZ op die hierby aangehegte diagram S.G. No 11135/1992.

BC

000018800 / 2012

①

Date:

REGISTRATEUR / REGISTRAR

X

Komponent 1 en 2	
GEWYSIG KRAGTENS ART. 4 (1) VAN WET 47 VAN 1937 OM TE LEES:	AMENDED IN TERMS OF SECTION 4 (1) (b) OF ACT 47 OF 1937 TO READ:
Soos hierbo.	
BC 000018800 / 2012	
09 MAY 2012	REGISTRATEUR/REGISTRAR

FOR ENDORSEMENT SEE page 11

- 6 -

EN DAT, kragtens hierdie Sertifikaat, genoemde

MUNISIPALITEIT STELLENBOSCH

die se Administrateurs of Regverkrygendes

nou en voortaan daartoe geregtig is ooreenkomstig plaaslike gebruik, maar behoudens die regte van die Staat.

TEN BEWYSE WAARVAN ek, voornoemde REGISTRATEUR, hierdie Akte onderteken en met die ampseël bekragtig het,

ALDUS GEDOEN en GETEKEN op die Kantoor van die Registrateur van Aktes te KAAPSTAD op hede die 15^{de} dag van JULY 2002 (TWEEDUISEND EN TWEE)


REGISTRATEUR VAN AKTES

Geregistreer in die
Register
Boek Folio

KLERK IN BEVEL

VA 000006800 / 2016

Certified a true copy of the duplicate original filed of record in this Registry, issued to serve in place of the original thereof under the provisions of Deeds Regulation No. 68 (1)

Deeds Registry
Cape Town

① *[Signature]*

..0-5..SEP-2016.. Asst. Registrar of Deeds

REGISTERED TO		TRANSFERRED TO
REGISTERED TO		
REGISTERED TO		
T	<i>IN error</i>	
		REGISTRAR/REGISTRAR

S. G. No. 3643 - 39
 SHEET 1 OF 2 SHEETS
 APPROVED
 IN SURVEYOR GENERAL
 1985 - 04 - 11
 P.A. COMPANY, SERVICES WESTERN C.O.
 107, 60172/24/17 DATE 1982-05-16
 Dev. Area - Act 4/1984.



(KAYA MANDI ALLOTMENT AREA.)
GENERAL PLAN No. 3643/1993
 OF
 PART OF THE TOWNSHIP OF KAYA MANDI
 OF SUBDIVISIONS OF ERF 1970 KAYA MANDI
 VINE GARDEN No. 103/1992 AMENDED TO D/T
 COMPRISE 205 OTHER NUMBERED 071 - 079, 107 - 109, 109 - 177
 2 PUBLISHED PLACES NUMBERED 109, 109 AND THE STREETS
 SITUATE IN THE MUNICIPALITY OF STELLENBOSCH
 ADMINISTRATIVE DISTRICT OF STELLENBOSCH
 PROVINCE OF CAPE OF GOOD HOPE
 SCALE 1:500

RECORD DESCRIPTIONS
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GENERAL NOTE.
 THE LINE 1079, WITH REPRESENTS THE NORTH WESTERN
 BOUNDARY OF A TOWNWATER SERVITUDE, L&R IN 1079

DEPOSITED IN MARCH 1993
 BY
 (SIGNED) J. CHRISTIANUS
 D. S. HILLARD
 PROFESSIONAL LAND SURVEYORS

NO.	AMENDMENT	REASON/REMARKS	AUTHORITY	DATE

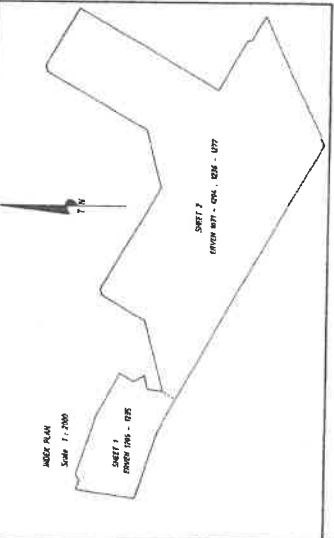
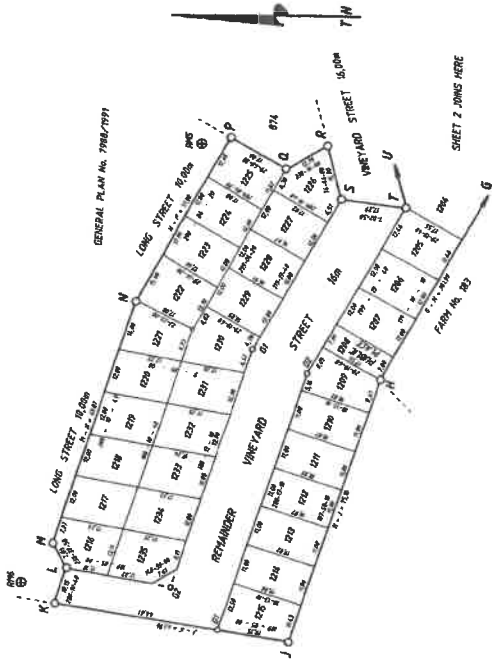
S. G. ORDER NOTES

UNLESS OTHERWISE STATED ALL DIMENSIONS ARE IN METERS
 S. G. FILE No. 3643/1993
 S. G. FILE No. 103/1992
 COMP. No. 103/1992
 BMS-17 (1984)
 BMS-17 (1985)

C

1:500

1:500



MAIN FIGURE	BLOCK CORNERS	AREAS		AREAS		AREAS		AREAS	
		COORDINATE SYSTEM OF 1:5000	AREA	COORDINATE SYSTEM OF 1:5000	AREA	COORDINATE SYSTEM OF 1:5000	AREA	COORDINATE SYSTEM OF 1:5000	AREA
A	13 171.37	54 511.03	177	1127	353	1137	1221	294	
B	13 181.41	54 511.03	178	1127	353	1137	1221	294	
C	13 191.45	54 511.03	179	1127	353	1137	1221	294	
D	13 201.49	54 511.03	180	1127	353	1137	1221	294	
E	13 211.53	54 511.03	181	1127	353	1137	1221	294	
F	13 221.57	54 511.03	182	1127	353	1137	1221	294	
G	13 231.61	54 511.03	183	1127	353	1137	1221	294	
H	13 241.65	54 511.03	184	1127	353	1137	1221	294	
I	13 251.69	54 511.03	185	1127	353	1137	1221	294	
J	13 261.73	54 511.03	186	1127	353	1137	1221	294	
K	13 271.77	54 511.03	187	1127	353	1137	1221	294	
L	13 281.81	54 511.03	188	1127	353	1137	1221	294	
M	13 291.85	54 511.03	189	1127	353	1137	1221	294	
N	13 301.89	54 511.03	190	1127	353	1137	1221	294	
O	13 311.93	54 511.03	191	1127	353	1137	1221	294	
P	13 321.97	54 511.03	192	1127	353	1137	1221	294	
Q	13 332.01	54 511.03	193	1127	353	1137	1221	294	
R	13 342.05	54 511.03	194	1127	353	1137	1221	294	
S	13 352.09	54 511.03	195	1127	353	1137	1221	294	
T	13 362.13	54 511.03	196	1127	353	1137	1221	294	
U	13 372.17	54 511.03	197	1127	353	1137	1221	294	
V	13 382.21	54 511.03	198	1127	353	1137	1221	294	
W	13 392.25	54 511.03	199	1127	353	1137	1221	294	
X	13 402.29	54 511.03	200	1127	353	1137	1221	294	
Y	13 412.33	54 511.03	201	1127	353	1137	1221	294	
Z	13 422.37	54 511.03	202	1127	353	1137	1221	294	

POSITION 5
 OF
 No. 103

S. G. No. 3443 - 83
 SHEET 2 OF 2 SHEETS
 APPROVED
 IN SURVEYOR GENERAL
 1911-1912 - 11

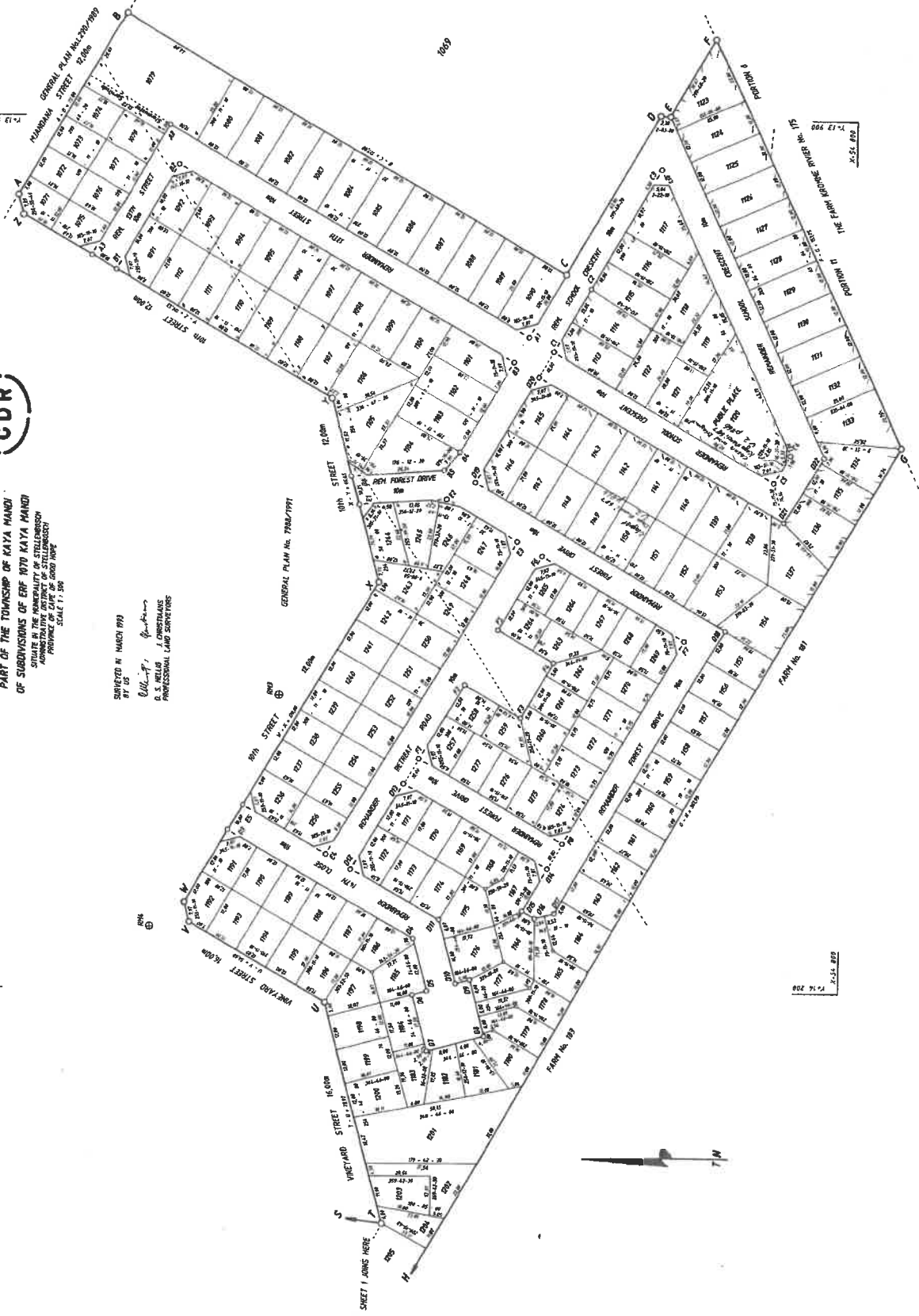
UNLESS OTHERWISE STATED ALL DISPLAY
 DIMENSIONS ARE IN METERS
 S. G. FILE No. 3443/83
 S. G. FILE No. 3443/83
 S. G. FILE No. 3443/83
 S. G. FILE No. 3443/83

C



GENERAL PLAN NO. 3443/1993
 OF
 PART OF THE TOWNSHIP OF KAYA MANDI
 OF SUBDIVISIONS OF ERF 1070 KAYA MANDI
 SITUATED IN THE MUNICIPALITY OF STELLERENBOSSCH
 PROVINCE OF CAPE PROVINCE
 SCALE 1:500

SURVEYED IN MARCH 1993
 BY US
 G. S. HILLIER
 PROFESSIONAL LAND SURVEYORS



SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES			S.G. No.
		Y	System	Lo19° X	
	<u>Constant</u>		±	0.00	+3700 000.00
AB	72,00	299 40 20	A	+ 13 927,18	+ 54 514,03
BC	177,00	30 11 10	B	+ 13 864,62	+ 54 549,67
CD	63,00	299 40 20	C	+ 13 953,61	+ 54 702,67
DE	3,38	2 03 00	D	+ 13 898,87	+ 54 733,86
EF	30,67	299 40 20	E	+ 13 899,00	+ 54 737,24
FG	153,75	65 04 00	F	+ 13 872,35	+ 54 752,42
GH	361,99	119 19 10	G	+ 14 011,76	+ 54 817,23
HJ	75,10	107 58 10	H	+ 14 327,38	+ 54 639,97
JK	63,96	189 05 00	J	+ 14 398,82	+ 54 616,80
KL	10,15	288 10 40	K	+ 14 388,72	+ 54 553,64
LM	7,85	238 37 50	L	+ 14 379,08	+ 54 556,81
MN	69,07	288 10 40	M	+ 14 372,38	+ 54 552,72
NP	51,00	299 04 20	N	+ 14 306,76	+ 54 574,27
PQ	17,00	29 40 20	P	+ 14 262,18	+ 54 599,05
QR	12,70	330 16 00	Q	+ 14 270,60	+ 54 613,82
RS	15,00	74 46 00	R	+ 14 264,30	+ 54 624,85
ST	17,29	7 02 50	S	+ 14 278,77	+ 54 628,79
TU	78,97	254 46 00	T	+ 14 280,89	+ 54 645,95
UV	54,50	210 11 10	U	+ 14 204,70	+ 54 625,20
VW	7,07	255 11 10	V	+ 14 177,30	+ 54 578,09
WX	128,00	300 11 10	W	+ 14 170,47	+ 54 576,28
XY	65,45	254 50 00	X	+ 14 059,82	+ 54 640,64
YZ	124,53	210 11 10	Y	+ 13 996,65	+ 54 623,52
ZA	7,09	254 55 40	Z	+ 13 934,03	+ 54 515,87
		61 Stel1	△	+ 15 339,25	+ 54 040,38
		396 Nietvoorby	△	+ 11 819,08	+ 53 484,41

1 1 1 3 5 / 9 2
Approved
D. S. Hellig
Surveyor-General
1993-01-27

Sheet No 1 of
2 Sheets

Beacon Description

All beacons are 12 mm iron peg, except
G H J 20 mm iron peg

The figure ABCDEFGHIJKLMNPQRSTUVWXYZ

represents 6,5851 hectares

of land being

situate Erf 1070 Kaya Mandi
in the Municipality and

Administrative District of Stellenbosch

Province of Cape of Good Hope.

Surveyed in August, September 1991 and October 1992

by me,

D. S. Hellig
D S HELIG
Land Surveyor

This diagram is annexed to	The original diagram is	File No. <u>Khayamaandi 708</u>
No. <u>59362/2002</u>	No. L25/1990	S.R. No. <u>E3484/92</u>
dated	annexed to	Comp. <u>BHSZ-11 (M3168)</u>
i.f.o.	Transfer No.	<u>BHSZ-11271(6939)</u>
<u>Registrar of Deeds</u>	(Farm No 1297)	<u>BHSZ-1273 (6941)</u>

B
S
M

Ert 1070 Kaya Mandi

S.G. No.

1 1 1 3 5 / 9 2

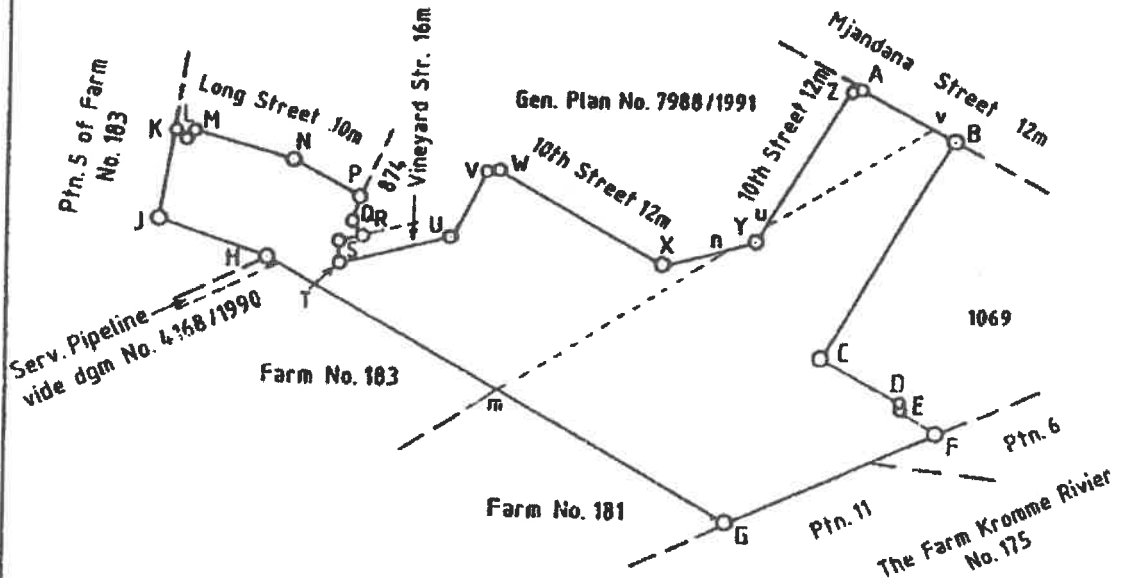
Approved

Domin
for Surveyor-General
1993-01-27

Sheet No 2 of
2 Sheets

FOR SUBDIVISION OF THIS
PROPERTY VIDE GENERAL
PLAN N^o 3443/1993

T. N.



Surveyed in August, September 1991 and October 1992 by me.

D.S. Hellig
D.S. HELLIG
Land Surveyor

Scale 1:5000

115
S

ANNEXURE C

**APPLICATION FOR REZONING,
CONSOLIDATION, CONSENT USE AND THE
AMENDMENT OF GENERAL PLAN: ERVEN 1080 -
1112, PROJECT 4A, KAYAMANDI,
STELLENBOSCH.**

**ZONING & CONSOLIDATION
PLAN**

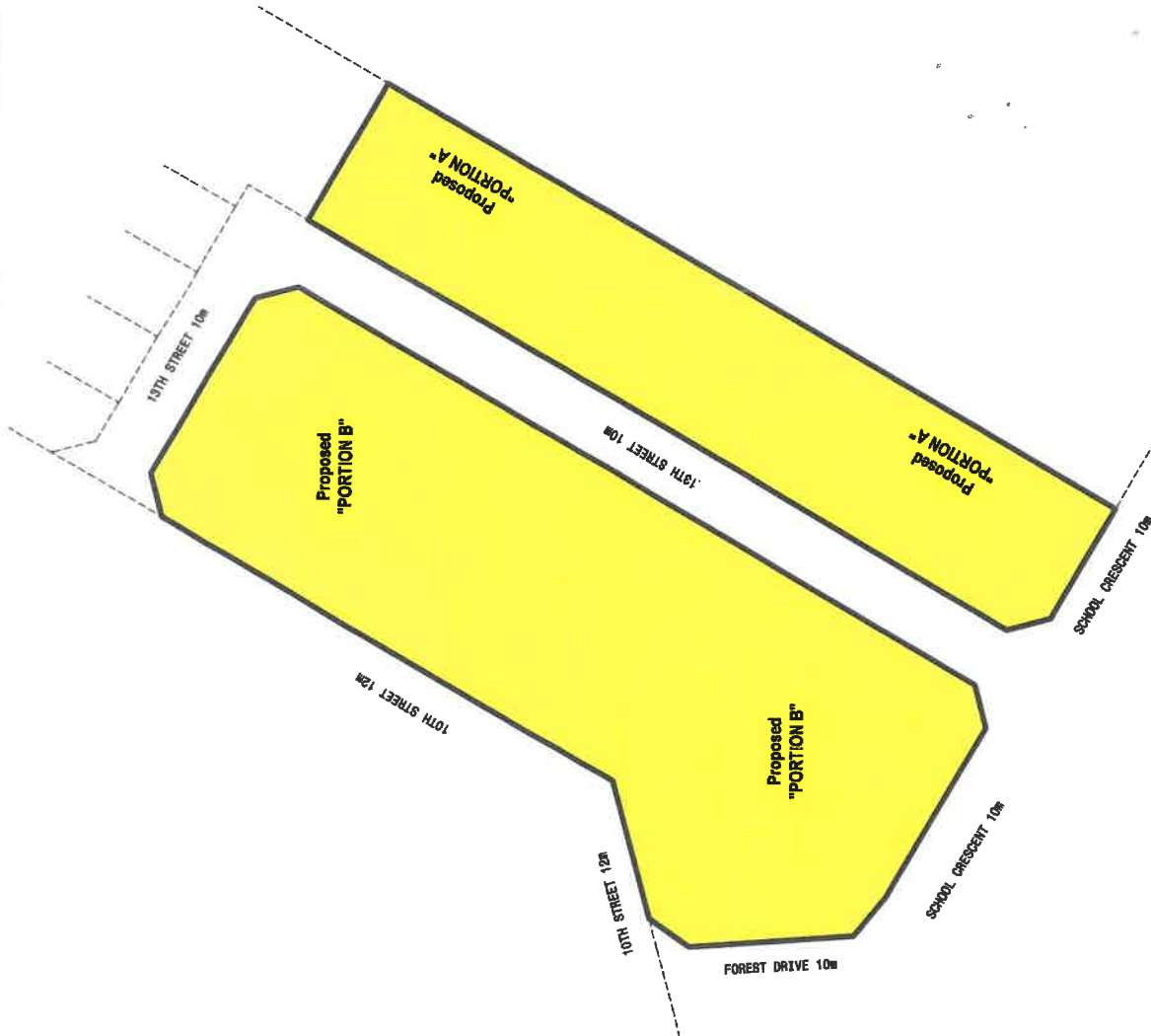
ZONING PLAN

Kayamandi Housing Project 4A

DESCRIPTION	COMMENTS
Kayamandi Project 4A	±0.9354 ha
Current Number of Erven	33 erven
Current Erf Numbers	1080 to 1112
Proposed Number of Erven	2 erven
Proposed "Portion A"	±3314m ²
Proposed "Portion B"	±604 1m ²
Less Formal Residential Zone (LFR)	±9354m ²

Notes:

- Project 4A is located between 10th Street, 13th Street, School Crescent and the School in Ward 12, Kayamandi, Stellenbosch.
- The intention is to establish a Sectional Title Scheme on the consolidated erven.
- Existing Erf Numbers 1080 to 1090 is proposed to be consolidated to 1 x Erf, namely, proposed "Portion A".
- Existing Erf Numbers 1091 to 1112 is proposed to be consolidated to 1 x Erf, namely, proposed "Portion B".
- Existing Number of Dwelling Units are:
 - Proposed "Portion A": 100 dwelling units
 - Proposed "Portion B": 100 dwelling units
- Proposed Zoning:
 - Less Formal Residential Zone (LFR) for both proposed "Portion A" and "Portion B"
- Coverage:
 - Estimated actual coverage on proposed "Portion A" is ±22% which is below the maximum permitted coverage in the LFR Zone.
 - Estimated actual coverage on proposed "Portion B" is ±25% which is below the maximum permitted coverage in the LFR Zone.
 - No departure is therefore required on Coverage.
- Height:
 - Existing buildings are 2-storey buildings which is below the maximum height in the LFR Zone.
 - No departure is therefore required on Height.
- Parking:
 - 1 x bay per dwelling house is required in the LFR Zone.
 - 148 x off-street parking bays can be accommodated on the consolidated portions.
 - No departure is therefore required on Parking
- Building Lines:
 - There are 9 x minor encroachments of staircases into the road reserve as indicated in RED (ENC1 to ENCB) on the consolidation plan.
 - Except for the aforementioned staircase encroachments, the existing buildings do not exceed the permissible height in the LFR Zone.
- The zoning scheme says to the definition of "building line" that "... steps, entrance steps, stairs and/or landings which are at ground level, external to the building, and not covered by a roof ..." are excluded from adhering to building lines.
 - No departure is therefore required on Building Lines.



PROFESSIONAL PLANNERS & PROJECT MANAGERS

PLAN 4 SA

MARTIN JONKER
Tel: 084-410-6132
Fax: 086-524-8738
Email: martin@plan4sa.co.za
Web: www.plan4sa.co.za

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DRAWING DISCIPLINE CODES	TRP: Town & Regional Planning TP: Transportation Planning
DRAWING STATUS CODES	D: Draft F: Final
DRAWING NUMBER	21P004 (4A)-TRP-ZP-20220118-Rev D00

DRAWING TITLE CODES	CP: Consolidation Plan DF: Development Framework LP: Locality Plan LUP: Land Use Plan SDP: Site Development Plan SLP: Site Layout Plan SUB: Subdivision Plan ZP: Zoning Plan
----------------------------	---

DRAWING TITLE			
ZONING PLAN			
PLAN NUMBER	SCALE	SHEET SIZE	SHEET NUMBER
4	NTS	A3	1 of 1
PROJECT NAME			
LAND USE RIGHTS: KAYAMANDI HOUSING PROJECTS			

CLIENT / OWNER INFORMATION
STELLENBOSCH MUNICIPALITY
Contact: Mr. Lester van Stavel
Position: Manager: Housing Development
Tel: 021-808-8462
Cell: 082-442-7709
Email: lester.vanstavel@stellenbosch.gov.za
Web: www.stellenbosch.gov.za

CONSOLIDATION PLAN Kayamandi Housing Project 4A

DESCRIPTION	COMMENTS
Kayamandi Project 4A	±0.9354 ha
Current Number of Erven	33 erven
Current Erf Numbers	1080 to 1112
Proposed Number of Erven	2 erven
Proposed "Portion A"	±3314m ²
Proposed "Portion B"	±6041m ²

Notes:

- Project 4A is located between 10th Street, 13th Street, School Crescent and the School in Ward 12, Kayamandi, Stellenbosch.
- The intention is to establish a Sectional Title Scheme on the consolidated erven.
- Existing Erf Numbers 1080 to 1090 is proposed to be consolidated to 1 x Erf, namely, proposed "Portion A".
- Existing Erf Numbers 1091 to 1112 is proposed to be consolidated to 1 x Erf, namely, proposed "Portion B".
- Existing Number of Dwelling Units on:
 - Proposed "Portion A": 48 dwelling units
 - Proposed "Portion B": 100 dwelling units
- Proposed Zoning:
 - Formal Residential Zone (LFR) for both proposed "Portion A" and "Portion B".
- Coverage:
 - Estimated actual coverage on proposed "Portion A" is ±22% which is below the maximum permitted coverage in the LFR Zone.
 - Estimated actual coverage on proposed "Portion B" is ±25% which is below the maximum permitted coverage in the LFR Zone.
- No departure is therefore required on Coverage.
- Height:
 - Existing buildings are 2-storey buildings which is below the maximum permitted height in the LFR Zone.
 - No departure is therefore required on Height.
- Parking:
 - 1 bay per dwelling house is required in the LFR Zone.
 - 148 covered parking bays can be accommodated on the consolidated portion.
- No departure is therefore required on Parking.
- Building Lines:
 - There are 9 x minor encroachments of staircases into the road reserve as indicated in RED (ENC1 to ENC9) on the consolidation plan.
 - Except for the aforementioned staircase encroachments, the existing buildings do not exceed the permissible building lines in the LFR Zone.
- The zoning scheme says in the definition of "Building line" that "...steps, entrance steps, stairs and/or landings, which are at ground level, external to the building, and not covered by a roof..." are excluded from adhering to building lines.
 - No departure is therefore required on Building Lines.



PLAN 4 SA

PROFESSIONAL PLANNERS & PROJECT MANAGERS

MARTIN JONKER
Tel: 084-410-6132
Fax: 086-524-8738
Email: martinj@plan4sa.co.za
Web: www.plan4sa.co.za

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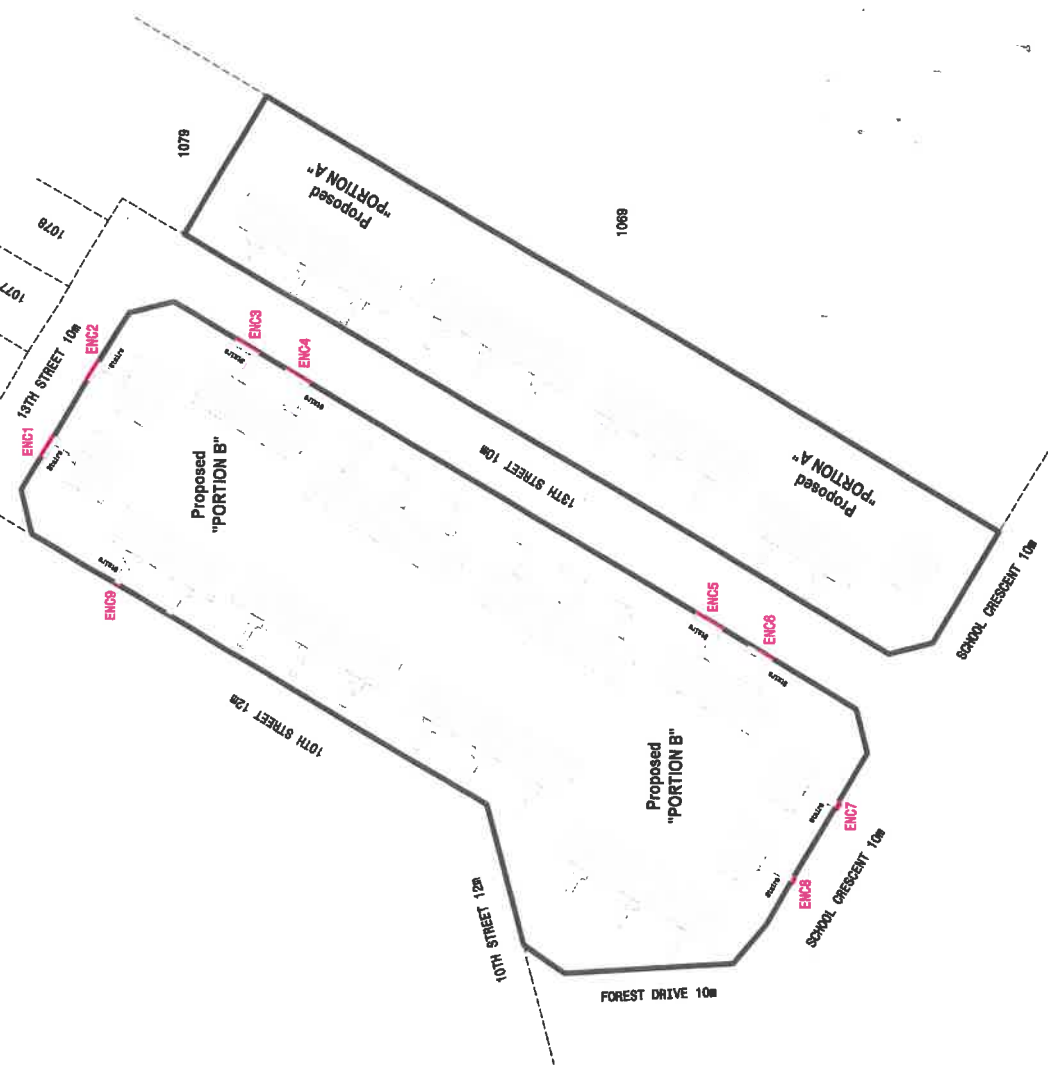
DRAWING TITLE CODES	CP: Consolidation Plan DF: Development Framework LP: Locality Plan LUP: Land Use Plan SDP: Site Development Plan SLP: Site Layout Plan SUB: Subdivision Plan ZP: Zoning Plan
----------------------------	---

PLAN NUMBER	3	SHEET SIZE	A3	SHEET NUMBER	1 of 1
PROJECT NAME					
LAND USE RIGHTS: KAYAMANDI HOUSING PROJECTS					

DRAWING TITLE					
CONSOLIDATION PLAN					

CLIENT / OWNER INFORMATION					
STELLENBOSCH MUNICIPALITY					
Contact: Mr. Lester van Stavel					
Position: Manager: Housing Development					
Tel: 021-505-8462					
Cell: 082-442-7709					
Email: lester.vanstavel@stellenbosch.gov.za					
Web: www.stellenbosch.gov.za					

LEGEND
ENC denotes ENCROACHMENT



**DWELLING UNIT PLAN
Kayamandi Housing Project 4A**

DESCRIPTION	COMMENTS
Kayamandi Project 4A	±0.9354 ha
Current Number of Erven	33 erven
Current Erf Numbers	1080 to 1112
Proposed Number of Erven	2 erven
Proposed "Portion A"	±3314m ²
Proposed "Portion B"	±6041m ²
Existing Residential Units	148 dwelling units
Informal Structures (Shelters)	None

Notes:

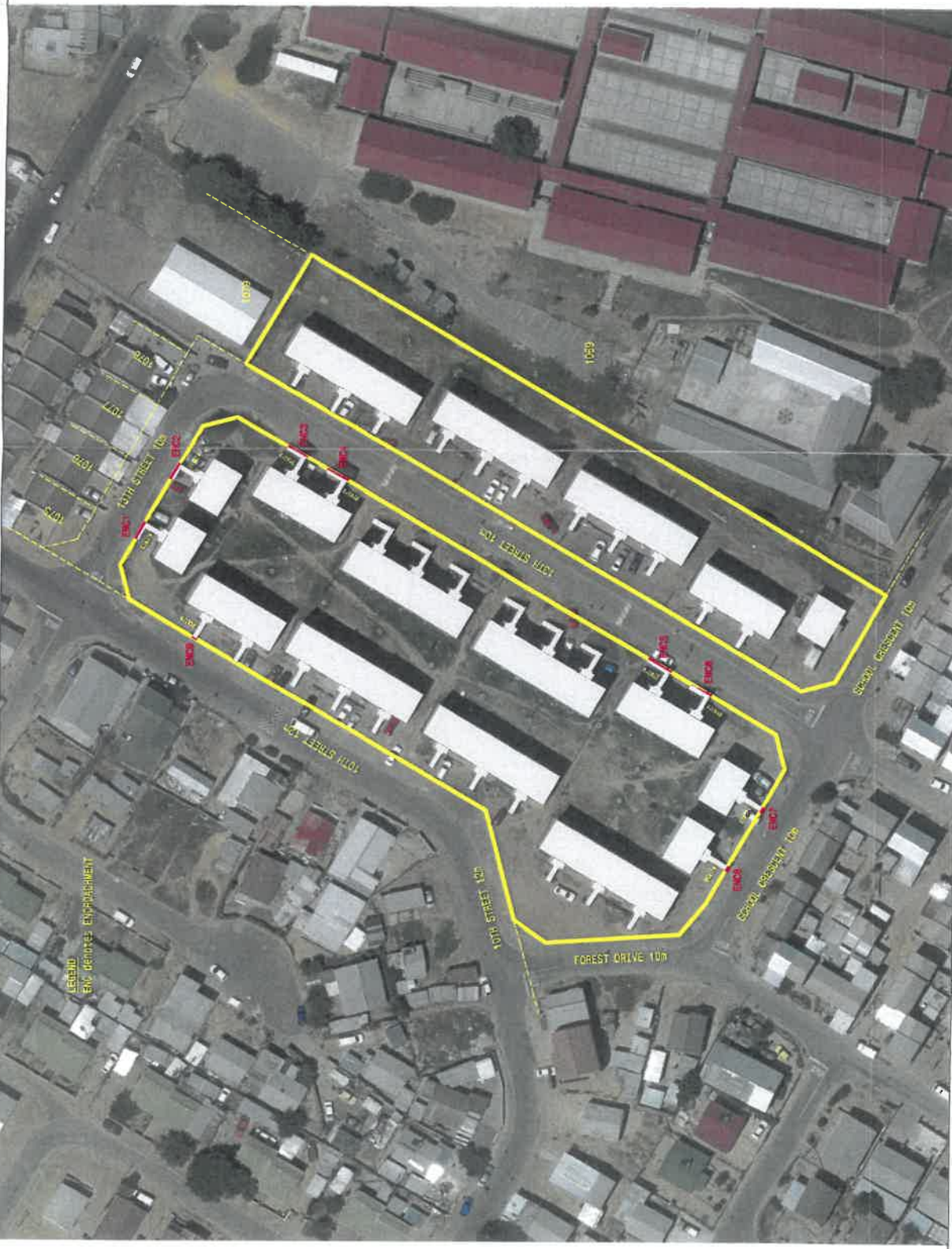
- Project 4A is located between 10th Street, 13th Street, School Street and the School in Ward 12, Kayamandi.
- The intention is to establish a Sectional Title Scheme on the consolidated erven.
- Existing Erf Numbers 1080 to 1090 is proposed to be consolidated to 1 x Erf, namely, proposed "Portion A".
- Existing Erf Numbers 1091 to 1112 is proposed to be consolidated to 1 x Erf, namely, proposed "Portion B".
- Existing Number of Dwelling Units on:
 - Proposed "Portion A": 48 dwelling units
 - Proposed "Portion B": 100 dwelling units
- Proposed Zoning:
 - Less Formal Residential Zone (LFR) for both proposed "Portion A" and "Portion B"
- Coverage:
 - Estimated actual coverage on proposed "Portion A" is ±22%, which is below the maximum permitted coverage in the LFR Zone.
 - Estimated actual coverage on proposed "Portion B" is ±25%, which is below the maximum permitted coverage in the LFR Zone.
- No. Height:
 - Existing buildings are 2-storey buildings which is below the maximum permitted height in the LFR Zone.
 - No departure is therefore required on Height.
- Parking:
 - 1 x bay per dwelling house is required in the LFR Zone.
 - 148 x on-street parking bays can be accommodated on the proposed Portion A and Portion B.
- No. Building Lines:
 - There are 9 x minor encroachments of staircases into the road reserve as indicated in RED (ENC1 to ENC9) on the consolidation plan
 - Except for the aforementioned staircases encroachments, the existing buildings do not exceed the permissible building lines in the LFR Zone.
- The zoning scheme says in the definition of "building line" that "...steps, entrance steps, stairs and/or landings, which are at ground level, external to the building, and not covered by a roof..." are excluded from adhering to building lines.
- No departure is therefore required on Building Lines.



PLAN 4 SA

PROFESSIONAL PLANNERS & PROJECT MANAGERS
MARTIN JONKER
 Tel: 084-410-6132
 Fax: 086-524-8738
 Email: martin@plan4sa.co.za
 Web: www.plan4sa.co.za

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DRAWING STATUS CODES
D: Draft F: Final
DRAWING NUMBER
21P004 (4A)-TRP-DUP-20220202-Rev D01

DRAWING TITLE CODES
CP: Consolidation Plan DF: Development Framework DUP: Dwelling Unit Plan LP: Locality Plan LUP: Land Use Plan SDP: Site Development Plan SLP: Site Layout Plan SUB: Subdivision Plan ZP: Zoning Plan

DRAWING TITLE			
DWELLING UNIT PLAN (4A)			
PLAN NUMBER: 5	SCALE: NTS	SHEET SIZE: A3	SHEET NUMBER: 1 of 1
PROJECT NAME: LAND USE RIGHTS: KAYAMANDI HOUSING PROJECTS			

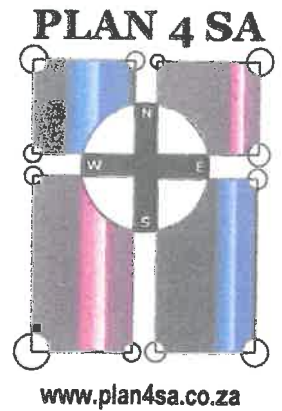
CLIENT / OWNER INFORMATION
STELLENBOSCH MUNICIPALITY
Contact: Mr Lester van Stavel
Position: Manager: Housing Development
Tel: 021-508-8462
Cell: 082-442-7709
Email: lester.vanstavel@stellenbosch.gov.za
Web: www.stellenbosch.gov.za

ANNEXURE D

**APPLICATION FOR REZONING,
CONSOLIDATION, CONSENT USE AND THE
AMENDMENT OF GENERAL PLAN: ERVEN 1080 -
1112, PROJECT 4A, KAYAMANDI,
STELLENBOSCH.**

APPLICANT'S MOTIVATION

**Land Use Application(s)
for
Erven 1080 to 1112
Kayamandi, Stellenbosch
(KNOWN AS PROJECT 4A KAYAMANDI)**



PLANNING MOTIVATION REPORT

Prepared
For

**STELLENBOSCH MUNICIPALITY
Manager: Housing Development
Oude Bloemhof building,
3rd Floor,
71 Plein Street,
Stellenbosch,
7600**

**DATE:
27 APRIL 2022**

HEAD OFFICE
PO Box 1152,
Cape Gate,
7562

Unit 5, Stellen Villa,
Kronendal Crescent,
Stellenberg,
7550

CONTROL SHEET**PARTIES TO THE CONTRACT**

CLIENT	:	STELLENBOSCH MUNICIPALITY
<i>Client Contact Person</i>	:	Mr Lester van Stavel Mr Shaun October
<i>Client Tel</i>	:	T: 021 808 8462 (Lester van Stavel) T: 021 808 8756 (Shaun October) C: 082 442 7709 (Lester van Stavel) F: 021 887 6167
<i>Client Email</i>	:	Lester.vanstavel@ Stellenbosch.gov.za shaun.october@ Stellenbosch.gov.za
CONSULTANT	:	PLAN 4 SA (PTY) LTD
<i>Consultant Project Manager</i>	:	Martin Jonker
<i>Consultant Email</i>	:	martinj@plan4sa.co.za
<i>Consultant Mobile</i>	:	084-410-6132

PROJECT

PROJECT NAME	:	OBTAINING THE NECESSARY LAND USE RIGHTS AND REGISTRATION OF DIAGRAMS IN THE SURVEYOR-GENERAL'S OFFICE FOR CERTAIN HOUSING PROJECTS IN KAYAMANDI, STELLENBOSCH
Tender Number	:	B/SM 42/21
Consultant Project Number	:	21P004

REPORT

REPORT NAME	:	FINAL PLANNING MOTIVATION REPORT
Prepared By	:	Martin Jonker
Report Date	:	27 April 2022

REPORT REVISIONS

REVISION NR	DATE	DESCRIPTION
Rev 01		

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1. INTRODUCTION

1.1 BACKGROUND AND APPOINTMENT

The background information was sourced from a report prepared by Emile van der Merwe Town Planning Consultants in May 2020, titled "Kayamandi Housing Projects Appraisal: Status Quo and Statutory Requirements".

The Kayamandi Township was originally proclaimed in terms of the Black Communities Development Act, 1984 (Act 4 of 1984) and established as a development area with the creation of Erf 288, Kaya Mandi (34.4957ha in extent). The aforementioned erf was then subdivided in accordance with General Plan L149/1987 after which the township register was opened in terms of the Upgrading of Land Tenure Rights Act, 1991 (Act 112 of 1991).

Kayamandi was then extended in terms of Proclamation Notice G.K. 598/1991 with the acquisition of Portion 56 of Farm 183 (Erf 707), Portion 3 of Farm 181 (Erf 1070) and Portion 59 of Farm 183 (Erf 634). The new development area (18.5ha in extent) was then surveyed and established in terms of the Black Communities Development Act, 1984 (Act 4 of 1984) with the registration of General Plans 7988/1991, 3443/1991 and 7989/1991.

The former Stellenbosch Transitional Council commissioned the preparation of a Spatial Development Framework for Kayamandi in 1995 to guide and direct the severe development pressure that existed in the Kayamandi Township at the time. During this process a number of high priority housing projects were identified. This culminated in the approval of the Kayamandi SDF in September 1996 and the Housing Projects Plan in January 1997. The eight high priority housing projects that were identified included the following:

- Project 1: Costa Land Development (246 erven, greenfield development)
- Project 2: Snake Valley (132 erven, greenfield development)
- Project 3: Watergang (greenfield development)
- Project 4A: Rental Apartments (146 units, town centre upgrade)
- Project 4B: Red Brick Hostels (town centre upgrade)
- Project 5A: High Density Units (175 units, town centre upgrade)
- Project 5B: High Density Units (137 units, town centre upgrade)
- Project 8: Mpelazwe (town centre upgrade)

Although the abovementioned projects (excluding Project 3: Watergang) were implemented during this period, the majority of erven have never been formally registered in order to enable the individual transfer of these properties to their respective beneficiaries. The main reason for the aforesaid challenge was that Stellenbosch Municipality did not have the necessary authority to consider and approve the formal amendments of the General Plans due to the statutory provisions that applied in terms of the Black Communities Development Act, 1984 (Act 4 of 1984).

Stellenbosch Municipality subsequently appointed **Plan 4 SA (Pty) Ltd** and a team of sub-consultants to assist the municipality in obtaining the necessary land use rights for five projects in Kayamandi, known as Projects 4A, 4B, 5A, 5B and 8 (Mpelazwe). This is necessary to enable the Municipality to finalise the formal registration of these properties with the Surveyor-General and the Deeds Office so that the title deeds of the properties can be transferred to their respective new owners.

The relationship of the aforementioned five projects to the original Erf 288 and Erf 1070 (Portion 3 of Farm 181) is shown in the following two diagrams:

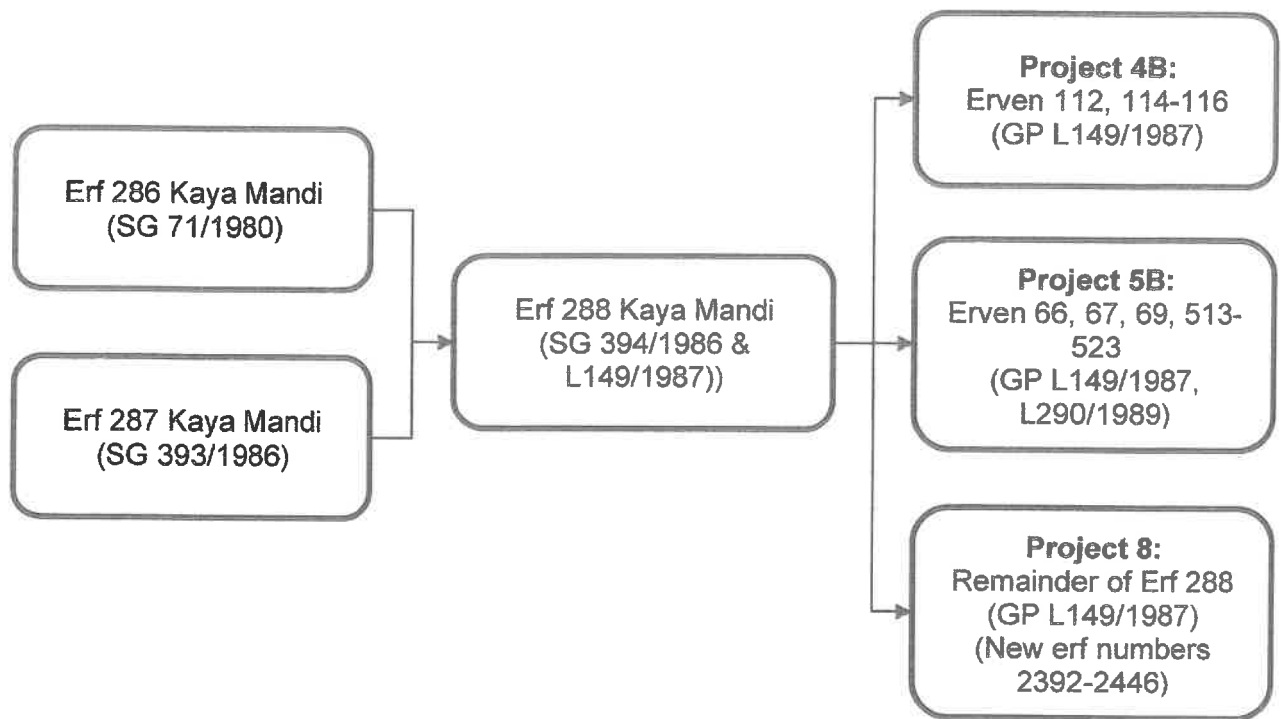


FIGURE 1: "GENEALOGY" OF ERF 288 KAYA MANDI

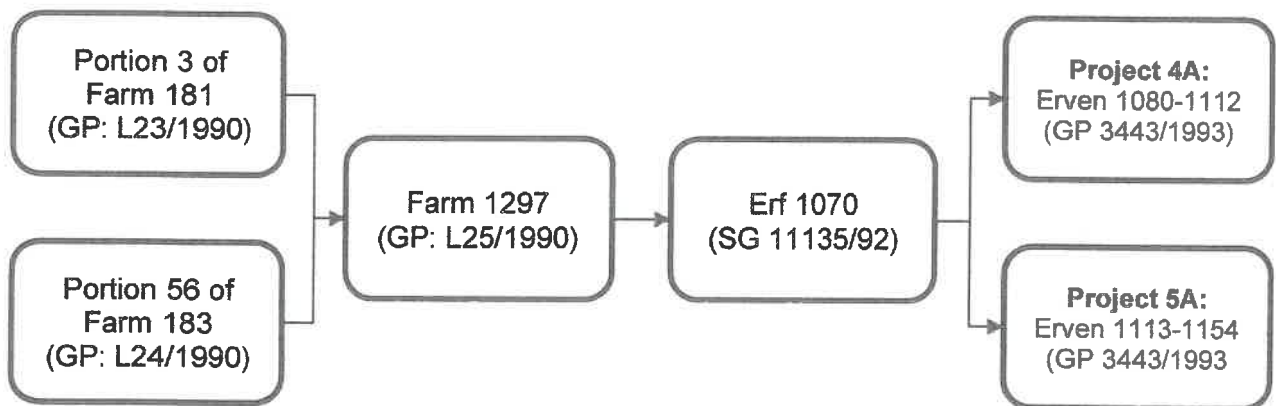


FIGURE 2: "GENEALOGY" OF ERF 1070 KAYA MANDI

1.2 POWER OF ATTORNEY

The owner of the property(ies) gave Power of Attorney to **PLAN 4 SA (Pty) Ltd** or its nominee (**Mr Martin Jonker; ID 7010175034083 and SACPLAN Registration Number A/1090/1999**).

The aforesaid Power of Attorney is attached to the land use application as **ANNEXURE 1**.

1.3 REPORT LAYOUT

The report has been structured as follows:

- **Section 1: Introduction:** This section gives the background to the appointment and shows to whom power of attorney has been given to deal with this application.
- **Section 2: Land Use Application:** This section describes the purpose of the application; identifies the applicable by-law, zoning scheme and overlay zones; describes the types of land use application and finally indicates whether any national and provincial legislation are triggered by the application.
- **Section 3: Property Information:** This section provides basic information about the subject property(ies) such as its cadastral description, its extent, the title deed number of the property and whether there are any restrictive conditions in the title deed. Other information includes its current zoning, current land uses, whether there is a bond registered against the property, and whether there are any pending land claims or court cases/orders.
- **Section 4: Contextual Analysis:** This section analyses the site in terms of the characteristics of the surrounding area, its location and the surrounding zonings and land uses.
- **Section 5: Site Analysis:** In this section the site is analysed in terms of the availability of engineering services, roads & transport, servitudes, geotechnical status, topography, environmental and heritage characteristics.
- **Section 6: Development Proposal:** The proposed development or land use is described in more detail in this section including the proposed planning parameters.
- **Section 7: Planning Motivation in Support of the Application:** This section motivates the application from a planning perspective. It looks at, amongst others, the consistency of the application in terms of planning policies and frameworks.
- **Section 8: Conclusion:** Provides concluding remarks and recommendations regarding the application.

2. LAND USE APPLICATION

2.1 PURPOSE OF THE APPLICATION

This project was approved by Council in 1996 and comprised the development of 148 family units by Stocks Housing Cape (Pty) Ltd. The 148 units were developed and completed in 1998 as rental stock units on Erven 1080-1112.

The purpose of this application is thus the following:

- To consolidate Erven 1091-1112 and 1080-1090 Kaya Mandi to enable the registration of a Sectional Title Scheme.
- To obtain approval (condonation) of 9 minor encroachments of existing staircases into the street.

2.2 APPLICABLE BY-LAW, ZONING SCHEME & OVERLAY ZONES

The following by-law and zoning scheme(s) are applicable to this land use application:

- Stellenbosch Municipal Land Use Planning By-Law, 2015; and the
- Stellenbosch Municipality: Zoning Scheme By-Law, 2019.

The subject properties fall outside the Historical Center of Stellenbosch.

2.3 EXEMPTIONS IN TERMS OF SECTION 60 OF LUPA (ACT 3 OF 2014)

The finalisation of the land use rights of the 5 x Kayamandi Projects (Projects 4A, 4B, 5A, 5B and 8), the registration of the properties with the SG's Office and the transfer of ownership to the beneficiaries has become a matter of extreme urgency.

It would be in the best interest of the beneficiary community to shorten the land use authorisation processes for these five (5) projects, due to, amongst others, the historical delays on these projects. One way to speed up the process of finalising the necessary land use approvals is to deal with it as a "technical approval" and not putting it through the normal advertisement (publication and serving of notices) processes. In this way, the approval timeframe can be shortened by at least 90-days.

In this regard, an application was made and motivated, in terms of Section 60 of the Western Cape Land Use Planning Act (Act 3 of 2014), to exempt all five (5) Kayamandi projects (known as 4A, 4B, 5A, 5B and 8) from the Publication and Serving of Notices as normally required by the provisions of Sections 43, 44 and 47 of LUPA (Act 3 of 2014).

A letter was subsequently drafted and submitted to the municipality on 1 September 2021 for their finalisation and submission to the Western Cape Province. The Stellenbosch Municipality's Executive Mayor signed the letter on 22 September 2021 after which it was submitted to the Western Cape MEC of Local Government, Environmental Affairs and Development Planning (DEADP).

In its letter dated 13 October 2021, the Minister of Local Government, Environmental Affairs and Development Planning approved the municipality's exemption request and stated the resolution as follows:

*"That the request by Stellenbosch Municipality for authorisation for exemption in terms of Section 60(1) of the LUPA from the provisions of sections 43, 44 and 47 of LUPA in respect of the intended land use applications for Projects 4A, 4B, 5A, 5B and 8 as contained in your above-mentioned letter, to obtain the necessary land use rights for five housing projects in Kayamandi, Stellenbosch, **BE APPROVED** in terms of Section 60(1) of the LUPA."*

The exemption approval of the Minister was published in the Provincial Gazette on 19 October 2021 (PG Extraordinary 8507, Provincial Notice 129/2021 dated 19 October 2021).

The municipality's motivation letter, the Minister's letter of approval and the Provincial Gazette Notice is attached hereto as **ANNEXURE 2**.

2.4 TYPE OF LAND USE APPLICATIONS

Application is made in terms of **Section 15** of the **Stellenbosch Municipal Land Use Planning By-Law, 2015** for the following:

- The rezoning of Erven 1080 to 1112 Kaya Mandi in terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 from Multi-Unit Residential Zone (MUR)¹ to Less Formal Residential Zone (LFR).
- The consolidation of Erven 1080 to 1090 Kaya Mandi in terms of Section 15(2)(e) of the Stellenbosch Municipal Land Use Planning By-Law, 2015, to form one erf, namely proposed "Portion A" (approximately 3314m² in extent), as shown on **PLAN 3: CONSOLIDATION PLAN (4A)**.
- The consolidation of Erven 1091 to 1112 Kaya Mandi in terms of Section 15(2)(e) of the Stellenbosch Municipal Land Use Planning By-Law, 2015, to form one erf, namely proposed "Portion B" (approximately 6041m² in extent), as shown on **PLAN 3: CONSOLIDATION PLAN (4A)**.
- The subdivision of consolidated "Portion A" and "Portion B" in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 to enable the registration of a Sectional Title Scheme for the existing 148 flats as shown on **PLAN 3: CONSOLIDATION PLAN (4A)**.
- The compilation and submission of an application to the Surveyor-General for the amendment of General Plan GP 3443/1993 in terms of Section 15(2)(k) of the Stellenbosch Municipal Land Use Planning By-Law, 2015.
- A permanent departure on building line parameters in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 to relax the street building line on the consolidated "Portion B" (consolidated from erven 1091-1112) from 1m to 0m to allow for allow 9 minor encroachments of staircases into the street (refer to **PLAN 3: CONSOLIDATION PLAN**)²

¹ The Status Quo Report indicates that the existing zoning is "Conventional Residential Zone". According to the Stellenbosch Municipality's latest zoning map (Kayamandi Zoning Scheme 2018, downloaded from the Municipality's website) the erven is currently zoned "Multi-Unit Residential Zone". Ms Louisa Guntz of the Stellenbosch Municipality confirmed in an email dated 23 March 2022 that the existing zoning is Multi-Unit Residential Zone.

² This departure might not be required. The zoning scheme says in the definition of "building line" that "stoeps, entrance steps, stairs and/or landings, which are at ground level, external to the building, and not covered by a roof" are excluded from adhering to building lines.

2.5 APPROVAL REQUIRED IN TERMS OF OTHER LEGISLATION (IF APPLICABLE)

The following table indicates whether the proposed land use triggers any approvals required in terms of the Spatial Planning and Land Use Management Act (SPLUMA), Act 16 of 2013.

TABLE 1: SPLUMA (Act 16 of 2013) TRIGGERS

APPLICABLE SECTIONS OF SPLUMA	TRIGGERED (YES / NO / N/A)	COMMENTS
<p>Status of spatial development frameworks S22(1) A Municipal Planning Tribunal or any other authority required or mandated to make a land development decision in terms of this Act or any other law relating to land development, may not make a decision which is inconsistent with a municipal spatial development framework</p>	No	The proposed development is consistent / compliant with the latest approved SDF. Refer to Section 7 of this report.
<p>S22(2) Subject to section 42, a Municipal Planning Tribunal or any other authority required or mandated to make a land development decision, may depart from the provisions of a municipal spatial development framework only if site-specific circumstances justify a departure from the provisions of such municipal spatial development framework.</p>	No	It is not necessary to depart from the provisions of the SDF.
<p>Development application affecting national interest S52.(1) Subject to the Promotion of Administrative Justice Act, 2000 (Act No. 3 of 2000), a land development application must be referred to the Minister where such an application materially impacts on – (a) matters within the exclusive functional area of the national sphere in terms of the Constitution; (b) strategic national policy objectives, principles or priorities, including food security, international relations and co-operation, defence and economic unity; or (c) land use for a purpose which falls within the functional area of the national sphere of government.</p>	No	This section is not triggered.
<p>S52.(2) A land development application must be referred to the Minister where the outcome of the application – (a) may be prejudicial to the economic, health or security interests of one or more provinces or the Republic as a whole; or (b) may impede the effective performance of the functions by one or more municipalities or provinces relating to matters within their functional area of legislative competence.</p>	No	This section is not triggered.

APPLICABLE SECTIONS OF SPLUMA	TRIGGERED (YES / NO / N/A)	COMMENTS
S52.(3) Where an applicant believes that his or her application is likely to affect the national interest, he or she must submit a copy of that application to the Minister.	No	This section is not triggered.

The following table indicates whether any other national legislation is triggered by the proposed change in land use.

TABLE 2: OTHER NATIONAL LEGISLATIVE TRIGGERS

OTHER NATIONAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
National Heritage Resource Act, 1999 (Act 25 of 1999)	Sections that trigger the need to submit a Notification of Intent to Develop		HWC confirmed in a letter dated 3 September 2021 that "since there is no reason to believe that the proposed subdivision and rezoning on various erven in Kyamandi Stellenbosch, will impact on heritage resource, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required". The letter from HWC is attached hereto as ANNEXURE 11 .
	S38(1)(a) Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length	No	This section is not triggered.
	S38(1)(b) Construction of a bridge or similar structure exceeding 50m in length	No	This section is not triggered.
	S38(1)(c) Any development or activity that will change the character of a site – i. Exceeding 5,000m ² in extent; or ii. Involving three or more existing erven or subdivisions thereof; or iii. Involving three or more divisions thereof which have been consolidated within the past five years.	No	This section is not triggered. The properties are already developed, and its character will not be changed. The purpose of this application is to legalize the existing land uses, then register the properties with the SG's Office after which it can be transferred to the intended beneficiaries.

OTHER NATIONAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
	S38(1)(d) Rezoning of a site exceeding 10,000m ² in extent.	No	This section is not triggered. The properties are already developed and used for its intended purpose. The purpose of this application is to legalize the existing land uses, then register the properties with the SG's Office after which it can be transferred to the intended beneficiaries.
	S38(1)(e) Any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority.	No	To the best of our knowledge and interpretation, the proposed development does not trigger any other category of development as referred to in this Section of the Act.
National Environmental Management Act, 1998 (Act 107 of 1998); EIA Regulations, 2014 (GN No. R. 982, R. 983, R.984 and R.985), as amended (amended 7 April 2017)	Listing Notice 1 of 2014 (as amended 7 April 2017) Listing Notice 2 of 2014 (as amended 7 April 2017) Listing Notice 3 of 2014 (as amended 7 April 2017)	No	The Western Cape Department of Environmental Affairs and Development Planning (DEADP) confirmed in a letter dated 25 August 2021 that no listed activities in terms of the NEMA EIA Regulations 2014 (as amended) are triggered and therefore no environmental authorisation is required for these projects. The letter from WC DEADP is attached hereto as ANNEXURE 10 .
National Environmental Management: Biodiversity Act (Act No. 10 of 2004) list of ecosystems that are threatened and in need of protection, (G 34809, GN 1002), 9 December 2011	Any process or activity identified in terms of section 53(1) of the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004) – will trigger Activity 30 on EIA Listing Notice 1 of 2014 (as amended 7 April 2017). List of Threatened Terrestrial Ecosystems (Government Gazette, 2011)	No	The Western Cape Department of Environmental Affairs and Development Planning (DEADP) confirmed in a letter dated 25 August 2021 that no listed activities in terms of the NEMA EIA Regulations 2014 (as amended) are triggered and therefore no environmental authorisation is required for these projects. The letter from WC DEADP is attached hereto as ANNEXURE 10 .
Environmental Conservation Act, 1989 (Act 73 of 1989), GN R.1182 dated 5 September 1997, GN R.1355 dated 17 October 1997, GN R.448 dated 27 March 1998, GN R.670 dated 10 May 2002 GN R.672 dated 10 May 2002	Part 5 (Control of Activities which may have Detrimental Effect on the Environment), Section 21	No	To the best of our knowledge and interpretation, the proposed development does not trigger any listed activity in terms of this Act which requires Environmental Authorisation.

OTHER NATIONAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),	Chapter 4, Part 2 (Listing of activities resulting in atmospheric emissions) Chapter 5 (Licensing of Listed Activities)(Atmospheric Emissions Licenses)	No	To the best of our knowledge and interpretation, the proposed development does not trigger any listed activity in terms of this Act which requires the issuing of an Atmospheric Emissions License.
National Environmental Management: Waste Act, 2008 (Act 59 of 2008),	Chapter 4, Part 4, Section 19: Listed waste management activities (Schedule 1 of the Act) Chapter 4, Part 8 (Contaminated Land)(Decommissioning of existing facilities, structures or infrastructure) Chapter 5 (Licensing of Waste Management Activities)(Waste Management Licenses)	No	To the best of our knowledge and interpretation, the proposed development does not trigger any listed activity in terms of Schedule 1A or Schedule 1B of the Act which requires a Waste Management License.
National Water Act, 1998 (Act 36 of 1998)	Chapter 4 (Use of Water) Schedule 1 (Permissible Use of Water)	No	To the best of our knowledge and interpretation, the proposed development does not trigger any listed activity in terms of this Act which requires the issuing of a Water Use License.
Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	S3 Subject to the provisions of section 2 – (a) agricultural land shall not be subdivided; S4(1) Any application for the consent of the Minister for the purposes of section 3 shall be lodged with the Secretary and shall be in such form and be accompanied by such plans, documents and information as are determined by the Secretary.	No	The properties are located within the existing urban edge. The properties are furthermore owned by the Stellenbosch Municipality. "1. In this Act, unless the context otherwise indicates – (i) "agricultural land" means any land, except – (c) land of which the State is the owner or which is held in trust by the State or a Minister for any person;".
Conservation of Agricultural Resources Act, 1983 (Act 43 of 1983)	"2. (1) Subject to the provisions of subsection (2) this Act shall not apply- (a) to any land which is situated in an urban area; (2) (a) The provisions of this Act relating to weeds and invader plants shall also apply to land which is situated within an urban area."	No	To the best of our knowledge and interpretation, the proposed development does not trigger any listed activity or authorisation in terms of this Act.
Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		No	N/A The proposed development does not involve Major Hazard Installations.

OTHER NATIONAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
Advertising on Roads and Ribbon Development Act, 1940 (Act 21 of 1940)	Section 2: Prohibition of certain advertisements visible from public roads Section 9: Prohibition of erection of structures near certain roads Section 10: Restriction of access to land through fence etc., along certain roads Section 11: Restriction on establishment or extension of townships	No	To the best of our knowledge and interpretation, the proposed development does not trigger any listed activity or authorisation in terms of this Act.

The following table indicates whether the proposed use triggers any provincial legislative approvals.

TABLE 3: PROVINCIAL LEGISLATIVE TRIGGERS

PROVINCIAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
Western Cape Land Use Planning Act, 2014 (Act 3 of 2014)	Compliance or consistency with, and deviation from, spatial development frameworks or structure plans S19(1) If a spatial development framework or structure plan specifically provides for the utilisation or development of land as proposed in a land use application or land development application, the proposed utilisation or development is regarded as complying with that spatial development framework or structure plan.	Yes	The proposed development is compliant with the latest approved SDF. Refer to Section 7 of this report.
	S19(2) If a spatial development framework or structure plan does not specifically provide for the utilisation or development of land as proposed in a land use application or a land development application, but the proposed utilisation or development is not in conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilisation or development is regarded as being consistent with that spatial development framework or structure plan.	No	The proposed development is compliant with the latest approved SDF. Refer to Section 7 of this report.
	S19(3) If the proposed utilisation or development of land in a land use application or a land development application does not comply with and is not consistent with the relevant designation for the utilisation of land in an applicable spatial development framework or structure plan, the proposed utilisation or development deviates from that spatial development framework or structure plan.	No	N/A

PROVINCIAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
	Provincial comment on land use applications S45(1) A municipality must refer a land use application relating to the following to the Head of Department for written provincial comment once the application is complete in accordance with the requirements of the municipality and section 42:	No	N/A
	S45(1)(a) a development outside the municipality's planned outer limit of urban expansion as reflected in its municipal spatial development framework;	No	The proposed development is located within the urban edge.
	S45(1)(b) if the municipality has no approved municipal spatial development framework, a development outside the physical edge, including existing urban land use approvals, of the existing urban area;	No	N/A
	S45(1)(c) a rezoning of land zoned for agricultural or conservation purposes;	No	N/A
	S45(1)(d) any development as determined by the municipal manager;	No	N/A
	S45(1)(e) development as prescribed that affects a provincial functional area;	No	N/A
	S45(1)(f) any other category of land use applications as may be prescribed for the purpose of supporting and strengthening the capacity of municipalities.	No	N/A

PROVINCIAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
	<p>Provincial approval of land development S53(1)</p> <p>No person may without an approval under subsection (2) or an exemption under subsection (3) develop land that will have a substantial effect on—</p> <p>(a) the orderly, coordinated or harmonious development of a region or the Province;</p> <p>(b) the general welfare of the inhabitants of a region or the Province; or</p> <p>(c) agriculture, due to—</p> <p>(i) the nature or scale of the proposed land use; or</p> <p>(ii) the cumulative effect of multiple developments.</p>	No	N/A
	<p>S53(2)</p> <p>The owner of the land concerned or a person authorised by the owner may apply to the Head of Department for approval to develop land that will have the effect contemplated in subsection (1).</p>	No	N/A because S53(1) of LUPA (Act 3 of 2014) is not triggered.
	<p>S53(3)</p> <p>"(3) The Provincial Minister may exempt categories of land development from requiring approval under subsection (1) in one or more of the following circumstances:</p> <p>(a) where the land development complies with the applicable spatial development frameworks;</p> <p>(b) where the land development is consistent with other provincial policy;</p> <p>(c) to provide for government infrastructure projects; or</p> <p>(d) where provincial approval was granted in terms of other legislation."</p>	No	N/A because S53(1) of LUPA (Act 3 of 2014) is not triggered.

PROVINCIAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
<p>Western Cape Land Use Planning Regulations, 2015 (Provincial Gazette 7412 dated 26 June 2015)(P.N. 203/2015)</p> <p>Western Cape Land Use Planning Regulations, 2019 (Provincial Gazette 8083 dated 15 April 2019)(P.N. 51/2019)</p>	<p>Land development requiring provincial approval and exempted categories of land development</p> <p>Reg 10.(1)</p> <p>Subject to subregulation (2), land development contemplated in section 53(1) read with section 53(4) of the Act consists of the following categories:</p> <p>(a) proposed land development—</p> <p>(i) in respect of which an approval in terms of the Ordinance does not exist immediately before the commencement of the Act; and</p> <p>(ii) that falls within a category of land development that has been listed in the Provincial Gazette as a category that requires approval under section 53(1) of the Act;</p> <p>(b) proposed land development that utilises an area of five hectares or more of agricultural land that has been cultivated or irrigated during the 10-year period immediately preceding the proposed land development that involves urban development or urban expansion, including residential, resort, business, industrial and community development, utility services or transport uses, but excluding agricultural land uses or land development ordinarily associated with agricultural use such as agricultural storing and packing facilities, agricultural industries or accommodation for bona fide agricultural workers;”</p> <p>(c) proposed land development for prospecting, mining or quarrying that utilises an area of five hectares or more of agricultural land;</p> <p>(d) proposed land development for any shale gas mining activity, but excluding any exploration activities involving seismic testing and stratified drilling;</p> <p>and</p> <p>(e) proposed land development for any nuclear electricity generation facility.</p>	No	N/A because S53(1) of LUPA (Act 3 of 2014) is not triggered.

PROVINCIAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
	<p>Reg 10.(2)</p> <p>The following categories of land development contemplated in subregulation (1) are exempted under section 53(3) of the Act from requiring approval under section 53(1) of the Act:</p> <p>(a) proposed land development in respect of which a provincial approval exists immediately before the commencement of the Act in terms of any of the following legislation:</p> <p>(i) section 24(2) of the National Environmental Management Act, 1998 (Act 107 of 1998), excluding an approval that is suspended in terms of section 43(7) of that Act;</p> <p>(ii) section 3 or 14 of the Less Formal Township Establishment Act, 1991 (Act 113 of 1991);</p> <p>(iii) regulations 2 to 7 of the regulations made under section 66(1) of the Black Communities Development Act, 1984 (Act 4 of 1984), published under Government Notice R.1897/1986 in Government Gazette 10431 of 12 September 1986;</p> <p>(iv) regulation 16, 17, 19(5) or 19(7) of the regulations made under section 66(1) of the Black Communities Development Act, 1984, published under Provincial Notice 733/1989 in Provincial Gazette 4606 of 22 September 1989;</p> <p>(v) section 20 of the Rural Areas Act, 1987 (Act 9 of 1987);</p> <p>(b) proposed land development that is specifically provided for in the applicable local municipal spatial development framework that was submitted to the Provincial Minister as contemplated in section 14 of the Act.</p>	N/A	N/A because S53(1) of LUPA (Act 3 of 2014) is not triggered. Regulation 10.(2)(b) applies to this land use application.

2.6 AFFECTED SURROUNDING PROPERTY OWNERS

A meeting was held via MS Teams on Friday, 27 August 2021 (at 09h00) to discuss the project with officials from the Stellenbosch Municipality's Town Planning Department. The meeting was attended by the following people:

- Stiaan Carstens, Stellenbosch Municipality
- Chrizelle Kriel, Stellenbosch Municipality
- Lester van Stavel, Stellenbosch Municipality
- Shaun October, Stellenbosch Municipality
- Martin Jonker, Plan 4 SA (Pty) Ltd

It was recommended at this meeting that due to, amongst other reasons, the project's history and urgency to finalise the land use rights and transfer of ownership, this land use application be exempted (in terms of Section 60 of the Western Cape LUPA, Act 3 of 2014) from the publication and serving of notices as required by Sections 43 and 44 of LUPA (Act 3 of 2014) and the similarly relevant Sections 45 and 46 of the Stellenbosch Municipality: Land Use Planning By-Law (2015).

A letter was subsequently drafted and submitted to the municipality on 1 September 2021 for their finalisation and submission to the Western Cape Province. The Stellenbosch Municipality's Executive Mayor signed the letter on 22 September 2021 after which it was submitted to the Western Cape MEC of Local Government, Environmental Affairs and Development Planning (DEADP).

In its letter dated 13 October 2021, the Minister of Local Government, Environmental Affairs and Development Planning approved the municipality's exemption request and stated the resolution as follows:

*"That the request by Stellenbosch Municipality for authorisation for exemption in terms of Section 60(1) of the LUPA from the provisions of sections 43, 44 and 47 of LUPA in respect of the intended land use applications for Projects 4A, 4B, 5A, 5B and 8 as contained in your above-mentioned letter, to obtain the necessary land use rights for five housing projects in Kayamandi, Stellenbosch, **BE APPROVED** in terms of Section 60(1) of the LUPA."*

The exemption approval of the Minister was published in the Provincial Gazette on 19 October 2021 (PG Extraordinary 8507, Provincial Notice 129/2021 dated 19 October 2021).

The municipality's motivation letter, the Minister's letter of approval and the Provincial Gazette Notice is attached hereto as **ANNEXURE 2**.

In terms of the aforementioned exemption, it is therefore not required to notify surrounding property owners of the land use application.

3. PROPERTY INFORMATION

3.1 PROPERTY DESCRIPTION & EXTENT

The property descriptions, their extent and relevant General Plan / SG Diagram information is summarised in the table below.

TABLE 4: PROPERTY CADASTRAL INFORMATION

ERF NUMBER	TOWNSHIP	SIZE		GP / SG DIAGRAM
		m ²	ha	
1080	Kaya Mandi	300	0.0300	GP3443/1993
1081	Kaya Mandi	300	0.0300	GP3443/1993
1082	Kaya Mandi	300	0.0300	GP3443/1993
1083	Kaya Mandi	300	0.0300	GP3443/1993
1084	Kaya Mandi	300	0.0300	GP3443/1993
1085	Kaya Mandi	300	0.0300	GP3443/1993
1086	Kaya Mandi	300	0.0300	GP3443/1993
1087	Kaya Mandi	300	0.0300	GP3443/1993
1088	Kaya Mandi	300	0.0300	GP3443/1993
1089	Kaya Mandi	300	0.0300	GP3443/1993
1090	Kaya Mandi	313	0.0313	GP3443/1993
1091	Kaya Mandi	261	0.0261	GP3443/1993
1092	Kaya Mandi	261	0.0261	GP3443/1993
1093	Kaya Mandi	252	0.0252	GP3443/1993
1094	Kaya Mandi	252	0.0252	GP3443/1993
1095	Kaya Mandi	252	0.0252	GP3443/1993
1096	Kaya Mandi	252	0.0252	GP3443/1993
1097	Kaya Mandi	252	0.0252	GP3443/1993
1098	Kaya Mandi	252	0.0252	GP3443/1993
1099	Kaya Mandi	252	0.0252	GP3443/1993
1100	Kaya Mandi	252	0.0252	GP3443/1993
1101	Kaya Mandi	288	0.0288	GP3443/1993
1102	Kaya Mandi	300	0.0300	GP3443/1993
1103	Kaya Mandi	300	0.0300	GP3443/1993
1104	Kaya Mandi	380	0.0380	GP3443/1993
1105	Kaya Mandi	372	0.0372	GP3443/1993
1106	Kaya Mandi	351	0.0351	GP3443/1993
1107	Kaya Mandi	252	0.0252	GP3443/1993
1108	Kaya Mandi	252	0.0252	GP3443/1993
1109	Kaya Mandi	252	0.0252	GP3443/1993

ERF NUMBER	TOWNSHIP	SIZE		GP / SG DIAGRAM
		m ²	ha	
1110	Kaya Mandi	252	0.0252	GP3443/1993
1111	Kaya Mandi	252	0.0252	GP3443/1993
1112	Kaya Mandi	252	0.0252	GP3443/1993
TOTAL		9,354	0.9354	

The SG Diagram(s) / General Plan(s) is attached to the land use application as **ANNEXURE 3**.

3.2 OWNERSHIP & TITLE DEED

The properties are owned by the Stellenbosch Municipality. The Title Deeds associated with each property is shown in the following table.

TABLE 5: TITLE DEED INFORMATION

PROJECT	TITLE DEEDS	ERF NUMBERS	SUBDIVIDED FROM	TOWNSHIP
4A	T59362/2002	1080 to 1112	Erf 1070	Kaya Mandi

Proof of registered ownership is attached to the land use application as **ANNEXURE 4**. The Title Deed(s) is attached to the land use application as **ANNEXURE 5**.

3.3 CONVEYANCING CERTIFICATE & TITLE DEED RESTRICTIONS

A Conveyancing Certificate has been issued for each of the properties by Messrs STBB and is attached to the land use application as **ANNEXURE 6**.

Clause I(C) and II(B) of T59362/2002 stipulates conditions relating to the use of land, whilst Clause II(C) and II(D) stipulates servitudes that may be registered over or in favour of the property.

The conditions relating to the use of the land do NOT restrict the existing (proposed) use of the land for residential purposes.

The land surveyor (Mr Damien Burger) confirmed in an email dated 15 November 2021 that the servitudes mentioned in the title deeds and the SG Diagrams are all servitudes that the properties are entitled to, so they will not affect the layout as the properties are not subject to any servitudes.

In an email dated 25 January 2022, Mrs Annemarie van Vuuren (of Messrs STBB) confirmed the following:

"...We have perused all the title deeds and we could not identify any condition restricting the use of the Kaya Mandi properties for residential purposes. We further confirm that it will not be necessary to apply for the removal of any restrictive conditions...."

3.4 CURRENT ZONING

The application properties are currently zoned as follows:

TABLE 6: CURRENT ZONING

PROJECT	EXISTING ERF NUMBERS	TOWNSHIP	CURRENT ZONING
			(2018/19 Zoning Map)
4A	1080 to 1112	Kaya Mandi	Multi-Unit Residential Zone (MUR)

The email from Ms Louisa Guntz, dated 23 March 2022, in which she confirms the existing zoning of the properties is attached to the land use application as **ANNEXURE 7**.


3.5 EXISTING BUILDINGS & LAND USES

The properties are already built-up and includes buildings used for residential purposes.

TABLE 7: EXISTING BUILDINGS & LAND USES

EXISTING BUILDINGS	EXISTING LAND USES	LEGAL STATUS (Authorised or Unauthorised)	IF "UNAUTHORISED", IS THIS APPLICATION TO LEGALIZE THE LAND USE?
Used for Residential purposes	Residential	Unauthorised	Yes

Examples of the existing land uses for each project are shown in the table below.

PROJECT	EXISTING LAND USES	PHOTOS
4A	148 x Flats currently located on Erven 1091-1112 and 1080-1090 Kaya Mandi.	 <p>View along 13th Street</p>

3.6 BOND HOLDER

There are no bonds registered against the subject property(ies).

3.7 PENDING LAND CLAIMS

The Office of the Regional Land Claims Commissioner: Western Cape confirmed in a letter dated 13 August 2021 that "...at the date of this letter no land claims appear on our database in respect of ..." the subject properties.

The letter from the Western Cape Regional Land Claims Commissioner is attached hereto as **ANNEXURE 8**.

3.8 PENDING COURT CASES / ORDERS

The conveyancer (Mrs Annemarie van Vuuren of Messrs STBB) confirmed in an email dated 25 January 2022 the following:

"...It is also confirmed that, during our investigation, we did not pick up any pending court cases or orders, noted in the deeds office...."

4. CONTEXTUAL ANALYSIS

4.1 LOCATION & PHYSICAL ADDRESS

Project 4A is located between 10th Street, 13th Street, School Crescent and the School in Ward 12, Kayamandi, Stellenbosch. The coordinates of the approximate center point of this project are 33°55'16" S and 18°50'54" E.

The location is shown in the image below and on **PLAN 1: LOCALITY PLAN**.

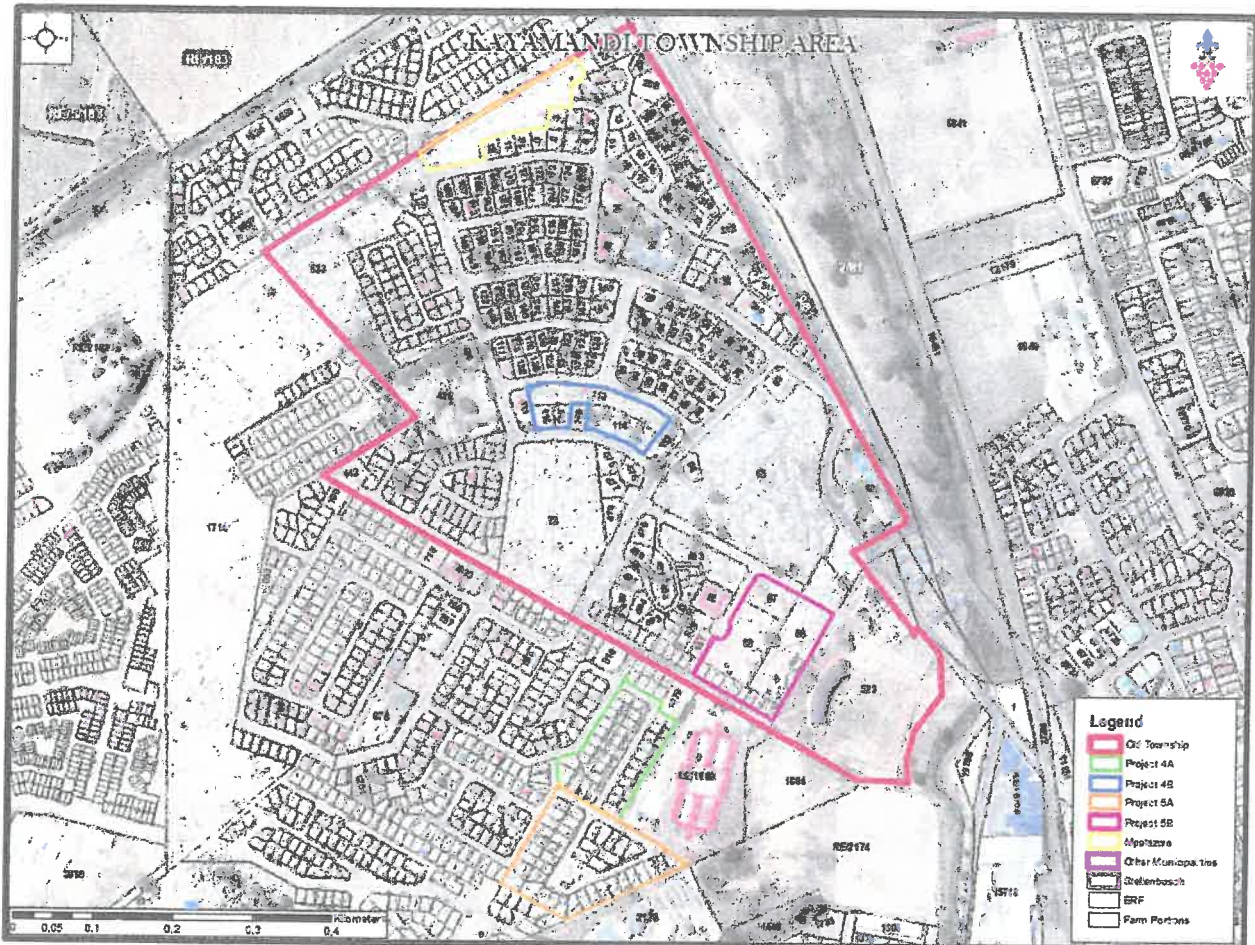


IMAGE 1: LOCATION OF KAYAMANDI PROJECT 4A

4.2 SURROUNDING ZONINGS AND LAND USES

Stellenbosch town has 5 independent urban villages characterised by mixed-uses and mixed-income. Kayamandi is located in the northern part of the town and houses the lower income communities of Stellenbosch.

The subject properties are surrounded by a mix of land uses that includes mainly less formal residential units, multi-unit residential, education uses (school), private open spaces (stadium) and other mixed uses.

The Stellenbosch Municipality Zoning Scheme By-Law's (2019) zoning map for Kayamandi is shown below.

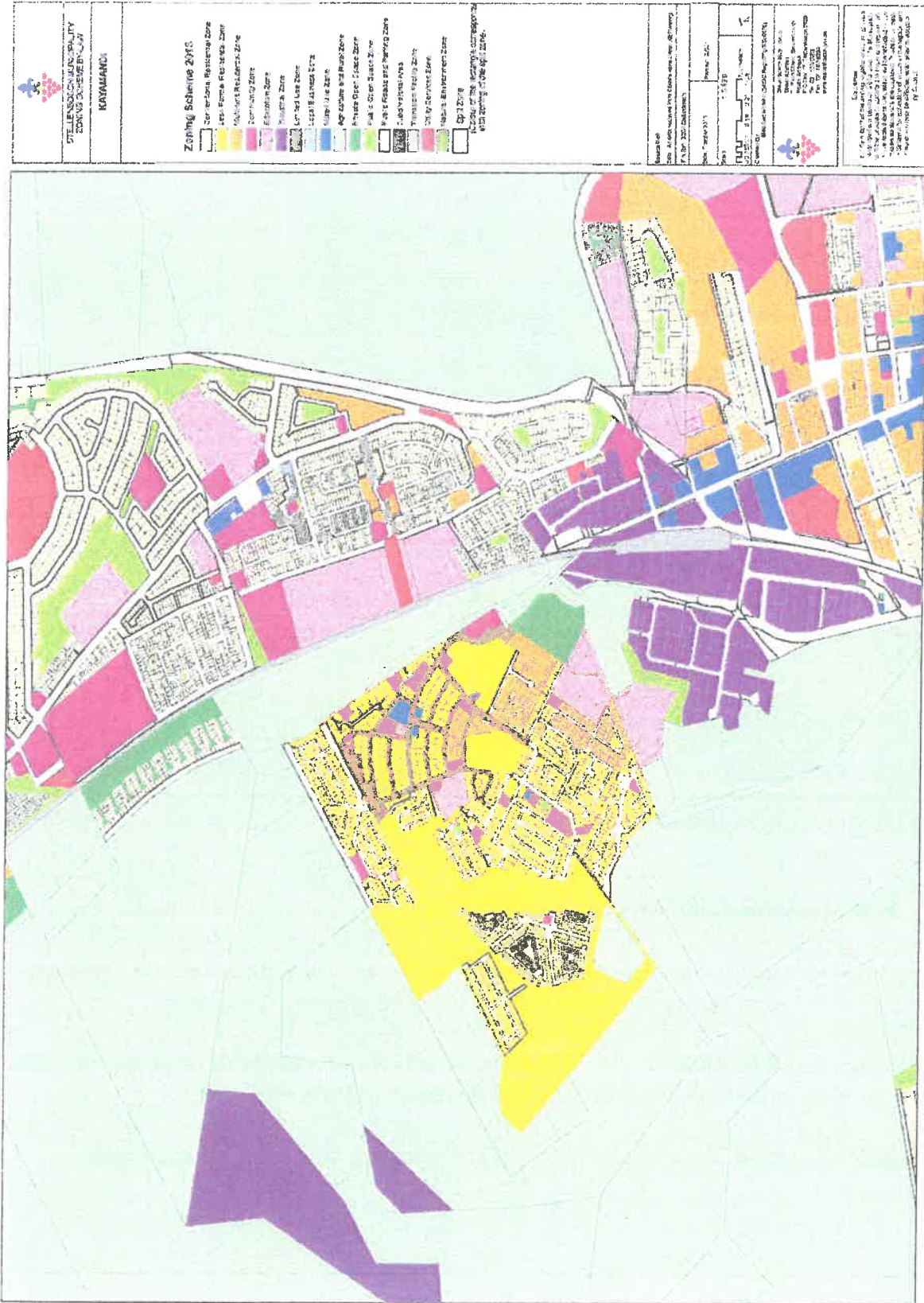


IMAGE 2: KAYAMANDI ZONING MAP (2019)

5. SITE ANALYSIS

An analysis of the key site characteristics is summarised below.

5.1 ENGINEERING SERVICES

The engineering services reports prepared by Messrs GLS and Inani Infrastructure are attached hereto as **ANNEXURE 9**. For detail, please refer to the aforementioned reports.

The proposed project site is located within an established suburb (within the urban edge) with infrastructure, which offers the possibility for service connections to assist with the formalisation of the sites.

GLS Consulting provided the comments on the bulk water supply and sewer discharge for the proposed formalisation of existing structures project. GLS Consulting commented that the water demand for the existing structures was accounted for in the June 2019 master plans for water and sewer networks, however, no provision was made for densification in these areas. **Please note that comment is in some instances given as if the developments are still proposed.**

5.1.1 Water

The reticulation networks for the appropriate zones have sufficient capacity for the development areas but the Kayamandi reservoir has marginally insufficient storage capacity. Since the current Stellenbosch bulk supply to the Papegaaiberg reservoir is at capacity, it does not have sufficient capacity to supply bulk water to the proposed development areas. To augment this, the master plan items SSW6.8a & SSW.B20 (part of the larger Helshoogte transfer system) are proposed, and the master plan items SSW.B29, SSW.B30 & SSW.B31 are required to augment the reservoir storage capacity of the Kayamandi water system.

a) Project 4A

This site is located within the Kayamandi Reservoir PRV 1 zone (see Figure 3 or Annexure D). There is an existing 100mm AC diameter pipeline in 10th Street, 13th Street and School Crescent for the supply to the area (GLS Consulting, 2021).

5.1.2 Sewer

The existing Kayamandi sewer reticulation network in Kayamandi and the existing Adam Tas bulk sewer system gravitating from Kayamandi to the Stellenbosch WWTW have sufficient capacity to accommodate the proposed development areas.

a) Project 4A

There is an existing 150mm diameter sewer outfall that runs parallel to 10th Street and 13th Street for connection (GLS Consulting, 2021).

5.1.3 Electrical

The Cloetesville HV/MV Electrical Substation and the Switching Stations for the supply areas have sufficient capacity for the development sites. However, the capacity of some of the Internal MV feeders is exceeded and the additional load of Projects 4A, 5A and 5B may not be able to be accommodated. The implementation of a masterplanning item is being planned that will increase the reliability of the internal network.

Projects 4A, 5A and 5B:

- Kayamandi SS: MS Corridor Feeder and MS 6th Avenue Feeder (Ring Network)
 - The MS Corridor Feeder (35mm² PILC) has a capacity of 2.48MVA and MS 6th Avenue Feeder (35mm² PILC) has a capacity of 2.48MVA. These feeders form a ring therefore the total capacity is 5MVA.
 - These feeders currently supply 14 miniature substations and have an installed capacity of 5.8MVA which exceeds the capacity of the feeders.
- - The proposed additional load of 1.47MVA may not be able to be accommodated. Note: From the information received and calculated, the feeders will not be able to accommodate the additional load unless the actual loading is less than the installed capacity. Information regarding the actual load vs the installed load is needed to determine the way forward with regards to the supply.

5.1.4 Roads & Transport

The development sites form part of the developed and build-up areas. All properties within the project sites are well served by paved roads, close to public transport routes and can be accessed through the existing road network.

Access to the properties can be obtained from 10th Street, 13th Street, and School Crescent. 13th Street runs through the project site.

5.2 SERVITUDES

The land surveyor (Mr Damien Burger) confirmed in an email dated 15 November 2021 that the servitudes mentioned in the title deeds and the SG Diagrams are all servitudes that the properties are entitled to, so they will not affect the layout as the properties are not subject to any servitudes.

5.3 TOPOGRAPHY & GEOTECHNICAL STATUS

No information could be sourced on existing topographical and geotechnical conditions; however, it is believed that a topographical survey and geotechnical report are not required due to the fact that the project site has already been developed.

5.4 ENVIRONMENTAL CHARACTERISTICS

The subject properties are located in an established urban area and is already transformed and built-up. The Western Cape Department of Environmental Affairs and Development Planning (DEADP) confirmed in a letter dated 25 August 2021 that no listed activities in terms of the NEMA EIA Regulations 2014 (as amended) are triggered and therefore no environmental authorisation is required for these projects.

The letter from WC DEADP is attached hereto as **ANNEXURE 10**.

5.5 HERITAGE CHARACTERISTICS

The property is located outside the historical centre of Stellenbosch. The buildings are not older than 60-years. An NID was submitted to Heritage Western Cape (HWC) on 8 August 2021. HWC confirmed in a letter dated 3 September 2021 that "since there is no reason to believe that the proposed subdivision and rezoning on various erven in Kyamandi Stellenbosch, will impact on heritage resource, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required".

The letter from HWC is attached hereto as **ANNEXURE 11**.

6. DEVELOPMENT PROPOSAL

6.1 BACKGROUND

This project was approved by Council in 1996 and comprised the development of 148 family units by Stocks Housing Cape (Pty) Ltd. The 148 units were developed and completed in 1998 as rental stock units on Erven 1080-1112.

6.2 PROPOSED DEVELOPMENT CONCEPT

Project 4A:

The purpose of this application is thus the following:

- To consolidate Erven 1091-1112 and 1080-1090 Kaya Mandi to enable the registration of a Sectional Title Scheme.
- To obtain approval (condonation) of 9 minor encroachments of existing staircases into the street.

The existing cadastral information and the proposed consolidation of the various erven are shown in the figures below and on **PLAN 2: EXISTING CADASTRAL PLAN (PROJECT 4A)**, and **PLAN 3: CONSOLIDATION PLAN (PROJECT 4A)** respectively. The proposed zoning of the new erven is shown on **PLAN 4: ZONING PLAN (PROJECT 4A)**.



FIGURE 3: PROJECT 4A – EXISTING CADASTRAL PLAN

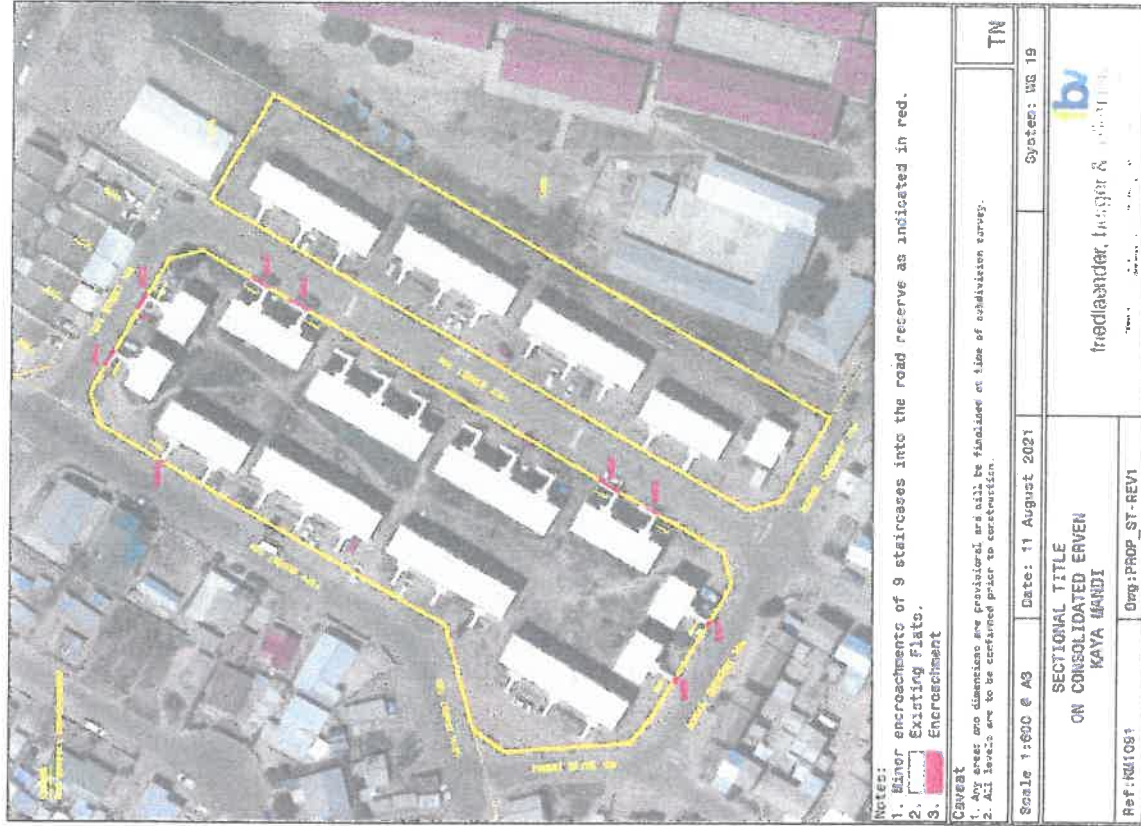


FIGURE 4: PROJECT 4A – PROPOSED CONSOLIDATION

In order to obtain these objectives, the following land use applications are made:

- The rezoning of Erven 1080 to 1112 Kaya Mandi in terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 from Multi-Unit Residential Zone (MUR)³ to Less Formal Residential Zone (LFR).
- The consolidation of Erven 1080 to 1090 Kaya Mandi in terms of Section 15(2)(e) of the Stellenbosch Municipal Land Use Planning By-Law, 2015, to form one erf, namely proposed "Portion A" (approximately 3314m² in extent), as shown on **PLAN 3: CONSOLIDATION PLAN (4A)**.
- The consolidation of Erven 1091 to 1112 Kaya Mandi in terms of Section 15(2)(e) of the Stellenbosch Municipal Land Use Planning By-Law, 2015, to form one erf, namely proposed "Portion B" (approximately 6041m² in extent), as shown on **PLAN 3: CONSOLIDATION PLAN (4A)**.
- The subdivision of consolidated "Portion A" and "Portion B" in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 to enable the registration of a Sectional Title Scheme for the existing 148 flats as shown on **PLAN 3: CONSOLIDATION PLAN (4A)**.
- The compilation and submission of an application to the Surveyor-General for the amendment of General Plan GP 3443/1993 in terms of Section 15(2)(k) of the Stellenbosch Municipal Land Use Planning By-Law, 2015.
- A permanent departure on building line parameters in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 to relax the street building line on the consolidated "Portion B" (consolidated from erven 1091-1112) from 1m to 0m to allow for allow 9 minor encroachments of staircases into the street (refer to **PLAN 3: CONSOLIDATION PLAN**)⁴

6.3 PROPOSED SUBDIVISION, CONSOLIDATION, ZONINGS AND LAND USES

This section must be read with **PLAN 2: EXISTING CADASTRAL PLAN**, **PLAN 3: CONSOLIDATION PLAN** and **PLAN 4: ZONING PLAN**.

Existing Erf Numbers 1080 to 1090 is proposed to be consolidated to 1 x Erf, namely, proposed "Portion A". Existing Erf Numbers 1091 to 1112 is proposed to be consolidated to 1 x Erf, namely, proposed "Portion B".

The area (m²), number of dwelling units, existing land uses, and the proposed zoning of the new properties are shown in the following table.

³ The Status Quo Report indicates that the existing zoning is "Conventional Residential Zone". According to the Stellenbosch Municipality's latest zoning map (Kayamandi Zoning Scheme 2018, downloaded from the Municipality's website) the erven is currently zoned "Multi-Unit Residential Zone". Ms Louisa Guntz of the Stellenbosch Municipality confirmed in an email dated 23 March 2022 that the existing zoning is Multi-Unit Residential Zone.

⁴ This departure might not be required. The zoning scheme says in the definition of "building line" that "stoeps, entrance steps, stairs and/or landings, which are at ground level, external to the building, and not covered by a roof" are excluded from adhering to building lines.

TABLE 8: PROPOSED SUBDIVISION / CONSOLIDATION, ZONING AND LAND USES

TEMP ERF NUMBER	ESTIMATED ERF SIZE		NU OF DWELLING UNITS	EXISTING LAND USES	PROPOSED ZONING
	m ²	ha			
Portion A	3314.38	0.3314	48	Dwelling Units	Less Formal Residential Zone (LFR)
Portion B	6041.07	0.6041	100	Dwelling Units	Less Formal Residential Zone (LFR)
TOTAL	9355.44	0.9355	148		

Following the approval of this land use application, these properties will be registered in a Sectional Title Scheme.

6.4 PROPOSED DEVELOPMENT PARAMETERS

The following tables describes the planning parameters (coverage, height, building lines, and parking) for each of the proposed land uses as it is proposed for this development.

6.4.1 Coverage

The coverage of the new properties is shown in the following table.

TABLE 9: PROPOSED COVERAGE

TEMP ERF NUMBER	ESTIMATED ERF SIZE		COVERAGE				
	m ²	ha	Max Permitted	Estimated Actual		Change / Amend	
			%	m ²	%	From	To
Portion A	3314.38	0.3314	80%	720.04	22%	N/A	N/A
Portion B	6041.07	0.6041	80%	1533.70	25%	N/A	N/A
TOTAL	9355.44	0.9355		2253.74	24%		

The coverage of the existing formal buildings (dwelling houses) does not exceed the permissible coverage in the LFR Zone and therefore an amendment of this parameter is not required.

6.4.2 Height

The height of the existing buildings does not exceed the permissible height in the LFR Zone and therefore an amendment of this parameter is not required.

The height of the new properties is shown in the following table.

TABLE 10: PROPOSED HEIGHT

TEMP ERF NUMBER	NU OF DWELLING UNITS	EXISTING LAND USES	PROPOSED ZONING	HEIGHT			
				Max Permitted	Actual	Change / Amend	
						From	To
Portion A	48	Dwelling House	LFR	3-Storeys (All other buildings)	2-Storeys	N/A	N/A
Portion B	100	Dwelling House	LFR	3-Storeys (All other buildings)	2-Storeys	N/A	N/A
TOTAL	148						

6.4.3 Building Lines

Information on the building lines of the new properties is shown in the following table.

TABLE 11: PROPOSED BUILDING LINES

TEMPERF NUMBER	NU OF DWELLING UNITS	EXISTING LAND USES	PROPOSED ZONING	BUILDING LINES			Change / Amend	
				Boundary	Rule	Actual	From	To
Portion A	48	Dwelling House	LFR	Street: 1m; 5m on a proclaimed road (S69(2)(h))	1m		N/A	N/A
Portion B	100	Dwelling House	LFR	Common: Street: 0m on one boundary; 1m on other boundaries 1m; 5m on a proclaimed road (S69(2)(h))	0m on one boundary; 1m on other boundaries 1m		N/A	N/A
TOTAL	148			Common: 0m on one boundary; 1m on other boundaries	N/A		N/A	N/A

There are minor encroachments of 9 staircases into the road reserve. This is indicated in red on **PLAN 3: CONSOLIDATION PLAN**.

The zoning scheme says in the definition of "building line" that "stoeps, entrance steps, stairs and/or landings, which are at ground level, external to the building, and not covered by a roof" are excluded from adhering to building lines.

Therefore, except for the aforementioned staircase encroachments, the existing buildings do not exceed the permissible building lines in the LFR Zone. Although a departure application on the street building line has been included in this report, it is believed that based on the aforementioned definition that an amendment of this parameter is not required.

6.4.4 Parking

Information on off-street parking is shown in the table below.

TABLE 12: PROPOSED PARKING

TEMP ERF NUMBER	NU OF DWELLING UNITS	EXISTING LAND USES	PROPOSED ZONING	OFF-STREET PARKING				
				Rule	Required	Proposed	Change / Amend	
							From	To
Portion A	48	Dwelling House	LFR	1 bay / dwelling house	48	48	N/A	N/A
Portion B	100	Dwelling House	LFR	1 bay / dwelling house	100	100	N/A	N/A
TOTAL	148				148	148		

The two sites will be registered as a Sectional Title Scheme and sufficient parking exist on the common property portions of the two sites.

It is therefore not required to seek a departure from the off-street parking requirements of the Stellenbosch Municipality's Zoning Scheme By-Law (2019).

7. PLANNING MOTIVATION IN SUPPORT OF THE APPLICATION

7.1 LAND USE DECISION CRITERIA

Section 65 of the Stellenbosch Land Use Planning By-Law, 2015, sets out the general criteria that needs to be considered when a land use application is submitted. Section 38(1)(f) indicates that the written motivation of the application must be based on the criteria in Section 65.

7.2 CONSISTENCY WITH RELEVANT NATIONAL & PROVINCIAL DEVELOPMENT PRINCIPLES

The proposed land use is consistent with the development principles contained in Chapter 2, Section 7 of SPLUMA (Act 16 of 2013) and Chapter 6, Section 59 of LUPA (Act 3 of 2014).

TABLE 13: CONSISTENCY WITH SPLUMA (Act 16 of 2013) AND LUPA (Act 3 of 2014)

APPLICABLE SECTIONS	DEVELOPMENT PRINCIPLES	COMMENTS
SPLUMA, Section 7(a) LUPA, Section 59(1)	Spatial Justice	The proposed development is consistent with the principle of spatial justice: <ul style="list-style-type: none"> It redresses past spatial and development imbalances by providing access to land for the previously disadvantaged communities in Kayamandi. The aim is to finalise the land use rights on this project that was started many years ago in order to transfer the ownership of the properties to the intended beneficiaries. It therefore provides for security of tenure.
SPLUMA, Section 7(b) LUPA, Section 59(2)	Spatial Sustainability	The proposed development is consistent with the principle of spatial sustainability: <ul style="list-style-type: none"> The properties are located within the existing approved urban edge in the established urban area of Kayamandi. The development already exists and does not encourage urban sprawl. No new development will take place. It is currently and will in future continue to make use of existing available infrastructure services capacity. There are no environmentally or heritage sensitive areas in this part of Kayamandi. It does not have an impact on prime and unique agricultural land.
SPLUMA, Section 7(c) LUPA, Section 59(3)	Efficiency	The development is consistent with the principle of efficiency: <ul style="list-style-type: none"> It optimises the use of existing infrastructure. It optimises the use of existing available state-owned land. It is already integrated in the current urban space economy of Kayamandi and will have no negative financial, social, economic or environmental impacts.
SPLUMA, Section 7(d) LUPA, Section 59(5)	Spatial Resilience	<ul style="list-style-type: none"> A key objective of the development / land use application is to finalise the land use rights on this project that was started many years ago in order to transfer the ownership of the properties to the intended beneficiaries and thereby improving the livelihood of the affected communities to ensure sustainable growth and development. According to the principle of spatial resilience (S59(5) of LUPA), <i>"flexibility in spatial plans, policy and land use</i>

APPLICABLE SECTIONS	DEVELOPMENT PRINCIPLES	COMMENTS
		<i>management systems is accommodated to ensure sustainable livelihoods in communities most likely to suffer the impact of economic and environmental shocks".</i>
SPLUMA, Section 7(e) LUPA, Section 59(4)	Good Administration	The application complies with and is submitted in accordance with the legislated land development processes and procedures.

7.3 CONSISTENCY WITH RELEVANT NATIONAL & PROVINCIAL PLANNING FRAMEWORKS AND POLICIES

7.3.1 National Development Plan (NDP), 2012

The National Development Plan identified nine (9) main challenges that need to be addressed in South Africa. The land use(s) in this application contributes as a response to some of those national challenges. The national challenges, the suggested national responses and the relevance to this land use application is highlighted in the table below.

TABLE 14: CONSISTENCY WITH NATIONAL DEVELOPMENT PLAN (NDP), 2012

NDP CHALLENGES	NDP RESPONSE	HOW THIS PROPOSED DEVELOPMENT RESPONDS
1 Unemployment	Create jobs and livelihoods	Not applicable to this application.
2 Infrastructure poorly located and inadequate	Expand infrastructure	The aim is to finalise the land use rights on this project that was started many years ago in order to transfer the ownership of the properties to the intended beneficiaries. There will be no new developments. The existing properties are already making use of the existing infrastructure capacity within Kayamandi.
3 Exclusive spatial patterns	Transform urban and rural spaces	This urban area is already transformed, and the land uses and buildings already exist. The aim with this land use application is therefore to legalise the existing land uses so that ownership can be transferred to the intended beneficiaries.
4 Resource consumptive economy	Transition to a low-carbon economy	Not applicable to this application.
5 Poor quality education	Improve education and training	Not applicable to this application.
6 Widespread disease burden and poor services	Provide quality health care	Not applicable to this application.
7 Poor quality public service	Build a capable state	Not applicable to this application.
8 Corruption	Fight corruption and increase accountability	Not applicable to this application.
9 Divided society	Transform society and unite the nation.	This land use application will contribute to the transformation of society because it will provide security of tenure to the intended beneficiaries in Kayamandi.

7.3.2 OneCape 2040

The OneCape 2040 strategy is a Western Cape initiative that aims to “scope a long-term economic vision and plan involving all key Western Cape economic leaders as well as citizens for the next 30 to 40 years”. Its primary goal is to create “a resilient, inclusive and competitive Western Cape with higher rates of employment producing growing incomes, greater equality and an improved quality of life”. Its vision is to have “a highly-skilled, innovation driven, resource efficient, connected, high opportunity and collaborative society”. Local government’s role in achieving this vision is as follows:

- Integrated neighbourhoods and upgrading the built environment;
- Integrated services planning and provision

Two of the six transitional areas identified in this strategy relates to

- **“Economic Access Transition (Working Cape)”**. The aim is to change from a currently “Factor and efficiency-driven economy with high barriers to entry and low productivity and entrepreneurship rates” to a “Innovation-driven economy with low barriers to entry, high productivity and entrepreneurship rates”.
- **“Settlement Transition (Living Cape)”**. The aim is to change from the current “Unhealthy, low access, often alienated, low opportunity neighbourhoods” to “Healthy, accessible, liveable, multi-opportunity communities.

This project and land uses are part of the municipality’s initiatives to fulfil its role in the OneCape 2040 vision.

7.3.3 WC Provincial Spatial Development Framework (PSDF), 2014

The latest approved PSDF is dated March 2014. The Western Cape PSDF aims to:

- Give spatial expression to the National and Provincial development agendas;
- Serve as a basis for coordinating, integrating and aligning ‘on the ground’ delivery of National and Provincial departmental programmes;
- Support municipalities to fulfil their municipal planning mandate in line with the National and Provincial agendas; and
- Communicates government’s spatial development intentions to the private sector and civil society.

The 2014 PSDF applies five (5) key principles to achieve its spatial vision for the province. These five principles are aligned with the development principles contained in Section 7 of SPLUMA (Act 16 of 2013) and Section 59 of LUPA (Act 3 of 2014) and talks about Spatial Efficiency, Spatial Justice, Sustainability & Resilience, Quality & Liveability and Accessibility. This existing land uses in this project’s consistency with these principles have already been highlighted in a previous section. This proposed land use is also consistent with the three spatial themes of the Western Cape PSDF:

- **Resources:** The existing land uses currently and will in future continue to make use of existing resources within the urban edge. It also does not threaten or impact negatively on any scenic and unique cultural landscapes.
- **Space Economy:** The project and its land uses are already integrated in the space-economy of Kayamandi.
- **Settlement:** The project and its land uses are located within the established urban area of Kayamandi and promotes densification, consolidation, integration and a sense of place. All properties are already occupied for many years and well-integrated with the urban fabric of Kayamandi.

7.4 CONSISTENCY WITH RELEVANT LOCAL PLANNING FRAMEWORKS AND POLICIES

7.4.1 Municipal IDP

Projects 4A, 5A and 5B are located in Ward 12 whilst Projects 4B and 8 (Mpelazwe) is located in Ward 13 of the Stellenbosch Municipality.

The latest IDP summarises the ward priorities in Tables 58 (Ward 12) and 59 (Ward 13) respectively. Ward 12's top five priorities for the 2021/22 financial year are the following:

- Priority 1: Recreation (Swimming Pool)
- Priority 2: Safety & Security
- Priority 3: Elderly & disabled
- Priority 4: Wi-Fi facilities
- Priority 5: ECD Centers

Ward 13's top five priorities for the 2021/22 financial year are the following:

- Priority 1: Housing – Hostels, Shacks and Backyard dwellers
- Priority 2: Old age & youth recreational center
- Priority 3: Community Hall
- Priority 4: Initiation site
- Priority 5: Remembrance Hall in Kayamandi library

Legacy projects are discussed in Table 70 of the IDP with specific reference to human settlements project on pages 193-196. An overview of the Integrated Human Settlements Plan is provided in paragraph 7.4.3 on pages 208-211.

Although this project is not specifically mentioned in the IDP, it is a priority for the Stellenbosch Human Settlements Department who appointed the professional team through tender number B/SM 42/21 to finalise the land use rights for these properties so that the properties can be transferred to the intended beneficiaries.

7.4.2 Municipal SDF

Section 22 of SPLUMA indicates the following:

"22. (1) A Municipal Planning Tribunal or any other authority required or mandated to make a land development decision in terms of this Act or any other law relating to land development, may not make a decision which is inconsistent with a municipal spatial development framework.

22. (2) Subject to section 42, a Municipal Planning Tribunal or any other authority required or mandated to make a land development decision, may depart from the provisions of a municipal spatial development framework only if site-specific circumstances justify a departure from the provisions of such municipal spatial development framework."

Similar to SPLUMA, Section 19 of the Western Cape Land Use Planning Act (LUPA), Act 3 of 2014 states the following:

"19. (1) If a spatial development framework or structure plan specifically provides for the utilisation or development of land as proposed in a land use application or land development application, the proposed utilisation or development is regarded as complying with that spatial development framework or structure plan.

(2) If a spatial development framework or structure plan does not specifically provide for the utilisation or development of land as proposed in a land use application or a land development application, but the proposed utilisation or development is not in conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilisation or development is regarded as being consistent with that spatial development framework or structure plan.

(3) If the proposed utilisation or development of land in a land use application or a land development application does not comply with and is not consistent with the relevant designation for the utilisation of land in an applicable spatial development framework or structure plan, the proposed utilisation or development deviates from that spatial development framework or structure plan."

The current approved MSDF of Stellenbosch Municipality is dated 11 November 2019.

The subject properties (Projects 4A, 4B, 5A, 5B and 8) are located in an established urban area within the urban edge and fall within the "Urban Development" spatial planning category (SPC)(MSDF Figure 26, p66).

In terms of the Stellenbosch Framework, Projects 4B, 5B and 8 are also located within the area designated as "Strategic Sites, Projects and/or Infill Opportunities" (MSDF Figure 28, p70).

In conclusion, it can be argued that the currently approved SDF specifically provides for the utilisation of the sites as proposed in this land use application and therefore the existing (and proposed) utilisation of the sites is regarded as compliant with the approved municipal SDF, as described in Section 19(1) of LUPA (Act 3 of 2014).

It is therefore NOT necessary to motivate for deviation from the provisions of the existing approved SDF (2019).

7.5 SUITABILITY OF THE SITE

The suitability of the project site in terms of its location, accessibility and physical characteristics is discussed in the table below.

TABLE 15: MOTIVATION IN TERMS OF SITE SUITABILITY

	SUITABILITY IN TERMS OF	MOTIVATION / COMMENTS
1	Location	The site / properties are well located within the urban edge and within the neighbourhood of Kayamandi, Stellenbosch.
2	Roads & Transport	The area is well served with local roads, public transport routes and public transport services. No additional traffic will be generated because the properties are already developed, and no additional / new development is proposed.
3	Parking	All the properties have already been developed and have people living there for a number of years. A combination of onsite and off-site (on-street) parking is currently used in the area. No additional / new development will take place and therefore no additional parking would be required. Existing space for parking is thus sufficient.
4	Engineering Services	The properties are located in an area that is already serviced. No additional / new development will take place in terms of this land use application and therefore there will not be an increase in demand for services. An engineering services report is attached hereto as ANNEXURE 9 . A CLO has been appointed, on request of the Stellenbosch Municipality, to conduct a survey to determine whether each property has access to a water and electricity meter and to record the location and details of these meters. This survey was completed in 2021 and a separate

	SUITABILITY IN TERMS OF	MOTIVATION / COMMENTS
		report was submitted to the Stellenbosch Municipality's Human Settlements Department with detail of the outcome of the aforementioned survey.
5	Servitudes	To the best of our knowledge and interpretation of the existing available information, there are no known servitudes that affects the properties in this land use application.
6	Topography	All the properties are already developed and hence the topographical characteristics of the area does not have a negative impact on the existing land uses.
7	Geotechnical Conditions	All the properties are already developed and hence the geotechnical characteristics of the area does not have a negative impact on the existing land uses.
8	Flood Lines	There are no known floodlines that affects the subject properties.
9	Alternative Uses	All the properties are already developed and therefore discussing alternative uses for these properties is irrelevant to the purpose / objectives of this land use application.

7.6 OTHER IMPLICATIONS OF THE PROPOSED LAND USE(S)

Comments on other possible implications of the proposed land uses are provided in the table below.

TABLE 16: OTHER IMPLICATIONS OF THE PROPOSED LAND USE(S)

IMPACT	MOTIVATION / COMMENT
Environmental Impact	<p>The subject properties are located inside the urban edge in an already developed area. All the sites are already developed, and the intention of this land use application is to formalise what is currently on the ground. There will thus be no negative impact on any environmental resources.</p> <p>The Western Cape Department of Environmental Affairs and Development Planning (DEADP) confirmed in a letter dated 25 August 2021 that no listed activities in terms of the NEMA EIA Regulations 2014 (as amended) are triggered and therefore no environmental authorisation is required for these projects.</p> <p>The letter from WC DEADP is attached hereto as ANNEXURE 10.</p>
Heritage Impact	<p>The subject properties are located inside the urban edge in an already developed area. All the sites are already developed, and the intention of this land use application is to formalise what is currently on the ground. The sites are not located within the historical centre of Stellenbosch and the buildings are not older than 60-years.</p> <p>An NID was submitted to Heritage Western Cape (HWC) on 8 August 2021. HWC confirmed in a letter dated 3 September 2021 that "since there is no reason to believe that the proposed subdivision and rezoning on various erven in Kayamandi Stellenbosch, will impact on heritage resource, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required".</p> <p>The letter from HWC is attached hereto as ANNEXURE 11.</p>
Compatibility with the Surrounding Area	The properties have been well integrated into the space-economy and urban fabric of Kayamandi for a number of years and is fully compatible with the surrounding area.
Socio-Economic Impact	The primary objective is to obtain the necessary land use rights so that the properties can be registered with the SG's Office and then transferred to the intended beneficiaries. This in itself has a positive socio-economic impact on this community.
Social & Public Facilities	There will be no negative impact on the existing number of social and public facilities in the area. The application also does not trigger the need for additional public / social facilities because there will be no densification or additional / new greenfield development.
Surrounding Property Values	There will be no negative impact on surrounding property values.
Safety & well-being of the Surrounding Community	<p>There will be no negative impact on safety of the surrounding community.</p> <p>The finalisation of the land use rights, registration and transfer of the properties will have a positive impact on the well-being of the beneficiary community.</p>

8. CONCLUSION

In conclusion, the primary objective of this land use application is to finalise and conclude a process that should have been finalised many years ago. The approval of the land use applications in paragraph 2.3 of this report should therefore be a formality for the following reasons:

- The land use rights for the properties in this project should already have been finalised approximately 20-years ago, however, due to various reasons, beyond the control of Stellenbosch Municipality, these land use rights were not finalised, and ownership of the properties could not yet be transferred.
- The primary objective of this land use application is to legalize the existing land uses on the various properties so that the properties can be registered with the Surveyor-General and thereby enabling the municipality to transfer ownership of the registered properties to the intended beneficiaries.
- The properties in this project are located in an established urban area within the urban edge of Kaya Mandi.
- The properties in this project have already been developed and dwelling units are already occupied.
- The properties in this project have access to existing infrastructure and engineering services within Kaya Mandi.
- No additional dwelling units will currently be constructed on the subject properties.
- The existing land uses are compliant with the Stellenbosch SDF and consistent with other relevant local and provincial policies.
- There are no negative environmental and heritage impacts as confirmed by the Western Cape Department of Environmental Affairs and Development Planning and Heritage Western Cape.
- A letter dated 25 August 2021 from the Western Cape Department of Environmental Affairs and Development Planning (reference: 16/3/3/6/1/B4/22/1270/21) confirmed that no listed activities in terms of the NEMA EIA Regulations 2014 are triggered by the proposed land use applications.
- Heritage Western Cape (HWC) confirmed in a letter dated 3 September 2021 that *“since there is no reason to believe that the proposed subdivision and rezoning on various erven in Kyamandi Stellenbosch, will impact on heritage resource, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required”*.

The finalisation of the land use rights, the registration of the properties with the SG's Office and the transfer of ownership to the beneficiaries has become a matter of extreme urgency. Many of the original intended beneficiaries do not live there anymore and the community is becoming increasingly impatient with the delays in this process.

It is therefore recommended that the land use applications (listed in paragraph 2.3 of this report) be approved in order to comply with / adhere to the principles of good administration listed in Section 7(e) of the SPLUMA (Act 16 of 2013) and Section 59(4) of the Western Cape LUPA (Act 3 of 2014).

ANNEXURE E

APPLICATION FOR REZONING,
CONSOLIDATION, CONSENT USE AND THE
AMENDMENT OF GENERAL PLAN: ERVEN 1080 -
1112, PROJECT 4A, KAYAMANDI,
STELLENBOSCH.

EXEMPTION FROM THE
DEPARTMENT OF MINISTRY
OF LOCAL GOVERNMENT,
ENVIRONMENTAL AFFAIRS
AND DEVELOPMENT
PLANNING FROM CERTAIN
PROVISIONS FOR PUBLIC
PARTICIPATION



REFERENCE: 15/3/2/2/1/BS2

ENQUIRIES: Kobus Munro - (021) 483 4638

The Executive Mayor
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Per e-mail: Mayor@stellenbosch.gov.za
Donovan.Muller@stellenbosch.gov.za
Mayor.PA@stellenbosch.gov.za

Dear Mayor van Deventer

STELLENBOSCH MUNICIPALITY: REQUEST FOR AUTHORISATION FOR EXEMPTION FROM CERTAIN PROVISIONS (PUBLIC PARTICIPATION REQUIREMENTS) IN TERMS OF SECTION 60 (1) OF THE LAND USE PLANNING ACT, 2014 (ACT NO 3 OF 2014): FIVE HOUSING PROJECTS IN KAYAMANDI, STELLENBOSCH

1. Your request for the exemption from certain public participation provisions/requirements in terms of Section 60(1)(b) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA), dated 27 September 2021, refers.
2. As the Authorised Decision maker, I hereby confirm that I have had access to and considered all the relevant information and I have accordingly resolved as follows:

That the request by Stellenbosch Municipality for authorisation for exemption in terms of Section 60(1) of the LUPA from the provisions of sections 43, 44 and 47 of LUPA in respect of the intended land use applications for Projects 4A, 4B, 5A, 5B and 8 as contained in your above-mentioned letter, to obtain the necessary land use rights for five housing projects in Kayamandi, Stellenbosch, **BE APPROVED** in terms of Section 60(1) of the LUPA.

3. The reasons for my decision are as follows:

- i) The request satisfies the requirements of the enabling legislative prescript in terms of Section 60(1)(b) of LUPA;
- ii) The request is in the interest of meeting the needs of the poor and vulnerable; and
- iii) The request is reasonable as there has been no change in the applicable spatial planning, policy or development context of the area since the original approval.

Please note that this decision will become effective by notice in the *Provincial Gazette* in accordance with Section 60(1) of LUPA. A copy of the notice will be made available upon publication.

Sincerely

A handwritten signature in black ink, appearing to read 'A. Bredeell', written over a large, light-colored oval shape.

A BREDELL
MINISTER
DATE: 13/10/2021


Western Cape Government • Wes-Kaapse Regering • URhulumente weNtshona Koloni

PROVINCE OF THE WESTERN CAPE

PROVINSIE WES-KAAP

IPHONDO LENTSHONA KOLONI

**Provincial Gazette
Extraordinary**
**Buitengewone
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**Isongezelelo
kwiGazethi yePhondo**

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Tuesday, 19 October 2021

Dinsdag, 19 Oktober 2021

uLwesibini, 19 kweyeDwarha 2021

Registered at the Post Office as a Newspaper

As 'n Nuusblad by die Poskantoor Geregistreer

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(*Ushicilelo oLutsha lufumaneka kwigumbi M21, kwiSakhiwo sePhondo seNdlu yoWisomithetho, 7 Wale Street, eKapa 8001.)

Proclamation**Proklamasie****UMpoposho**

129 Department of Environmental Affairs and Development Planning: Western Cape Land Use Planning Act, 2014 (Act 3 of 2014): Exemption from Provisions of Act 2

129 Departement van Omgewingsake en Ontwikkelingsbeplanning: Wes-Kaapse Wet op Grondgebruikbeplanning, 2014 (Wet 3 van 2014): Vrystelling van Bepalings van Wet 2

129 Lendawo eziSingqongileyo noCwangciso loPhuhliso loMhlaba: UMthetho woCwangciso loMhlaba wase Mpuma Koloni, ka-2014 (uMthetho 3 ka-2014): isaZiso seSigunyaziso kwiSiphambuko soMthetho weSixeko saseKapa 3

PROVINCIAL NOTICE

The following Provincial Notice is published for general information.

DR H.C. MALILA,
DIRECTOR-GENERAL

Provincial Legislature Building,
Wale Street,
Cape Town.

PROVINSIALE KENNISGEWING

Die volgende Provinsiale Kennisgewing word vir algemene inligting gepubliseer.

DR H.C. MALILA,
DIREKTEUR-GENERAAL

Provinsiale Wetgewer-gebou,
Waalstraat,
Kaapstad.

ISAZISO SEPHONDO

Esi saziso silandelayo sipapashelwe ukunika ulwazi ngokubanzi.

GQIR H.C. MALILA,
MLAWULI-JIKELELE

ISakhiwo sePhondo,
Wale Street,
eKapa.

PROVINCIAL NOTICE

P.N. 129/2021

19 October 2021

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING**WESTERN CAPE LAND USE PLANNING ACT, 2014 (ACT 3 OF 2014)****EXEMPTION FROM PROVISIONS OF ACT**

I, Anton Wilhelm Bredell, Provincial Minister of Local Government, Environmental Affairs and Development Planning in the Western Cape, under section 60(1)(b) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) (the Act), exempt Stellenbosch Municipality from the provisions of sections 43, 44 and 47 of the Act, in respect of the intended land use applications for:

- o Project 4A: 148 x flats currently located on Erven 1091 – 1112 and 1080 – 1090, Kayamandi;
- o Project 4B: 51 x formal dwelling units currently located on Erven 112, 114, 115 and 116, Kayamandi;
- o Project 5A: 175 x formal dwelling units currently located on Erven 1113 – 1122 and 1123 – 1154, Kayamandi;
- o Project 5B: 48 x formal dwelling units currently located on Erven 66, 69, 514 – 522 and a portion of Erf 523, Kayamandi;
- o Project 8: 54 x formal dwelling units currently located on the Remainder of Erf 288, Kayamandi.

Signed at Cape Town on this 13th day of October 2021.

AW BREDELL

PROVINCIAL MINISTER OF LOCAL GOVERNMENT, ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

PROVINSIALE KENNISGEWING

P.K. 129/2021

19 Oktober 2021

DEPARTEMENT VAN OMGEWINGSAKE EN ONTWIKKELINGSBEPLANNING**WES-KAAPSE WET OP GRONDGEBRUIKBEPLANNING, 2014 (WET 3 VAN 2014)****VRYSTELLING VAN BEPALINGS VAN WET**

Ek, Anton Wilhelm Bredell, Provinsiale Minister van Plaaslike Regering, Omgewingsake en Ontwikkelingsbeplanning in die Wes-Kaap, kragtens artikel 60(1)(b) van die Wes-Kaapse Wet op Grondgebruikbeplanning, 2014 (Wet 3 van 2014)(die Wet), stel Stellenbosch Munisipaliteit vry van die bepalings van artikels 43, 44 en 47 van die Wet, ten opsigte van die beoogde grondgebruikaansoeke vir:

- o Projek 4A: 148 x woonstelle wat op Erwe 1091 – 1112 en 1080 – 1090 Kayamandi geleë is;
- o Projek 4B: 51 x formele wooneenhede wat op Erwe 112, 114, 115 en 116, Kayamandi geleë is;
- o Projek 5A: 175 x formele wooneenhede wat op Erwe 1113 – 1122 en 1123 – 1154, Kayamandi geleë is;
- o Projek 5B: 48 x formele wooneenhede wat op Erwe 66, 69, 514 – 522 en 'n gedeelte van Erf 523, Kayamandi geleë is;
- o Projek 8: 54 x formele wooneenhede wat op die Restant van Erf 288, Kayamandi geleë is.

Geteken te Kaapstad op hierdie 13de dag van Oktober 2021.

AW BREDELL

PROVINSIALE MINISTER VAN PLAASLIKE REGERING, OMGEWINGSAKE EN ONTWIKKELINGSBEPLANNING

ISAZISO SEPHONDO

I.S. 129/2021

19 kweyeDwarha 2021

**ISEBE LENDAWO EZISINGQONGILEYO NOCWANGCISO LOPHULISO LOMHLABA
UMTHETHO WOCWANGCISO LOMHLABA WASE MPUMA KOLONI, KA-2014 (UMTHETHO 3 KA-2014)****ISAZISO SESIGUNYAZISO KWISIPHAMBUKO SOMTHETHO WESIXEKO SASEKAPA**

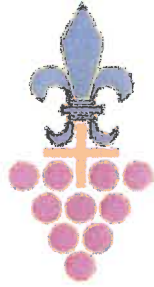
Mna, Anton Wilhelm Bredell, uMphathiswa woMasipala beNgingqi, Imicimbi yokusiNgqongileyo kunye noCwangciso loPhuhliso eNtshona Koloni, phantsi kwecandelo 60 (1)(b) woMthetho woCwangciso woSetyenziso loMhlaba waseMpuma Koloni, ka 2014 (uMthetho 3 ka 2014)(uMthetho), ndikhulula uMasipala weStellenbosch ukuba aphambuke kwizibonelelo zamacandelo 43, 44, kunye no 47 woMthetho, ngokubhekisele kwinjongo zezicelo ukuze:

- o Iprojekthi 4A: 148 x iiflethi ezibekwe ngoku kwiziza 1091 – 1112 no 1080 – 1090, eKayamandi;
- o Iprojekthi 4B: 51 x yezindlu zokuhla ezisesikweni kwiziza 112, 114, 115 no 116, eKhayamandi;
- o Iprojekthi 5A: 175 x yezindlu zokuhla ezisesikweni kwiziza 1113 – 1122 no 1123 – 1154, eKhayamandi;
- o Iprojekthi 5B: 48 x yezindlu zokuhla ezisesikweni kwiziza 66, 69, 514 – 522 nesahlulo sesiza 523, eKayamandi;
- o Iprojekthi 8: 54 x yezindlu zokuhla ezisesikweni kwi intsalela yesiza 288, eKayamandi.

Sityikitywe eKapa ngomhla woku-13 kwinyanga kweyeDwarha 2021.

AW BREDELL

**UMPHATHISWA WEPHONDO, URHULUMENTE WENGINQI, IMICIMBI YOKUSINGQONGILEYO NOCWANGCISO
LOPHUHISO**



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

Kantoor van die Uitvoerende Burgemeester
Office of the Executive Mayor
iOfisi kaSodolophu olawulayo

Our Ref: G van Deventer (021 808 8002)
Office of the Executive Mayor

Your Reference: 3/5/3 (2021/22)

MEC A Bredell
Minister: Local Government, Environmental Affairs and Development Planning
Western Cape Government
Department of Environmental Affairs and Development Planning
Private Bag X9086
CAPE TOWN
8000

Dear Sir

APPLICATION FOR PROVINCIAL EXEMPTION IN TERMS OF SECTION 60 OF THE WESTERN CAPE LAND USE PLANNING ACT (LUPA), ACT 3 OF 2014: OBTAINING THE NECESSARY LAND USE RIGHTS AND REGISTRATION OF DIAGRAMS IN THE SURVEYOR-GENERAL'S OFFICE FOR FIVE (5) HOUSING PROJECTS IN KAYAMANDI, STELLENBOSCH

Stellenbosch Municipality appointed a Service Provider to assist in obtaining the necessary land use rights and registration of diagrams in the Surveyor General's Office for five (5) **completed** housing projects in Kayamandi, Stellenbosch.

The purpose of this letter is to apply for exemption from the Publication and Serving of Notices (Sections 43 and 44 of LUPA, Act 3 of 2014) for all five (5) completed projects, in terms of Section 60 of the Western Cape Land Use Planning Act (Act 3 of 2014).

More information regarding the five (5) projects in Kayamandi is provided below and in the following **Annexures** to this letter:

1. Annexure 1: Location of the five (5) projects.
2. Annexure 2: Current Cadastral Information for each of the five (5) projects
3. Annexure 3: Proposed consolidations and subdivisions applicable to each of the five (5) projects.

Office of the Executive Mayor – 14 Plein Street – Stellenbosch – 7600
mayor@stellenbosch.gov.za – (t) 021 808 8002 – (f) 021 808 886 6761

The reasons for requesting the aforementioned exemption, follows towards the end of this letter.

BACKGROUND

The Kayamandi Township was originally proclaimed in terms of the Black Communities Development Act, 1984 (Act 4 of 1984) and established as a development area with the creation of Erf 288, Kaya Mandi (34.4957ha in extent). The aforementioned erf was then subdivided in accordance with General Plan L149/1987 after which the township register was opened in terms of the Upgrading of Land Tenure Rights Act, 1991 (Act 112 of 1991).

Kayamandi was then extended in terms of Proclamation Notice G.K. 598/1991 with the acquisition of Portion 56 of Farm 183 (Erf 707), Portion 3 of Farm 181 (Erf 1070) and Portion 59 of Farm 183 (Erf 634). The new development area (18.5ha in extent) was then surveyed and established in terms of the Black Communities Development Act, 1984 (Act 4 of 1984) with the registration of General Plans 7988/1991, 3443/1991 and 7989/1991.

The former Stellenbosch Transitional Council commissioned the preparation of a Spatial Development Framework for Kayamandi in 1995 to guide and direct the severe development pressure that existed in the Kayamandi Township at the time. During this process a number of high priority housing projects were identified. This culminated in the approval of the Kayamandi SDF in September 1996 and the Housing Projects Plan in January 1997. The eight high priority housing projects that were identified included the following:

- Project 1: Costa Land Development (greenfield development)
- Project 2: Snake Valley (greenfield development)
- Project 3: Watergang (greenfield development)
- Project 4A: Rental Apartments (town centre upgrade)
- Project 4B: Red Brick Hostels (town centre upgrade)
- Project 5A: High Density Units (town centre upgrade)
- Project 5B: High Density Units (town centre upgrade)
- Project 8: Mpelazwe (town centre upgrade)

Although the abovementioned projects (excluding Project 3: Watergang) were implemented during this period, the majority of erven have never been formally registered in order to enable the individual transfer of these properties to their respectively beneficiaries. The main reason for the aforesaid challenge was that Stellenbosch Municipality did not have the necessary authority to consider and approve the formal amendments of the General Plans due to the statutory provisions that applied in terms of the Black Communities Development Act, 1984 (Act 4 of 1984).

Stellenbosch Municipality subsequently appointed **Plan 4 SA (Pty) Ltd** and a team of sub-consultants to assist the municipality in obtaining the necessary land use rights for five projects in Kayamandi, known as Projects 4A, 4B, 5A, 5B and 8 (Mpelazwe). This is

necessary to enable the Municipality to finalise the formal registration of these properties with the Surveyor-General and the Deeds Office so that the title deeds of the properties can be transferred to their respective new owners.

The relationship of the aforementioned five projects to the original Erf 288 and Erf 1070 (Portion 3 of Farm 181) is shown in the following two diagrams:

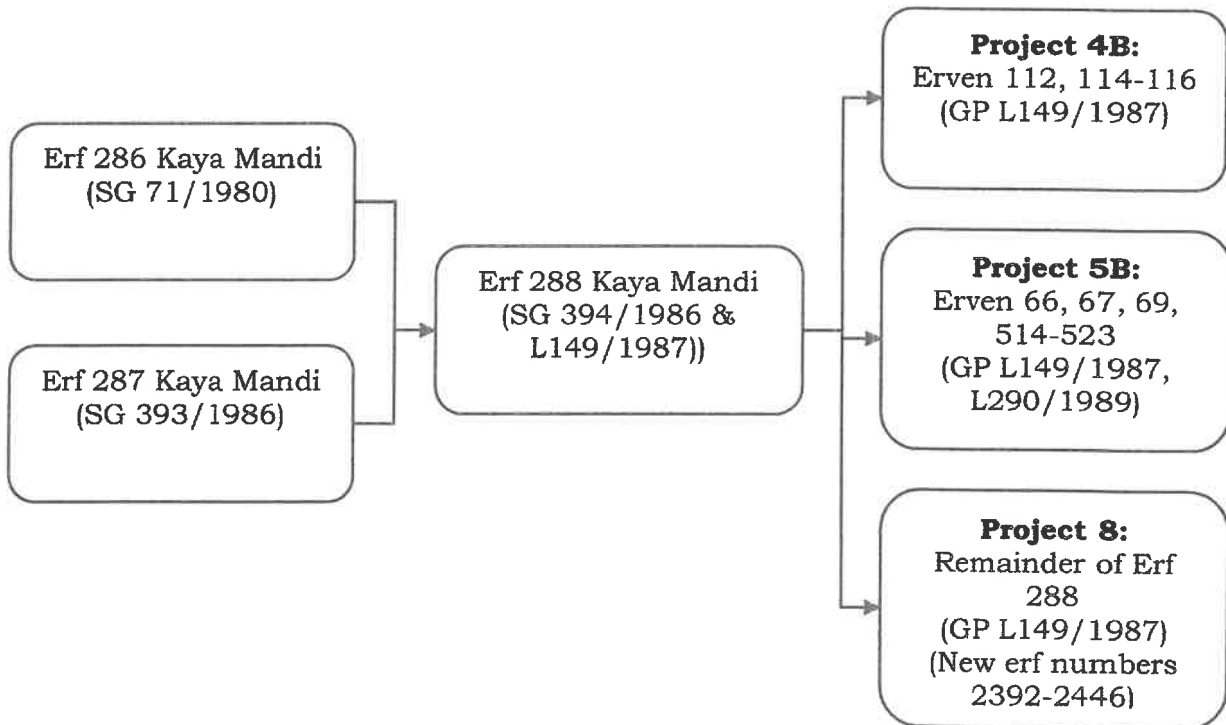


FIGURE 1: "GENEALOGY" OF ERF 288 KAYA MANDI

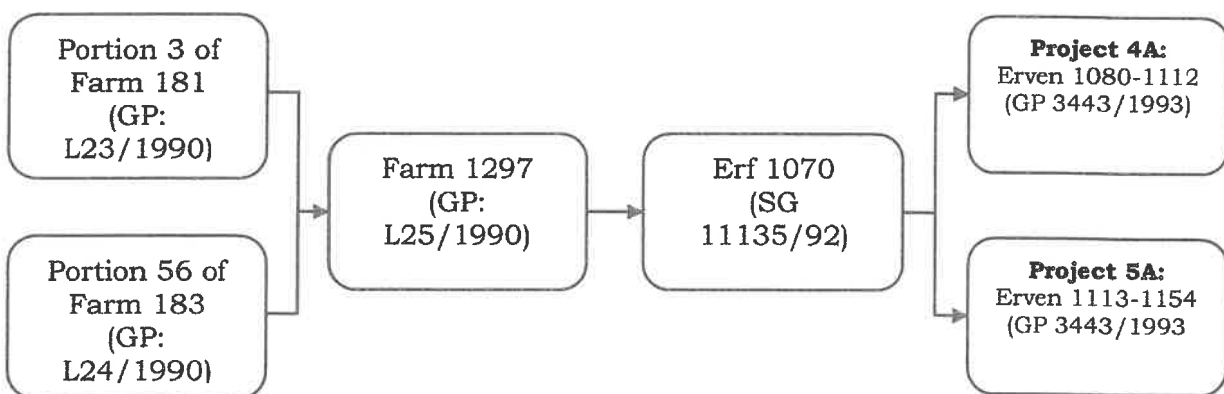







FIGURE 2: "GENEALOGY" OF ERF 1070 KAYA MANDI

EXISTING LAND USES

Examples of the existing land uses for each project are shown in the table below.

PROJECT	EXISTING LAND USES	PHOTOS
4A	148 x Flats currently located on Erven 1091-1112 and 1080-1090 Kaya Mandi.	 <p data-bbox="927 763 1238 797">View along 13th Street</p>
4B	51 x Formal Dwelling Units currently located on Erven 112, 114, 115 and 116 Kaya Mandi.	 <p data-bbox="906 1218 1254 1252">View along Mdala Street</p>
5A	175 x Formal Dwelling Units currently located on Erven 1113-1122 and 1123-1154 Kaya Mandi	 <p data-bbox="879 1673 1273 1706">View along School Crescent</p>

PROJECT	EXISTING LAND USES	PHOTOS
5B	48 x Formal Dwelling Units currently located on Erven 66, 69, 514-522 and a portion of Erf 523 Kaya Mandi	 <p data-bbox="879 656 1289 689">View along Mjandana Street</p>
8	54 x Formal Dwelling Units currently located on the Remainder of Erf 288 Kaya Mandi.	 <p data-bbox="911 1111 1257 1144">View along Luyolo Road</p>

PURPOSE OF EACH LAND USE APPLICATION

Project 4A:

This project was approved by Council in 1996 and comprised the development of 146 family units by Stocks Housing Cape (Pty) Ltd. The 148 units were developed and completed in 1998 as rental stock units on Erven 1080-1112. The purpose of this application is thus the following:

- To consolidate Erven 1091-1112 and 1080-1090 Kayamandi to enable the registration of a Sectional Title Scheme.
- To obtain approval (condonation) of 9 minor encroachments of existing staircases into the street.

Project 4B:

This project, also known as Red Bricks Hostels, formed part of the Kayamandi hostel upgrading programme and was constructed in 2004. The purpose of this application is thus the following:

- To consolidate Erven 112, 114, 115 and 116 Kayamandi
- To subdivide the consolidated erf into 56 erven consisting of 51 residential erven and 5 public places.

Project 5A:

This project entailed the development of 175 high density units and public open spaces on Erven 1113-1154 Kaya Mandi. Although the General Plan was submitted for approval to the Western Cape Government, the registration could not be done since Erf 1120 was not closed as a public place. The purpose of this application is thus the following:

- To close the public place on Erf 1120 Kaya Mandi.
- To consolidate Erven 1113-1122 and 1123-1154 Kaya Mandi
- To subdivide consolidated Erf 1980 Kaya Mandi into 130 erven consisting of 124 residential erven and 6 public places.
- To subdivide consolidated Erf 1981 Kaya Mandi into 54 erven consisting of 51 residential erven and 3 public places.

Project 5B:

This project formed part of the Kayamandi Town Centre upgrade. The development originally made provision for 137 high density units, a new road and several open spaces. Construction of the project was partially completed (48 residential units constructed) in 2004 due to an influx of people who occupied (in informal structures) the remainder of the project area. There will be two land use applications that will be submitted consecutively for this project:

- An application by Plan 4 SA (Pty) Ltd which deals with the area that contains the existing constructed units.
- An application by TV3 which deals with the area that contains the informal settlement.

The purpose of the first application (to be submitted by Plan 4 SA) is thus the following:

- To subdivide Erven 69, 514, 515, 523 and 1969 Kaya Mandi.
- To consolidate the aforementioned subdivided erven with Erven 516-522 Kaya Mandi.
- To subdivide the consolidated erf into 52 erven consisting of 48 residential erven and 4 public open places.

Project 8:

This project, known as Mpelazwe, formed part of the hostel upgrading programme and consists of 54 residential units and 1 public open space. However, it still forms part of the Remainder of Erf 288, Kayamandi. New erf numbers have been allocated but the formal subdivision and closure of a public place have not been completed to date. The purpose of this application is thus the following:

- To close the public road for a portion of Erf 288 Kaya Mandi.
- To subdivide the closed road portion from the Remainder of Erf 288.
- To subdivide the new erf into 55 erven consisting of 54 residential erven and 1 public open place.

OWNERSHIP

All the current properties, except for Erf 66 Kayamandi, is owned by the Stellenbosch Municipality. Erf 66 Kayamandi is currently privately owned however, Stellenbosch Municipality is in the process of negotiating the transfer of this property to the Municipality.

MOTIVATION FOR EXEMPTION FROM SECTIONS 43 AND 44 OF LUPA

As stated earlier, the purpose of this letter is to apply for exemption from the Publication and Serving of Notices (Sections 43 and 44 of LUPA, Act 3 of 2014) for all five (5) completed projects, in terms of Section 60 of the Western Cape Land Use Planning Act (Act 3 of 2014).

We would like to highlight the following, as motivation for our request:

1. All five (5) projects are located in an established urban area within the urban edge of Kayamandi.
2. All five (5) projects have already been developed and dwelling units are already occupied.
3. All five (5) projects have access to existing engineering services within Kaya Mandi.
4. No additional dwelling units will currently be constructed on the subject properties.
5. The primary objective of the five (5) land use applications is to legalize the existing land uses on the various properties so that the properties can be registered with the Surveyor-General and thereby enabling the municipality to transfer ownership of the registered properties to the intended beneficiaries.
6. The land use rights for these projects should already have been finalised approximately 20-years ago, however, due to various reasons, beyond the control

of Stellenbosch Municipality, these land use rights were not finalised, and ownership of the properties could not yet be transferred.

7. A letter dated 25 August 2021 from your department (reference: 16/3/3/6/1/B4/22/1270/21) confirmed that no listed activities in terms of the NEMA EIA Regulations 2014 are triggered by the proposed land use applications.
8. We have submitted an NID to Heritage Western Cape (HWC) on 11 August 2021 and is awaiting the response from HWC. However, to the best of our knowledge and interpretation, the land use applications have no impact on heritage resources and therefore no further heritage studies would be required in terms of the relevant Heritage legislation.

The finalisation of the land use rights the registration of the properties with the SG's Office and the transfer of ownership to the beneficiaries has become a matter of extreme urgency. Many of the original intended beneficiaries do not live there anymore and the community is becoming increasingly impatient with the delays in this process.

We believe that it would be in the best interest of the beneficiary community to shorten the land use authorisation processes for these five (5) projects, due to the historical delays and reasons given above. The opportunity now exists to shorten the land use process for these five (5) projects by dealing with it as a "technical approval" and not putting it through the normal advertisement (publication and serving of notices) processes. In this way, the approval timeframe can be shortened by at least 90-days.

After an approximately 20-year delay, it is also in the best interest of the Stellenbosch Municipality as well as the Western Cape Provincial Government to "pull out all the stops" to finalise this matter.

IN CONCLUSION

We sincerely hope that you will understand the importance and urgency of this matter and we thank you in advance for your favourable consideration of our request.

Yours sincerely



**ADV G VAN DEVENTER
EXECUTIVE MAYOR**

Office of the Executive Mayor – 14 Plein Street – Stellenbosch – 7600
mayor@stellenbosch.gov.za – (t) 021 808 8002 – (f) 021 808 886 6761

ANNEXURE F

**APPLICATION FOR REZONING,
CONSOLIDATION, CONSENT USE AND THE
AMENDMENT OF GENERAL PLAN: ERVEN 1080 -
1112, PROJECT 4A, KAYAMANDI,
STELLENBOSCH.**

**COMMENT FROM THE
DEPARTMENT OF
ENVIRONMENTAL AFFAIRS
AND DEVELOPMENT
PLANNING**



REFERENCE: 16/3/3/6/1/B4/22/1270/21
DATE: 25/8/2021

The Municipal Manager
Stellenbosch Municipality
P. O. Box 17
STELLENBOSCH
7600

Attention: Mr. L. van Stavel

Tel.: (021) 808 8462

Email: lester.vanstavel@stellenbosch.gov.za

Dear Sir

RE: APPLICABILITY OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED), WITH RESPECT TO THE PROPOSED REZONING, CONSOLIDATION AND SUBDIVISION OF VARIOUS ERVEN AS WELL AS THE COMPILATION AND SUBMISSION, KHAYAMANDI

1. The electronic correspondence dated 5 August 2021, as received by this Department on the same day, refers.
2. Following the review of the above-mentioned correspondence, this Department draws your attention to the following:
 - 2.1 The project involves obtaining the land use rights for 5 projects in Kayamandi, Stellenbosch. These projects have already been constructed but the majority of the erven however have not been formally registered and individual transfers to the respective end users/beneficiaries cannot take place.
 - 2.2 The projects will therefore involve the rezoning, consolidation and subdivision of various erven as well as the compilation and submission of an application to the Surveyor-General for the registration of the Sectional Title Scheme.

The 5 projects are:

Project 4 A

- The rezoning of Erven 1080 to 1112.
- The consolidation of Erven 1080 to 1112.
- The subdivision of the consolidated property to enable the registration of a sectional title housing scheme (rental stock).
- The compilation and submission of an application to the Surveyor-General for the registration of the Sectional Title Scheme.

Project 4B

- The rezoning of Erven 112, 114, 115 and 116.

- The consolidation of Erven 112, 114, 115 and 116.
- The subdivision of the consolidated property into 51 erven and 5 private open spaces.
- The compilation and submission of an application to the Surveyor-General for the approval of the General Plan.

Project 5A

- The rezoning of Erven 1123 to 1154.
- The consolidation of Erven 1123 to 1154.
- The closure of Erf 1123.
- The subdivision of the consolidated property into 175 erven and remainder public parking and streets.
- The compilation and submission of an application to the Surveyor-General for the approval of the General Plan.

Project 5B

- The rezoning of Erven 513-522, Remainder Erf 66, Erf 67 and a Portion of Erf 523.
- The consolidation of Erven 513-522, Remainder Erf 66, Erf 67 and a Portion of Erf 523.
- The subdivision of the consolidated property to establish 135 erven and remainder Public Road and Parking Zone.
- The compilation and submission of an application to the Surveyor-General for the approval of the General Plan.

Project 8: Mpelazwe

- The rezoning of a Portion of Remainder Erf 288 Kayamandi.
- The closure of a Portion of Remainder Public Road.
- The subdivision of the consolidated property into 65 erven and remainder public parking and streets.
- The compilation and submission of an application to the Surveyor-General for the approval of the General Plan.

3. Your attention is therefore drawn to the listed activities in terms of the NEMA EIA Regulations 2014 (as amended) as defined in Listing Notices ("LN") 1, 2 and 3 of 7 April 2017. Be advised that, based on the information provided, the proposed rezoning, consolidation and subdivision on the above-mentioned properties, **does not** constitute any listed activities as defined in terms of the NEMA EIA Regulations 2014 (as amended). Environmental Authorisation is therefore not required prior to the proposed development.
4. The above-mentioned is based on the following:
 - 4.1 The site is located with the urban area and is completely transformed.
 - 4.2 There are no watercourses on the site.
5. However, should any future development of the consolidated portions trigger any listed activity in terms of the EIA Regulations, 2014 (as amended), an application form for Environmental Authorisation must be submitted to the Competent Authority and the Environmental Authorisation obtained prior to the development proposal being commenced with on the proposed site. The relevant application forms are available on this Department's website: www.westerncape.gov.za/eadp.

6. You are further reminded of your general duty of care towards the environment in terms of section 28(1) of NEMA which states:
"Every person who causes, has caused or may cause significant pollution or degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or, in so far as such harm to the environment is authorised by law or cannot reasonably be avoided or stopped, to minimise and rectify such pollution or degradation of the environment."
7. Please note that the applicant must comply with any other statutory requirements that may be applicable to the undertaking of the activity.
8. Kindly quote the abovementioned reference number in any future correspondence concerning the proposed development.
9. This Department reserves the right to revise or withdraw its comments and request further information based on any information received.

Yours faithfully

Marbe Digitally signed
by Marbe Coetzee
PP Coetzee Date: 2021.08.25
11:03:29 +02'00'

HEAD OF COMPONENT

ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 1

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Copy to: (1) Ms. S. Nel (Landscape Dynamics Environmental Consultants)

Email: susanna@landscapedynamics.co.za

ANNEXURE G

**APPLICATION FOR REZONING,
CONSOLIDATION, CONSENT USE AND THE
AMENDMENT OF GENERAL PLAN: ERVEN 1080 -
1112, PROJECT 4A, KAYAMANDI,
STELLENBOSCH.**

**COMMENT FROM HERITAGE
WESTERN CAPE**

Our Ref: HM/ BOLAND/ STELLENBOSCH/ KYAMANDI/ ERF 1080, 1112, 112, 114, 116, 1123, 1154, 66, 67 & PTN OF ERF 523
Case No.: 20210709AM0811E
Enquiries: Ayanda Mdludlu
E-mail: ayanda.mdludlu@westerncape.gov.za
Tel: 021 483 5959



Lester van Stavel
 Lester.vanstavel@stellenbosch.gov.za

RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: FINAL
In terms of Section 38(1) 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 SUBDIVIDE AND REZONE ON VARIOUS ERVEN IN KYAMANDI STELLENBOSCH, SUBMITTED IN TERMS OF SECTION 38(4) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

CASE NUMBER: 20210709AM0811E

The matter above has reference.

Heritage Western Cape is in receipt of additional information for the above matter received. This matter was discussed at the Heritage Officers Meeting held on 26 August 2021.

You are hereby notified that, since there is no reason to believe that the proposed subdivision and rezoning on various erven in Kyamandi Stellenbosch, will impact on heritage resource, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.

However, should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately, and Heritage Western Cape must be notified without delay.

This letter does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

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

Michael Janse Van Rensburg
 Chief Executive Officer

Heritage Western Cape
 Erfenis Wes-Kaap
 iLifa leMveli
 3 SEPTEMBER 2021

www.westerncape.gov.za/cas

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • Postal Address: P.O. Box 1605, Cape Town, 8000
 • Tel: +27 (0)21 483 5959 • E-mail: cas@heritage@westerncape.gov.za

Straatadres: Protea Assuransiegebou, Groenmarketsplein, Kaapstad, 8000 • Posadres: Posbus 1605, Kaapstad, 8000
 • Tel: +27 (0)21 483 5959 • E-pos: cas@erf25@westerncape.gov.za

Idilesi yendawo: Iingangatho 3, kwisakhiwo iprotea Assurance, Greenmarket Square, ikapa, 8000 • Idilesi yeposi: Iinombolo zombonke
 yilombolo zombonke, 8000 • Iinombolo zomnxeba: +27 (0)21 483 5959 • Idilesi ye-imeyile: cas@heritage@westerncape.gov.za

ANNEXURE H

**APPLICATION FOR REZONING,
CONSOLIDATION, CONSENT USE AND THE
AMENDMENT OF GENERAL PLAN: ERVEN 1080 -
1112, PROJECT 4A, KAYAMANDI,
STELLENBOSCH.**

**COMMENT FROM THE
DIRECTOR: ENGINEERING
SERVICES**



STELLENBOSCH MUNICIPALITY

STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan: Director: Planning + Economic Development

Att Aandag Salome Newman

From ▫ Van: Principal Technician Development (Infrastructure Services)

Author ▫ Skrywer: Abdullah Daniels

Date ▫ Datum: 28 September 2022

Our Ref ▫ Ons Verw: Civil LU 2346

Your Ref: LU/14064

Re ▫ Insake: Erf 1080, Kayamandi: The 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: 1. Rezoning in terms of section 15(2)(a) of the said bylaw of Erven 1080 to 1112, Kayamandi from Multi-Unit Residential Zone to Less Formal Residential Zone. 2. Consolidation in terms of section 15(2)(e) of the said bylaw of Erven 1080 to 1090, Kayamandi to form one erf namely Portion A (±3 314m² in extent). 3. Consolidation in terms of section 15(2)(e) of Erven 1091 to 1112, Kayamandi to form one erf namely Portion B (±6 041m² in extent). 4. Subdivision in terms of section 15(2)(d) of the said bylaw of Portion A and Portion B to enable the registration of a Sectional Title Scheme for the existing 148 flats. 5. Consent Use in terms of section 15(2)(o) of the said bylaw to allow for the accommodation of 148 flats on Portion A and Portion B. 6. Amendment of General Plan GP 3443/1993 in terms of section 15(2)(k) of the said bylaw. 7. Departure in terms of section 15(2)(b) of the said bylaw to relax the street building line on the consolidated Portion B (consolidated from erven 1091 – 1112) from 1,0m to 0m to allow 9 minor encroachments of staircases into the street.

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

1. Water Connections

1.1 Each erf must have its own water connection and water meter installed.

2. Sewer Connections

2.1 Each erf must have its own sewer connection.

3. Electrical Engineering

3.1 Refer to **Annexure: Electrical**



Abdullah Daniels

PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)

V:\2.0 DEVELOPMENT\00 Developments\2346 (AD) Erf 1080 Kayamandi (LU-14064) Project 4A\2346 (AD) Erf 1080 Kayamandi (LU-14064).doc

Kayamandi 1080

1. No Objection

CONDITIONS:

2. 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 repairing damages.
3. **All electrical work to comply with SANS142 and Municipal electrical by-laws**

Bradley Williams

Date.....17/08/2022.....



Signature

ANNEXURE I

**APPLICATION FOR REZONING,
CONSOLIDATION, CONSENT USE AND THE
AMENDMENT OF GENERAL PLAN: ERVEN 1080 -
1112, PROJECT 4A, KAYAMANDI,
STELLENBOSCH.**

CIVIL SERVICES REPORT



PROPOSED FORMALISATION OF EXISTING STRUCTURES IN KAYAMANDI

Bulk Services Report

Date: November 2021

Revision: 0

PROJECT NO. C1942-01

Cape Town Office

Address Unit 8, 30 Bella Rosa Street
 Rosenpark, Bellville, 7530

Telephone +27 21 110 0260

Website www.inani.org.za

**BULK SERVICES REPORT FOR PROPOSED FORMALISATION OF EXISTING
STRUCTURES IN KAYAMANDI**

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Annexure F – Bulk electrical comment report from GLS Consulting
Annexure G – Existing 11kV Infrastructure in Cloetesville – Medium Voltage Layout

1 Introduction

Inani Infrastructure (Pty) Ltd was appointed by Stellenbosch Municipality as part of the professional team to provide civil engineering services for the planning phases to formalise the existing structures on five proposed project sites in Kayamandi.

2 Site descriptions

Stellenbosch Municipality intends to formalise these land parcels as there are already existing structures on these properties. Table 1 provides a summary of the project sites.

Table 1 Summary of Project Sites

Reference No.	Site Location and Description	Area (ha)	No. of Erven
Project 4A	Erven 1080-1090 along 13 th Street & 1091-1112 along 13 th Street and 10 th Street	0.93	144
Project 4B	Erven 1112 on Manyano Street and 114-116 along Noumela Street	0.71	56
Project 5A	Erven 113-1122 and 1123-1154	1.28	184
Project 5B	Portions of erven 66, 69 and 523 and erven 515-522 along Mjandana Street	4.53	52
Project 8	Portion of erf 288 along Sokuqala Road	34.30	55



Figure 1 Site locations of Projects 4A, 5A and 5B

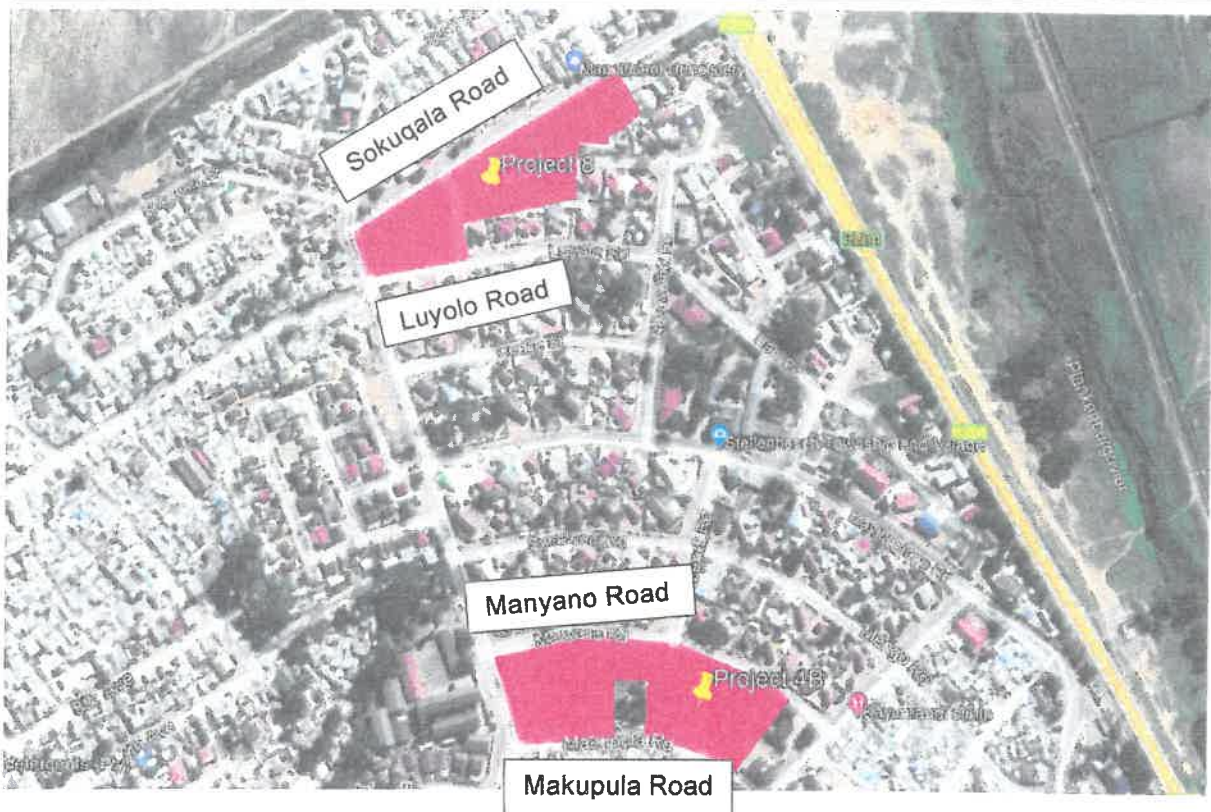


Figure 2 Site location of Project 8 and Project 4B

2.1 Project 4A

Project 4A is bounded by 10th Street and School Crescent with 13th Street separating the project site. The total site area is 0.93 ha. It is proposed to consolidate the erven 1080 to 1090 and 1091 to 1112 and to formalise the sectional title plans for the existing 144 apartments. (Freidland, Burger & Volkmann, 2021).

2.2 Project 4B

Project 4B is located between Manyano Road and Makupula Road and has a total site area of 0.71 ha. The site comprises of erven 112 to 116 and it is proposed to consolidate the erf into 56 erven which will include 51 residential plots and 5 public places (Freidland, Burger & Volkmann, 2021).

2.3 Project 5A

Project 5A is bounded by Forest Street and School Crescent and has a total site area of 1.28ha. It is proposed to close the public space on erf 1120, consolidate the erven 1113 to 1122 and 1123 to 1154. The municipality also proposes to consolidate erf 1980 into 130 erven (124 residential plots and 6 public places) and erf 1981 into 54 erven (51 residential plots with 3 public places) (Freidland, Burger & Volkmann, 2021).

2.4 Project 5B

Project 5B is situated along Mjandana Street with a site area of 4.53ha. It is proposed to subdivide erven 66, 69, 514, 515 and 523, and consolidate erven 516 to 522, which will be consolidated into 52 erven that will comprise of 48 residential plots and 4 public places (Freidland, Burger & Volkmann, 2021).

2.5 Project 8

Project 8 is located between Sokuqala Road and Luyolo Road with a total site area of 34.3ha. It is proposed to close erf 288 and close the road portion for erf 288 and subdivide this into 55 erven which will comprise of 54 residential plots and 1 public place (Freidland, Burger & Volkmann, 2021).

3 Documents and guidelines

The following documents and guidelines were referenced for calculations and design considerations:

- Stellenbosch Municipality's Design Guidelines and Minimum Standards for Civil Engineering Services, June 2015
- Red Book – Guidelines for Human Settlement Planning and Design, 2005 by CSIR for the Department of Human Settlements

4 Existing and proposed engineering services

The proposed project sites are located within an established suburb with infrastructure, which offers the possibility for service connections to assist with the formalisation of the sites. This section of the report discusses the existing services and the availability of services and connection points.

GLS Consulting provided the comments on the bulk water supply and sewer discharge for the proposed formalisation of existing structures project. GLS Consulting commented that the water demand for the existing structures was accounted for in the June 2019 master plans for water and sewer networks, however no provision was made for densification in these areas. Please note that comment is in some instances given as if the developments are still proposed.

4.1 Water distribution system

This section of the report discusses the water distribution network for Kayamandi and the proposed development areas by considering the distribution zones, the water demand and assesses the present situation.

4.1.1 Distribution zone

The Kayamandi reservoirs are divided into four distribution zones, namely PRV1, PRV2, PRV3 and PRV 4. Each project area falls within one of these water distribution zones and is also located within a water priority area.

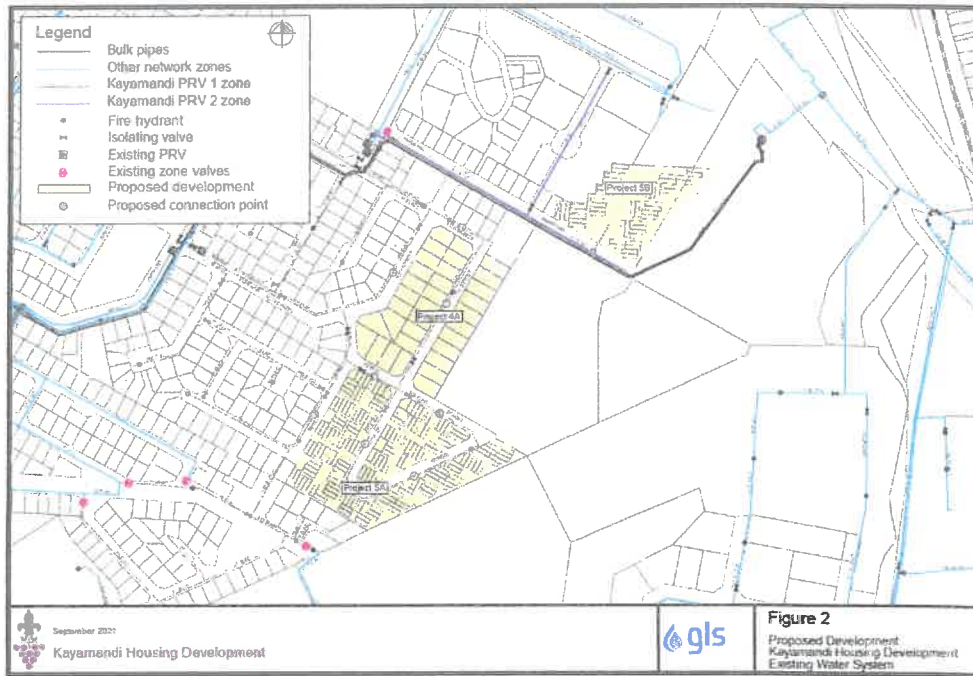


Figure 3 Demand Zones PRV1 and PRV2

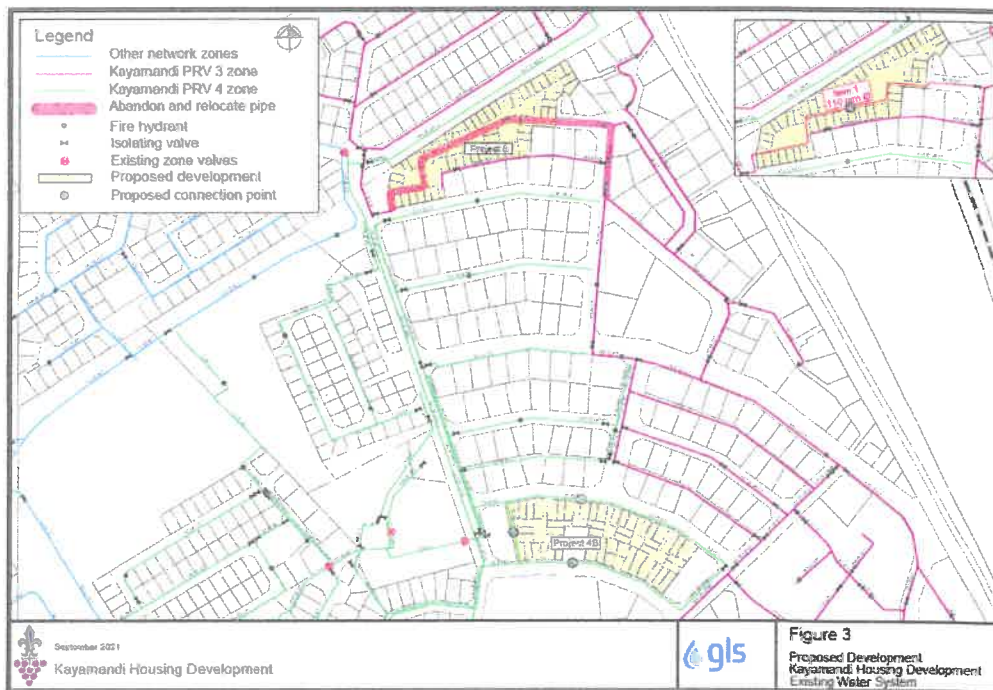


Figure 4 Demand Zones PRV3 and PRV4

a) Project 4A

This site is located within the Kayamandi Reservoir PRV 1 zone (see Figure 3 or Annexure D). There is an existing 100mm AC diameter pipeline in 10th Street, 13th Street and School Crescent for the supply to the area (GLS Consulting, 2021).

b) Project 4B

The site for Project 4B is situated within the Kayamandi reservoir PRV4 zone (see Figure 4 or Annexure D). There is an existing 75 / 100mm AC diameter pipeline in Lamla Street and Ndumela Street and an existing 75mm diameter pipe that runs parallel to Makupla Street (GLS Consulting, 2021).

c) Project 5A

Project 5A is situated within the Kayamandi reservoir PRV1 zone (see Figure 3 or Annexure D) and has an existing 100mm AC diameter pipeline in School Crescent and Forest Drive for supply (GLS Consulting, 2021).

d) Project 5B

Project 5B is located within the Kayamandi PRV2 zone (see Figure 3 or Annexure D) with a connection point on the existing 75mm AC diameter pipeline along Mjandana Street (GLS Consulting, 2021).

e) Project 8

Project 8 is located within the Kayamandi reservoir PRV3 and PRV4 zones. There is a 50mm AC diameter pipe that serves the properties on Sokuqala Road (PRV3) and a 110mm uPVC diameter pipe in Luyolo Street (PRV4) (GLS Consulting, 2021).

4.1.2 Water demand

In the original water master plan (June 2019), a 68.6 kL/d water demand allowance was made for the existing structures on the proposed development areas. GLS Consulting revised the annual average daily demand (AADD) and fire flow estimations. Table 2 provides a summary of the calculations.

Table 2 Water Demand Estimations

Project Area	No. Residential Units	Demand Factor (kL/unit/day)	AADD (kL/d)
Project 4A	144	0.4	57.6
Project 4B	51	0.45	23.0
Project 5A	175	0.45	78.8
Project 5B	48	0.45	21.6
Project 8	54	0.45	24.3
Total AADD for the proposed development			205.3
Fire flow criteria (Low risk)			15 L/s at 10m

Due to the densification of the project areas 4A, 4B, 5A, 5B and 8, the potential increase in water demand was calculated to be 136.7 kL/d (GLS Consulting, 2021).

4.1.3 Present situation

This section considered the current conditions of the water system and will discuss the water reticulation network, the bulk water supply, reservoir capacity and the implementation of the Water Master Plan.

4.1.3.1 Reticulation network

Within the existing Kayamandi reservoir water distribution network, there is sufficient capacity to accommodate the proposed development. The Kayamandi water reservoir network supplies water via an existing 250mm diameter and 315mm diameter water main from a top water level (TWL) of 224.3 m above mean sea level (GLS Consulting, 2021).

Each project will be supplied with water from different zones within the Kayamandi reservoir, specifically zones 1, 2, 3 and 4 (refer to Figure 3 and Figure 4 or Annexure D). The existing reticulation network of the Kayamandi distribution zones have sufficient spare capacity to accommodate the proposed development areas (GLS Consulting, 2021).

It is recommended that the small 50mm diameter AC water reticulation pipe that runs through the proposed development area of Project 8 be re-routed and replaced to accommodate the proposed development within the existing Kayamandi reservoir PRV 3 zone. This 50mm diameter pipe is located within the proposed development's building footprints and is not sufficient to supply the area (GLS Consulting, 2021). The cost to re-route and replace the pipe with a 110mm diameter pipe is listed in Section 5 in the cost summary as Link Services Item 1.

4.1.3.2 Bulk supply

The bulk water supply originates from Idas Valley no. 2 reservoir, located at the Idas Valley water treatment works (WTW) and is gravity fed to the Papegaaiberg reservoir, where it is then pumped to the Kayamandi no. 1 (2 ML) and Kayamandi no.2 (4 ML) reservoirs.

The bulk system, which includes the Papegaaiberg reservoirs to the Kayamandi reservoirs, has sufficient capacity to accommodate the proposed development areas. However, the existing bulk supply from Idas Valley reservoir no. 2 to the Papegaaiberg reservoir is at capacity and it is recommended to upgrade this in accordance with the water master plan to support any additional development within Kayamandi (GLS Consulting, 2021).

4.1.3.3 Reservoir capacity

The Stellenbosch Water Master Plan uses 48 hours of the AADD (of the reservoir supply zone) as a criterion for determining the total reservoir volume. Based on the 2019 water master plan figures, the combined AADD of Kayamandi reservoir supply areas is currently around 3 050 kL/d. The existing Kayamandi reservoirs have a capacity of 6 000 kL, so there is a storage capacity of approximately 48 hours regardless of the amount of AADD supplied. Consequently, the existing Kayamandi reservoirs do not have sufficient storage capacity (marginal) to accommodate additional development. It is important to note, however, that the proposed development areas will consume approximately 5% of the existing storage capacity of the Kayamandi reservoirs (GLS Consulting, 2021).

It is thus recommended that additional storage capacity be provided to support any additional development within the Kayamandi area.

As part of Stellenbosch's long-term planning to be more resilient to future droughts, to maximize the use of existing water resources, and to safeguard the town's water supply during power outages, a new 10

ML Kayamandi Upper reservoir is proposed (GLS Consulting, 2021). Refer to “Bulk Water Resources: Water Resilience Master Planning for the Stellenbosch System” report.

Within this newly proposed system, bulk water will be transferred from the Papegaaiberg reserve to the proposed Kayamandi Upper reservoir, which will enable Stellenbosch Municipality to supply water to new development projects to the north and to the west of the Kayamandi suburb. It is also proposed that surplus water from the Stellenbosch town system's resources could possibly be transferred to the Koelenhof system from the Kayamandi Upper reservoir (GLS Consulting, 2021).

Furthermore, the proposed Kayamandi Upper reservoir will provide additional reservoir storage capacity to the existing Kayamandi and Enkanini suburbs that is currently supplied from the existing Kayamandi reservoirs. This system would allow that emergency storage capacity in the proposed Kayamandi Upper reservoir can be transferred to the existing Kayamandi reservoirs if required (GLS Consulting, 2021).

4.1.4 Master plan implementation

It is recommended that the bulk supply from Idas Valley no. 2 reservoir to the Papegaaiberg reservoir be upgraded. The following master plan items were proposed as part of the Helshoogte transfer scheme to augment the bulk water supply to the Papegaaiberg reservoir to support the proposed development areas as well as any other future developments. See Annexure C for the master plan schematic.

Bulk supply (Helshoogte transfer scheme)

- SSW6.8a: 240 m x 560 mm Ø New HDPE bulk supply pipe
- SSW.B20: 4 630 m x 450 mm Ø New HDPE bulk supply pipe

The Kayamandi Upper system is required to transfer bulk water from the Papegaaiberg reservoir to the proposed Kayamandi Upper reservoir. As part of the Kayamandi Upper system the following mater plan items were proposed:

Bulk supply (Kayamandi Upper system)

- SSW.B29 : 150 L/s @ 135 m new bulk pump station
- SSW.B30 : 3 200 m x 450 mm Ø New HDPE Pipe to install
- SSW.B31 : New 10,0 ML (TWL = 246,7 m) Kayamandi Upper reservoir

Note: the routes of the proposed pipelines and locations of the proposed pumpstations and reservoirs are schematically represented in Annexure C and must still be finalised during detail design.

The municipality has already appointed consultants for the design of the bulk pipeline from the Idas Valley reservoir no 2, the proposed pump station at the Papegaaiberg reservoir, the bulk pipeline to the Kayamandi Upper reservoir and the proposed 10,0 ML Kayamandi Upper reservoir (GLS Consulting, 2021).

4.2 Sewer network

This section will discuss the sewer network. Refer to Annexure E for the sewer network plans.

4.2.1 Drainage area

a) Project 4A

There is an existing 150mm diameter sewer outfall that runs parallel to 10th Street and 13th Street for connection (GLS Consulting, 2021).

b) Project 4B

There is an existing 150mm diameter outfall sewer pipe that runs through the development into in Lamla Street (GLS Consulting, 2021).

c) Project 5A

There is an existing 150mm diameter outfall sewer pipe that runs through and adjacent to the proposed project area (GLS Consulting, 2021).

d) Project 5B

There is an existing 200mm diameter outfall sewer pipe to the north of the proposed project area (GLS Consulting, 2021).

e) Project 8

There is an existing 200mm diameter outfall sewer pipe in Sokuqala Road and/or the existing 150mm diameter outfall sewer that run along in Luxolo Street or parallel to Luyolo Street (GLS Consulting, 2021).

4.2.2 Sewer flow

The original analysis of the master plan made allowance for a sewer demand of 48.0 kL/d for the existing structures on the proposed development areas. GLS Consulting revised these estimations and determined that the peak daily dry weather flow (PDDWF) for the proposed development areas is 164.2 kL/d (GLS Consulting, 2021).

Due to the densification of the project areas, the potential increase in sewage flow was estimated to be 116.2 kL/d (GLS Consulting, 2021).

4.2.3 Present situation

The existing Kayamandi sewer reticulation network and Adam Tas bulk sewer system that gravity feeds from Kayamandi to Stellenbosch waste water treatment works (WWTW) has sufficient capacity to accommodate the sewer demands of the proposed project areas (GLS Consulting, 2021).

4.3 Traffic and access

The development sites form part of the developed and build-up areas. All properties within the project sites can be accessed through the existing road network.

4.4 Electrical**4.4.1.1 Bulk Demand**

According to the document provided by GLS and the requirements by Stellenbosch Municipality, the proposed units will be designed at an ADMD of 4kVA per unit.

Table 3 Electrical Demand Estimations

Project Area	No. Residential Units	Demand ADMD (kVA/unit)	Total (kVA)
Project 4A	144	4	576
Project 4B	51	4	204
Project 5A	175	4	700
Project 5B	48	4	192
Project 8	54	4	216
Total kVA proposed for the development			1888
Total Demand (MVA)			1.88MVA

As per the document, the by-laws allow for densification by allowing one additional dwelling on a single residential stand. For estimation GLS allowed one additional dwelling for every second residential stand thus the new estimated demand is as per Table 4 below.

Table 4 Electrical Demand Estimations with backyard dwellers

Project Area	No. Residential Units	Demand ADMD (kVA/unit)	Total (kVA)
Project 4A	144	4	576
Project 4B	77	4	308
Project 5A	263	4	1052
Project 5B	72	4	288
Project 8	81	4	324
Total kVA proposed for the development			2548
Total Demand (MVA)			2.548MVA

For the purposes of this report and as per GLS's information, we will work with a Total demand of 1.88MVA.

4.4.1.2 Bulk Supply

Cloetesville HV/MV Substation does have sufficient capacity for the development sites. Cloetesville supplies Curry Switching Station (SS) which in turn supplies Kayamandi SS, Watergang SS and RMU Costa. The proposed developments fall within the supply areas of Kayamandi SS, Watergang SS and RMU Costa. These Switching Stations have sufficient capacity for the proposed projects.

4.4.1.3 Internal MV Reticulation

The proposed developments are near existing electrical infrastructure. This infrastructure is currently supplying the existing customers in the area.

Projects 4A, 5A and 5B:

- Kayamandi SS: MS Corridor Feeder and MS 6th Avenue Feeder (Ring Network)
 - o The MS Corridor Feeder (35mm² PILC) has a capacity of 2.48MVA and MS 6th Avenue Feeder (35mm² PILC) has a capacity of 2.48MVA. These feeders form a ring therefore the total capacity is 5MVA.
 - o These feeders currently supply 14 miniature substations and have an installed capacity of 5.8MVA which exceeds the capacity of the feeders.
- The proposed additional load of 1.47MVA may not be able to be accommodated.

Note: From the information received and calculated, the feeders will not be able to accommodate the additional load unless the actual loading is less than the installed capacity. Information regarding the actual load vs the installed load is needed to determine the way forward with regards to the supply.

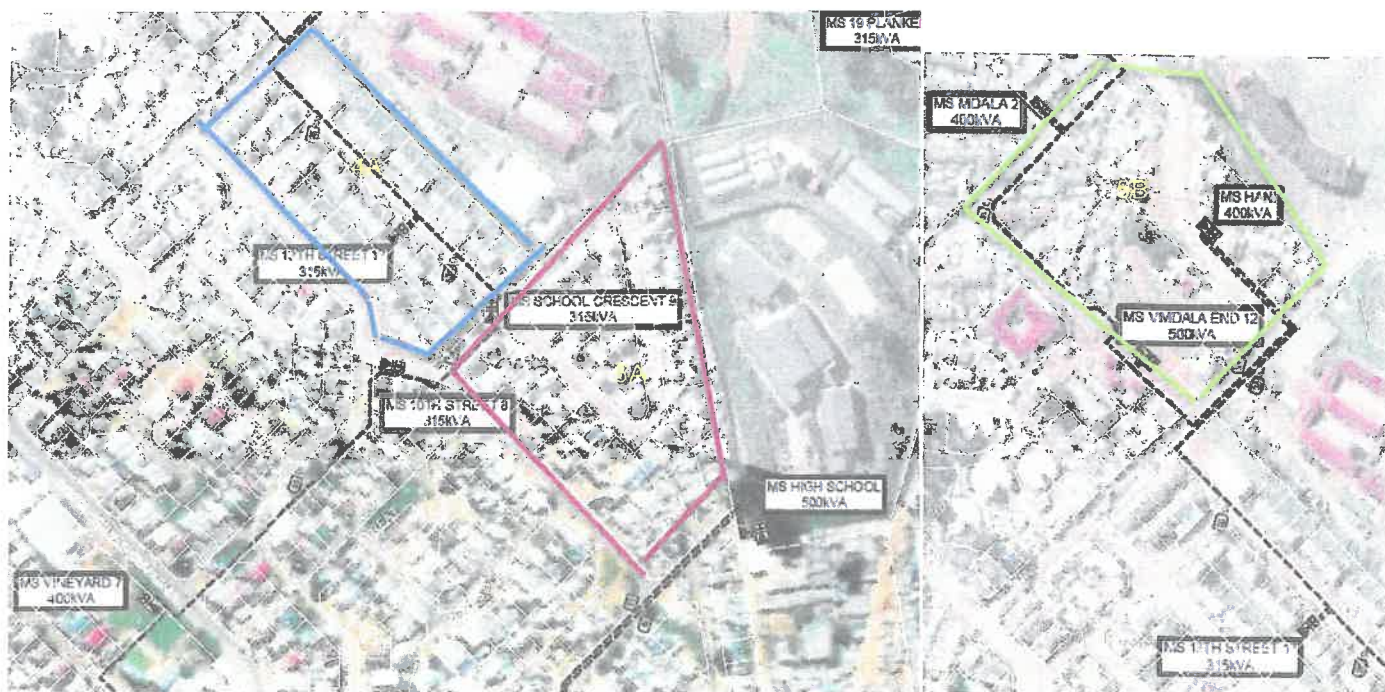


Figure 5 Existing MV Network and Minisubs

Projects 4B and 8:

- Kayamandi SS: MS Mode Crescent Feeder interconnecting with RMU Costa: MS Sesihlanu 16 Feeder
 - o The MS Mode Crescent Feeder (35mm² PILC) and RMU Costa MS Sesihlanu 16 Feeder (35mm² PILC) has a capacity of 2.48MVA. These feeders combined therefore have a capacity of 5MVA.
 - o These feeders currently supply 4 miniature substations and has an installed capacity of 1.8MVA. An additional load of 700kVA can be accommodated on these feeders
- The proposed load of 420kVA (0.42MVA) and can be accommodated by this feeder network.



Figure 6 Existing MV Network and Minisubs

4.4.1.4 Master Plan Implementation

According to the GLS report, part of the Master Planning is the implementation of the planned electrical redundancy project which will soon go out on tender to increase the reliability within the Kayamandi network, this will assist with splitting the load with newly installed feeders between Watergang SS within the ring and between Kayamandi SS.

5 Cost items

Estimated Cost of Water Upgrades

The water master plan proposed upgrades to augment the bulk water system to supply the Kayamandi area. These items are summarised in Table below. All costs include P & G, Contingencies and Fees, but excluding VAT - Year 2020/21 Rand Value. This is a rough estimate, which does not include major unforeseen costs.

Table 5 Water Master plan cost items

Item no.	Description	Price (ex VAT)
Reticulation Network		
Link Services Item 1	210m x 110mm Ø to replace the existing 50mm Ø AC pipe	R230 000
Bulk supply – Helshoogte transfer scheme		
SSW6.8a	240m x 560mm Ø New HDPE bulk supply pipe	R2 600 000
SSW.B20	4 630m x 450mm Ø New HDPE bulk supply pipe	R32 500 000
Bulk supply – Kayamandi Upper system		
SSW.B29	150 L/s @ 135m new bulk pump station	R30 000 000
SSW.B30	3 200m x 450mm Ø New HDPE Pipe to install	R22 500 000
SSW.B31	New 10,0 ML (TWL = 246,7 m) Kayamandi Upper reservoir	R26 500 000
Total		R114 330 000

Estimated Cost of MV Network Upgrade

Table 6 Electrical cost items

Item no.	Description	Price (ex VAT)
MV Reticulation Network		
1	Upgrade MV Cable: Supply and Install 4500m of Cable including terminations.	R4 580 000.00
Total		R4 580 000.00

Note: No upgrade cost estimates provided in Masterplan or GLS report for the Kayamandi SS MV Network.

6 Terms and conditions

The developer of the proposed development areas in Kayamandi may be liable for the payment of a Development Contribution as calculated by Stellenbosch Municipality for the bulk water and sewer infrastructure.

7 Conclusions

The reticulation networks for the appropriate zones have sufficient capacity for the development areas but the Kayamandi reservoir has marginally insufficient storage capacity.

Since the current Stellenbosch bulk supply to the Papegaaiberg reservoir is at capacity, it does not have sufficient capacity to supply bulk water to the proposed development areas. To augment this, the master plan items SSW6.8a & SSW.B20 (part of the larger Helshoogte transfer system) are proposed, and the

master plan items SSW.B29, SSW.B30 & SSW.B31 are required to augment the reservoir storage capacity of the Kayamandi water system.

The existing Kayamandi sewer reticulation network in Kayamandi and the existing Adam Tas bulk sewer system gravitating from Kayamandi to the Stellenbosch WWTW have sufficient capacity to accommodate the proposed development areas.

The Cloetesville HV/MV Electrical Substation and the Switching Stations for the supply areas have sufficient capacity for the development sites. However, the capacity of some of the Internal MV feeders is exceeded and the additional load of Projects 4A, 5A and 5B may not be able to be accommodated. The implementation of a masterplanning item is being planned that will increase the reliability of the internal network.

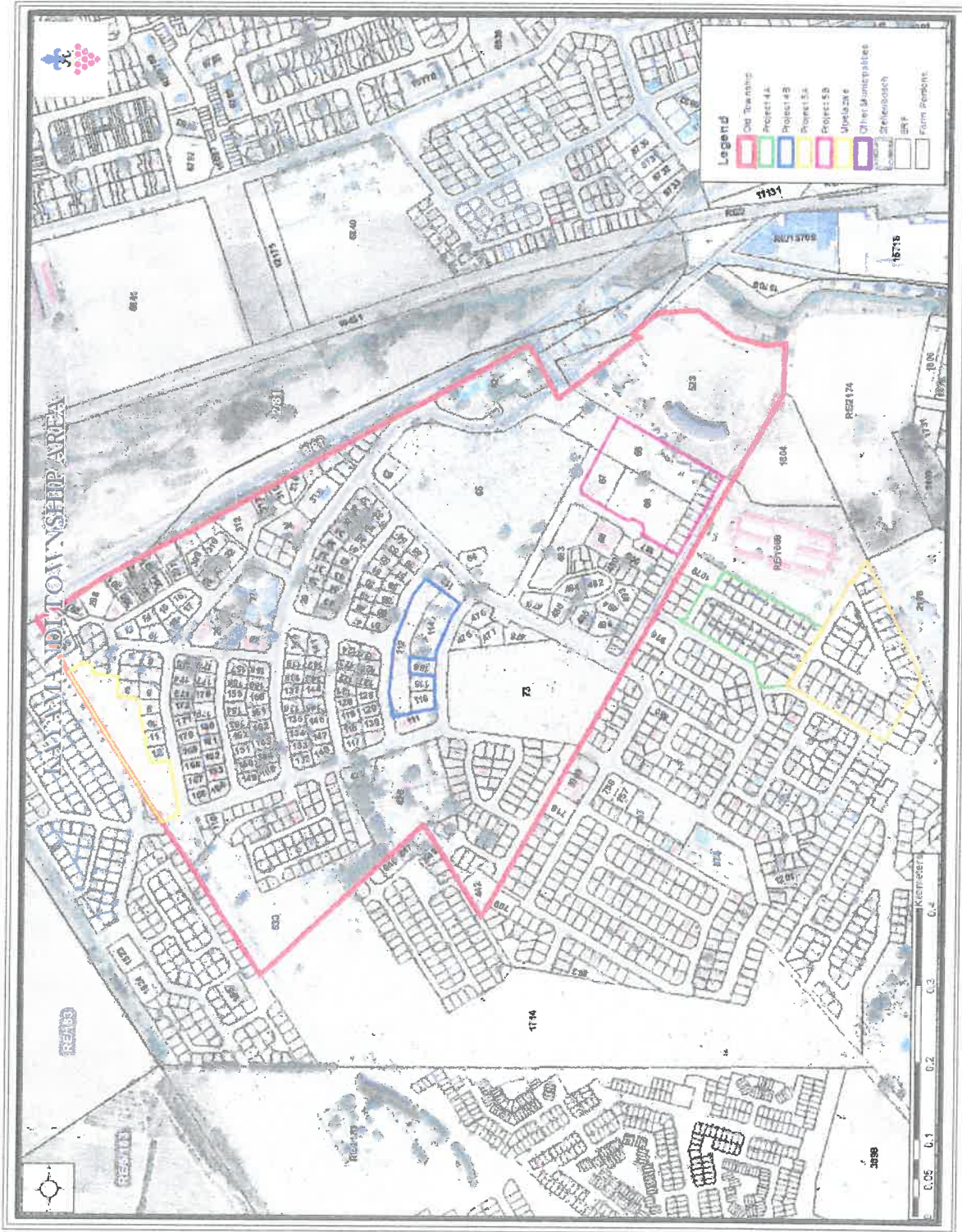
8 References

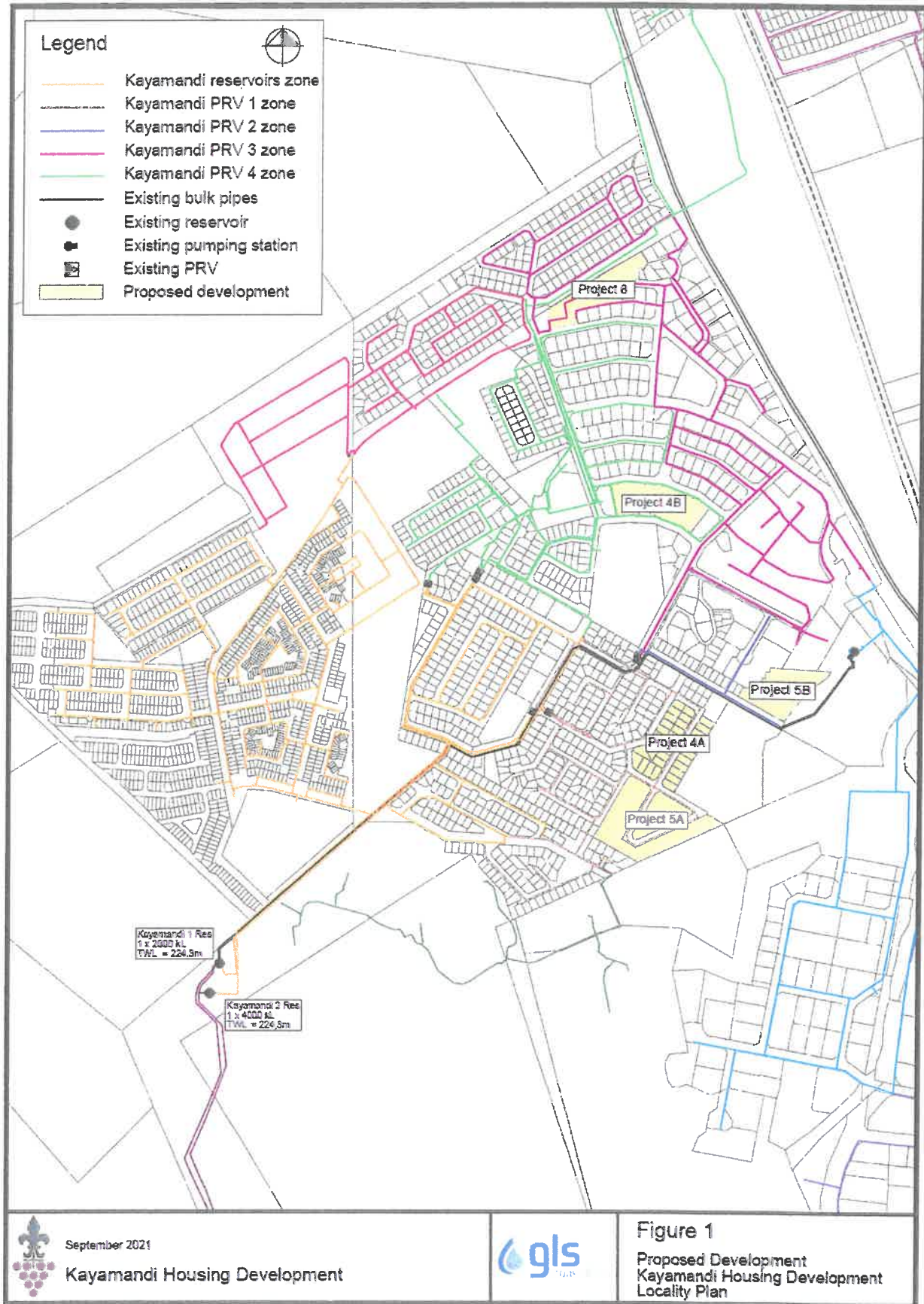
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- GLS Consulting. (2021). *PROPOSED FORMALISATION OF EXISTING STRUCTURES ON ERVEN 1080–1090 & 1091–1112 (PROJECT 4A), ERVEN 112 & 114–116 (PROJECT 4B), ERVEN 1113–1122 & 1123–1154 (PROJECT 5A), PORTIONS OF ERVEN 66, 69 & 523 AND ERVEN 515 - 522 (PROJECT 5B) AND A PORTION OF ERF 288*. Stellenbosch.
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ANNEXURES

ANNEXURE A

LOCALITY PLANS FOR KAYAMANDI HOUSING DEVELOPMENTS





ANNEXURE B

BULK WATER AND SEWER COMMENTS FROM GLS CONSULTING



20 September 2021

Plan 4 SA (Pty) Ltd
PO Box 1152
Cape Gate
7562

Attention: Mr Martin Jonker

Dear Sir,

PROPOSED FORMALISATION OF EXISTING STRUCTURES ON ERVEN 1080–1090 & 1091–1112 (PROJECT 4A), ERVEN 112 & 114–116 (PROJECT 4B), ERVEN 1113–1122 & 1123-1154 (PROJECT 5A), PORTIONS OF ERVEN 66, 69 & 523 AND ERVEN 515 - 522 (PROJECT 5B) AND A PORTION OF ERF 288 (PROJECT 8), KAYAMANDI: CAPACITY ANALYSIS OF THE BULK WATER AND SEWER SERVICES

Your request regarding comments on the bulk water supply and sewer discharge of the proposed development (proposed formalisation of existing structures in Kayamandi), refers.

This document should inter alia be read in conjunction with the following documents:

- Water Master Plan (performed by GLS for the Stellenbosch Municipality) dated June 2019.
- Sewer Master Plan (performed by GLS for the Stellenbosch Municipality) dated June 2019
- Bulk Water Resources: Drought Intervention Projects (performed by GLS for the Stellenbosch Municipality) dated June 2019.
- Bulk Water Resources: Water Resilience Master Planning for the Stellenbosch System (performed by GLS for Zutari (Pty) Ltd) dated 15 September 2021.

The water demand of the existing structures on the proposed development areas (project areas 4A, 4B, 5A, 5B & 8) was taken into consideration for the June 2019 master plans for the water and sewer networks. No provision was however made in the June 2019 water and sewer master plans for densification on these areas.

1. WATER DISTRIBUTION SYSTEM

1.1 Distribution zone

The master plan indicated that the proposed development areas should be accommodated within the following water distribution zones as per Figures 2 & 3 attached:

Project 4A: Proceed by making connections to the existing 100 mm Ø pipes in 10th Street, 13th Street and School Crescent in the Kayamandi reservoir PRV 1 zone;

Project 4B: Proceed by making connections to the existing 75/100 mm Ø pipes in Lamla Street and Ndumela Street as well as the 75 mm Ø pipe running parallel to Makupla Street in the Kayamandi reservoir PRV 4 zone;

Project 5A: Proceed by making connections to the existing 100 mm Ø pipes in School Crescent and Forest Drive in the Kayamandi reservoir PRV 1 zone;

Project 5B: Proceed by making a connection to the existing 75 mm Ø pipe Mjandana Street in the Kayamandi reservoir PRV 2 zone; and

GLS Consulting (Pty) Ltd

T +27 21 880 0388

Stellenpark, Block D North, Cnr of R44 and School Rd, Jamestown, Stellenbosch, 7600, ZA | PO Box 814, Stellenbosch, 7599, ZA

Reg no: 2007/003039/07

www.gls.co.za

Directors: HA Baartman, AG Hingeston

Project 8: Proceed by making a connection to the proposed 110 mm Ø pipe in the Kayamandi reservoir PRV 3 zone.

The proposed development is situated inside the water priority area.

1.2 Water demand

Allowance was made for a water demand of 68,6 kL/d for the existing structures on the proposed development areas (project areas 4A, 4B, 5A, 5B & 8) in the original analysis of the water master plan.

For this re-analysis, the average annual daily demand (AADD) and fire flows for the proposed development were calculated as follows:

- Project 4A: 144 Residential flat units @ 0,4 kL/d/unit = 57,6 kL/d
- Project 4B: 51 Residential erven @ 0,45 kL/d/unit = 23,0 kL/d
- Project 5A: 175 Residential erven @ 0,45 kL/d/unit = 78,8 kL/d
- Project 5B: 48 Residential erven @ 0,45 kL/d/unit = 21,6 kL/d
- Project 8: 54 Residential erven @ 0,45 kL/d/unit = 24,3 kL/d

- Total AADD of proposed development = 205,3 kL/d

- Fire flow criteria (Low risk) = 15 L/s @ 10 m

The potential increase in water demand due to the densification of project areas 4A, 4B, 5A, 5B & 8 is therefore calculated at 136,7 kL/d.

1.3 Present situation

1.3.1 Reticulation network

The existing Kayamandi reservoir water distribution network has sufficient capacity in order to accommodate the proposed development within the existing Kayamandi water system. The Kayamandi reservoir water network supplies water via the existing 250 mm Ø and 315 mm Ø water mains from a Top Water Level (TWL) of 224,3 metres above mean sea level (m.a.s.l.). The proposed projects should each be supplied by different water demand zones within the Kayamandi reservoir, namely: Kayamandi reservoir PRV zones 1, 2, 3 & 4 (refer to Par 1.1 above). The existing reticulation networks of the Kayamandi reservoir PRV zones have sufficient spare capacity available to accommodate the proposed development within the existing Kayamandi water system.

The small 50 mm Ø AC water reticulation pipe running through the proposed development area of Project 8 will however have to be replaced and re-routed to accommodate the proposed development within the existing Kayamandi reservoir PRV 3 zone. The 50 mm Ø pipe is not only insufficient to supply the development but is also located inside the building footprints of the current site development plan.

Link services item:

Item 1: 210m x 110 mm Ø replace existing 50 mm Ø AC pipe R 230 000 *

(* Including P & G, Contingencies and Fees, but excluding VAT - Year 2020/21 Rand Value. This is a rough estimate, which does not include major unforeseen costs).

Take note that the route of the proposed pipeline is schematically shown on Figure 3 attached, but have to be finalised subsequent to detail pipeline route investigations.

1.3.2 Bulk supply

Bulk water is supplied from the Idas Valley no. 2 reservoir (located at the Idas Valleï WTW site) to the Papegaaiberg reservoir under gravity and then pumped from the Papegaaiberg reservoir to the Kayamandi no. 1 (2.0 ML) and Kayamandi no. 2 (4.0 ML) reservoirs.

The bulk system from the Papegaaiberg reservoir to the Kayamandi reservoirs has sufficient capacity to accommodate the proposed development areas.

The existing bulk supply from the Idas Valley reservoir no. 2 to the Papegaaiberg reservoir is however at capacity and should be upgraded according to the water master plan in order to accommodate any additional development in Kayamandi.

1.3.3 Reservoir capacity

The criteria for total reservoir volume used in the Stellenbosch Water Master Plan is 48 hours of the AADD (of the reservoir supply zone).

According to the water master plan the combined AADD of the Kayamandi reservoirs supply areas is currently approximately 3 050 kL/d (based on the 2019 Water Master Plan demand figures). The capacity of the existing Kayamandi reservoirs is 6 000 kL, which results in a current reservoir storage capacity of approximately 48 hours of the AADD supplied.

The existing Kayamandi reservoirs therefore have insufficient storage capacity (only marginally) to accommodate additional development. The impact of the proposed development areas on the existing Kayamandi reservoirs storage capacity is however significant as the development areas will use approximately 5% of the existing storage capacity available.

Additional reservoir storage capacity should therefore be provided in order to accommodate any additional development in Kayamandi.

As part of die longer term planning of Stellenbosch town to be more resilient against future droughts, to utilise existing water resources optimally and to plan for water security during potential power outages, a new 10,0 ML Kayamandi Upper reservoir is proposed as part of the Kayamandi Upper system (refer to "Bulk Water Resources: Water Resilience Master Planning for the Stellenbosch System" report).

The Kayamandi Upper system is required to transfer bulk water from the Papegaaiberg reservoir to the proposed Kayamandi Upper reservoir. This will enable the SM to supply water to affordable housing projects to the north and west of the existing Kayamandi suburb. Surplus water from the Stellenbosch town system's resources could possibly be transferred to the Koelenhof system from the Kayamandi Upper reservoir.

The proposed Kayamandi Upper reservoir will provide additional reservoir storage capacity for the existing Kayamandi and Enkanini suburbs that is supplied with water from the existing Kayamandi reservoirs (the system allows that emergency storage capacity in the proposed Kayamandi Upper reservoir can be transferred to the existing Kayamandi reservoirs if required)..

1.4 Implementation of the master plan

Bulk supply from the Idas Valley no. 2 reservoir (located at the Idas Valleï WTW site) to the Papegaaiberg reservoir is at capacity and should be upgraded. The following master plan items are proposed as part of the so-called "Helshoogte transfer scheme" (refer to "Bulk Water Resources: Water Resilience Master Planning for the Stellenbosch System" report) to augment bulk supply to the Papegaaiberg reservoir in order to accommodate the proposed development together with other future development areas, as shown on Figure 4:

Bulk supply (part of Helshoogte transfer scheme)

• SSW6.8a:	240 m x 560 mm Ø New HDPE bulk supply pipe	R 2 600 000 *
• SSW.B20:	4 630 m x 450 mm Ø New HDPE bulk supply pipe	R 32 500 000 *
	Total	R 35 100 000 *

The following master plan items are proposed to implement the so-called "Kayamandi Upper system" (refer to the "Bulk Water Resources: Water Resilience Master Planning for the Stellenbosch System" report). The Kayamandi Upper system is required to transfer bulk water from the Papegaaiberg reservoir to the proposed Kayamandi Upper reservoir. This will enable the SM to supply water to affordable housing projects to the north and west of the existing Kayamandi suburb and will provide additional reservoir storage capacity for the existing Kayamandi and Enkanini suburbs that is supplied with water from the existing Kayamandi reservoirs:

Bulk supply (Kayamandi Upper system)

• SSW.B29 :	150 L/s @ 135 m new bulk pump station	R 30 000 000 *
• SSW.B30 :	3 200 m x 450 mm Ø New HDPE Pipe to install	R 22 500 000 *
• SSW.B31 :	New 10,0 ML (TWL = 246,7 m) Kayamandi Upper reservoir	R 26 500 000 *
	Total	R 79 000 000 *

(* Including P & G, Contingencies and Fees, but excluding VAT - Year 2020/21 Rand Value. This is a rough estimate, which does not include major unforeseen costs).

Take note that the routes of the proposed pipelines and locations of the proposed pump station and reservoir are schematically shown on Figure 4 attached, but have to be finalised subsequent to detail pipeline route and location investigations.

Stellenbosch Municipality has already appoint consultants for the design of the bulk pipeline from the Idas Valley reservoir no. 2, the proposed pump station at the Papegaaiberg reservoir, the bulk pipeline to the Kayamandi Upper reservoir and the proposed 10,0 ML Kayamandi Upper reservoir.

2. SEWER NETWORK

2.1 Drainage area

The development falls within the existing Adam Tas sewer drainage area. The connections to the existing Kayamandi sewer system can be done as per Figures 5 & 6 attached.

Project 4A: Proceed by making connections to the existing 150 mm Ø outfall sewer pipes running parallel to 10th Street and 13th Street;

Project 4B: Proceed by making connections to the existing 150 mm Ø outfall sewer pipe running through the development into Lamla Street;

Project 5A: Proceed by making connections to the existing 150 mm Ø outfall sewer pipes running through and adjacent to the proposed development;

Project 5B: Proceed by making a connection to the existing 200 mm Ø outfall sewer pipe to the north of the proposed development; and

Project 8: Proceed by making a connection to the existing 200 mm Ø in Sokuqala Street and/or 150 mm Ø outfall sewers running in Luxolo Street or parallel to Luyolo Street.

The proposed development is situated inside the sewer priority area.

2.2 Sewer flow

Allowance was made for a sewer demand of 48,0 kL/d for the existing structures on the proposed development areas (project areas 4A, 4B, 5A, 5B & 8) in the original analysis of the sewer master plan..

For this re-analysis, the peak daily dry weather flow (PDDWF) for the proposed development was calculated as 164,2 kL/d.

The potential increase in sewage flow due to the densification of project areas 4A, 4B, 5A, 5B & 8 is therefore calculated at 116,2 kL/d.

2.3 Present situation

The existing Kayamandi sewer reticulation network in Kayamandi and the existing Adam Tas bulk sewer system gravitating from Kayamandi to the Stellenbosch waste water treatment works (WWTWs) have sufficient capacity to accommodate the proposed development areas.

3. CONCLUSION

The developer of the proposed development areas in Kayamandi 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.

The existing reticulation networks of the Kayamandi reservoir PRV zones have sufficient spare capacity available to accommodate the proposed development within the existing Kayamandi water system. The existing Kayamandi reservoir has insufficient storage capacity (only marginally) to accommodate the proposed development. Connections to the existing water system can be made as stated in Paragraph 1.1 and shown on Figures 1 & 2.

The existing Stellenbosch bulk supply to the Papegaaiberg reservoir is at capacity and therefore has insufficient capacity in order to accommodate the proposed development.

Master plan items SSW6.8a & SSW.B20 (part of the larger Helshoogte transfer system) are proposed to augment bulk water supply to the Papegaaiberg reservoir. Master plan items SSW.B29, SSW.B30 & SSW.B31 are required to augment the reservoir storage capacity of the Kayamandi water system.

The existing Kayamandi sewer reticulation network in Kayamandi and the existing Adam Tas bulk sewer system gravitating from Kayamandi to the Stellenbosch WWTW have sufficient capacity to accommodate the proposed development areas. Connections to the existing sewer system can be made as stated in Paragraph 2.1 and shown on Figures 5 & 6.

We trust you find this of value.

Yours sincerely

GLS CONSULTING (PTY) LTD
REG. NO.: 2007/003039/07

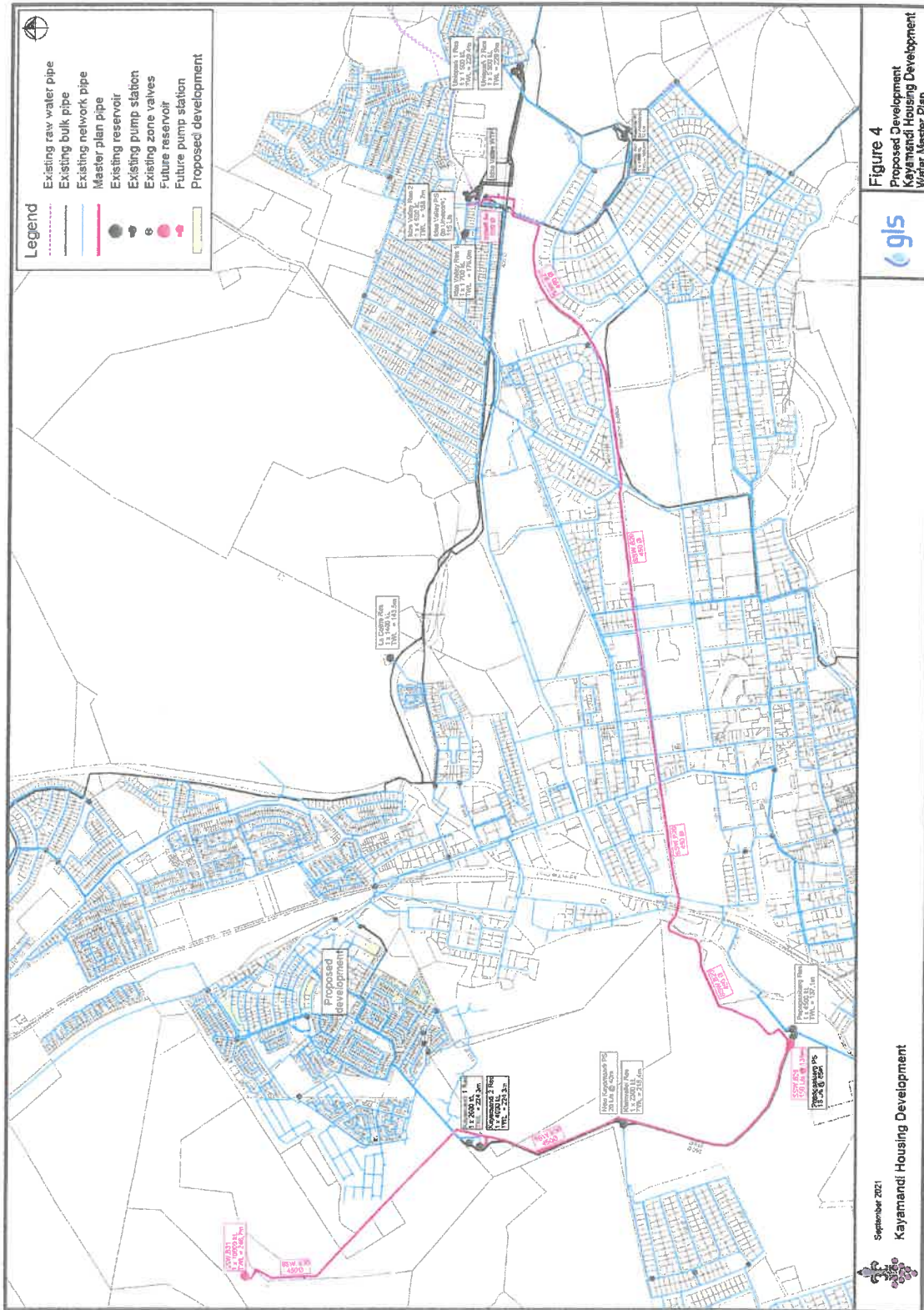


Per: PC DU PLESSIS

cc. The Director:
Directorate: Public Works
Stellenbosch Municipality
P.O. Box 17
STELLENBOSCH
7599

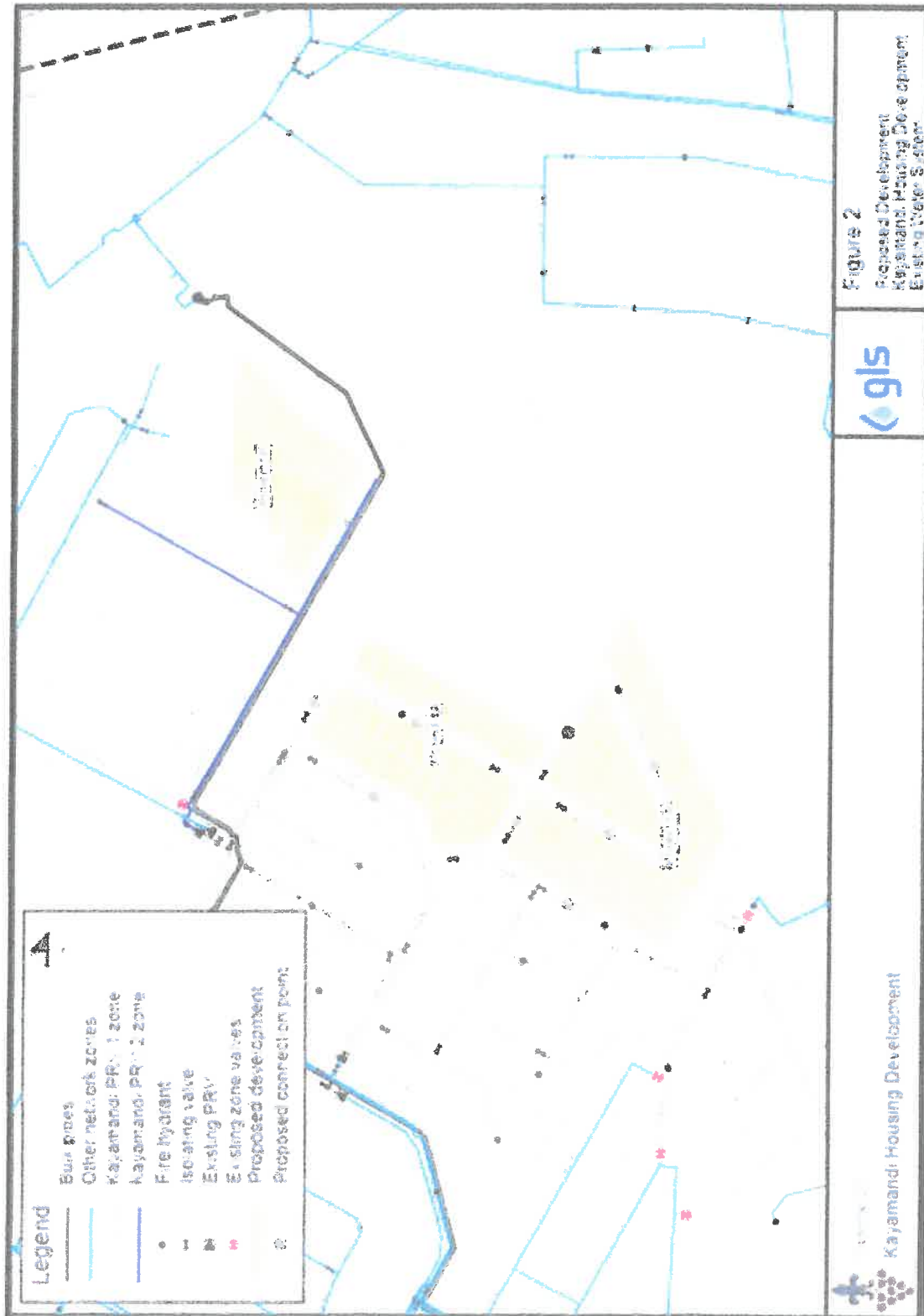
Attention: Mr Adriaan Kurtz

ANNEXURE C KAYAMANDI HOUSING DEVELOPMENT WATER MASTER PLAN



ANNEXURE D

GIS INFORMATION FOR THE EXISTING WATER SYSTEM



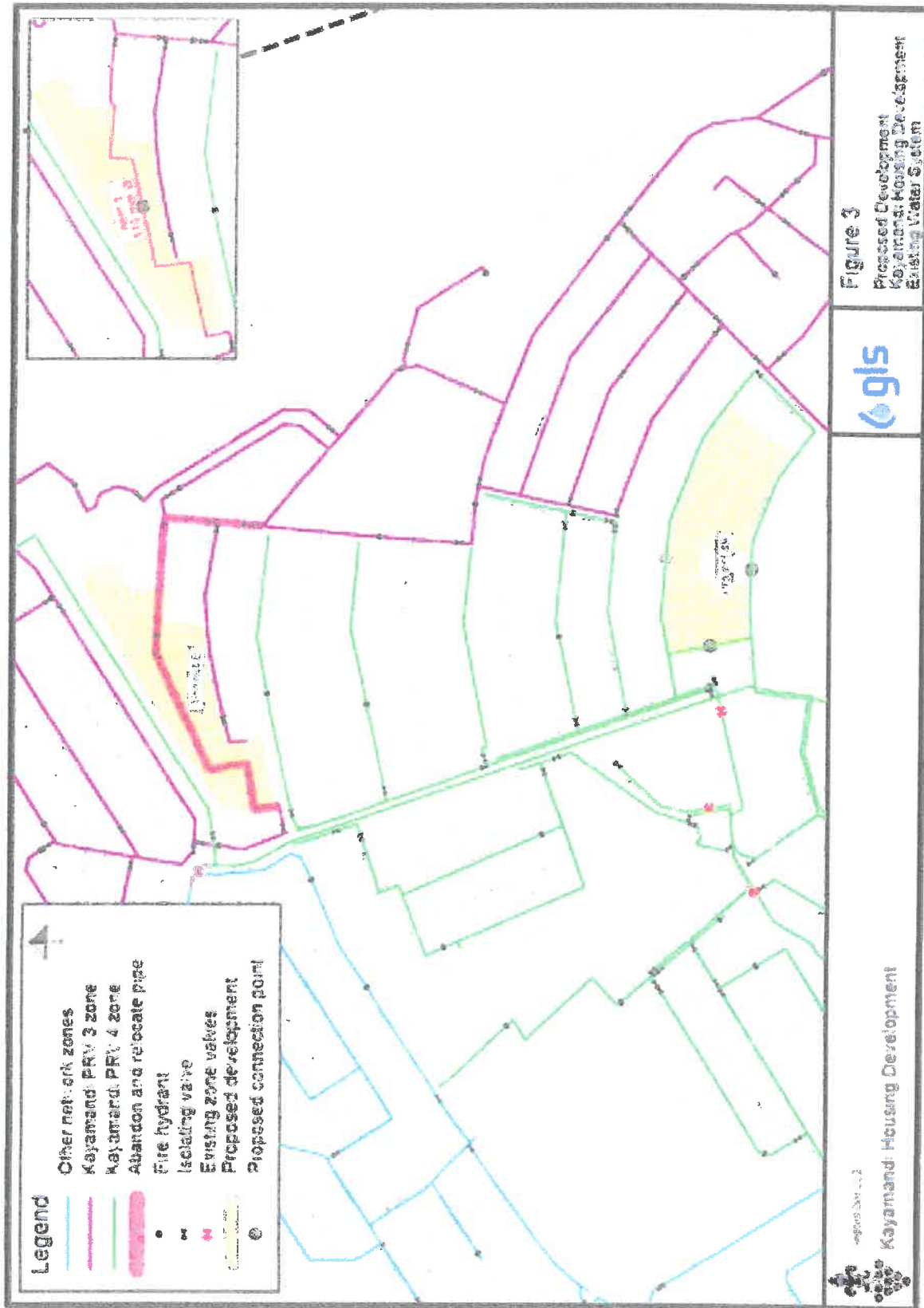


Figure 3

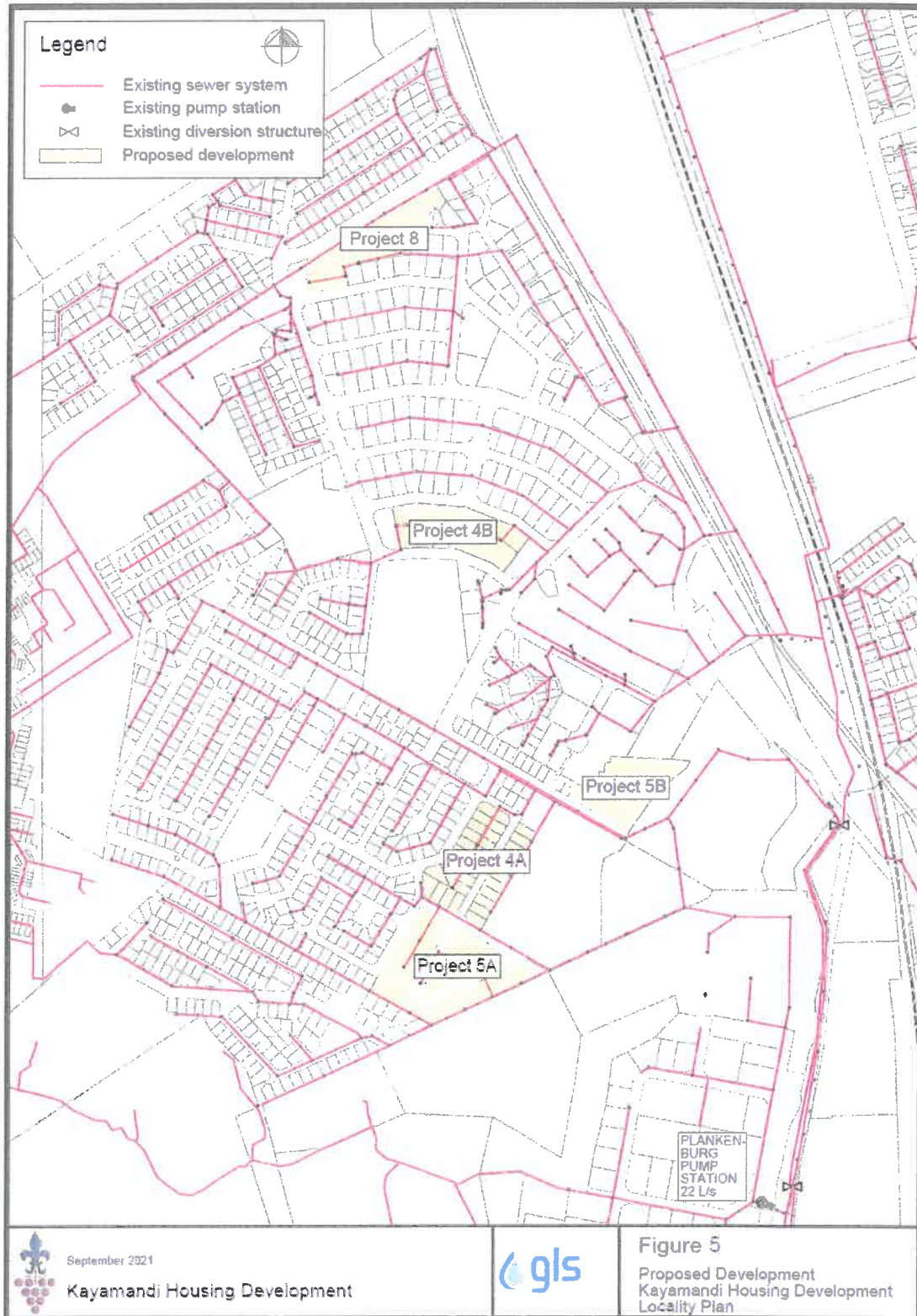
Processed Development
 Kayamand Housing Development
 Existing Water System

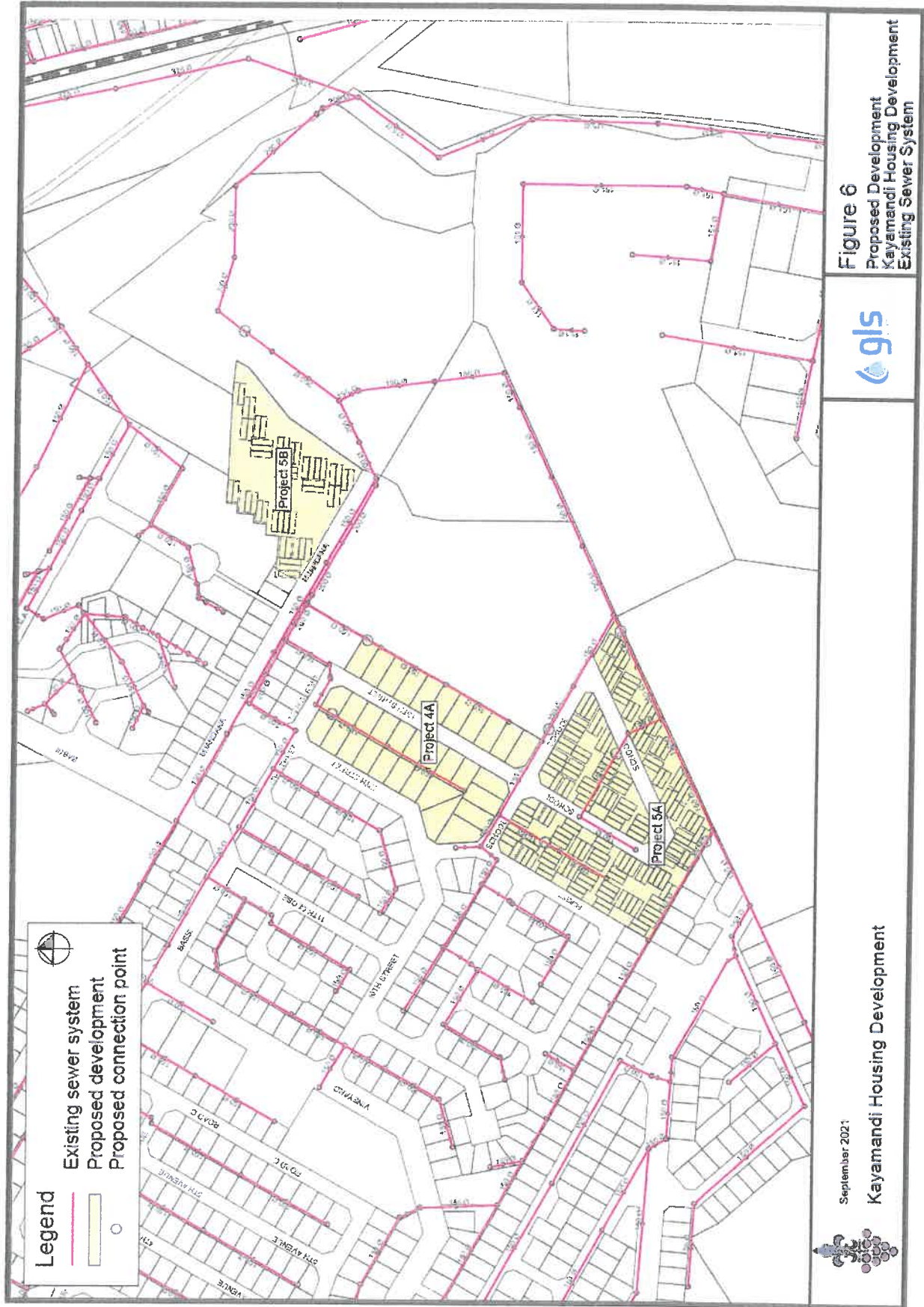


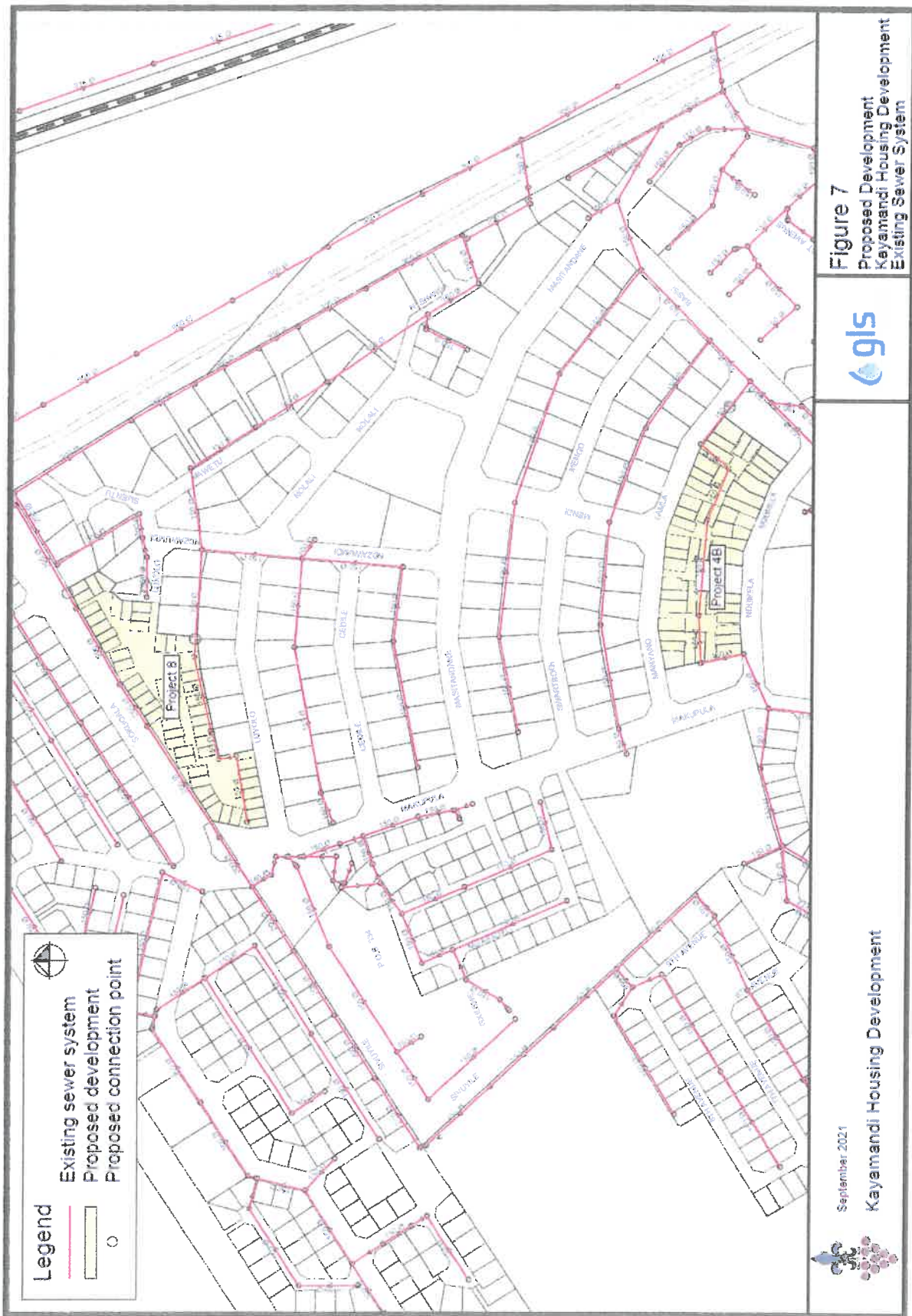
Figure 3
 Kayamand Housing Development

ANNEXURE E

GIS INFORMATION FOR THE EXISTING SEWER SYSTEM







ANNEXURE F
BULK ELECTRICAL COMMENT REPORT FROM GLS CONSULTING



10 November 2021

Plan 4 SA (Pty) Ltd
PO Box 1152
Cape Gate
7562

Attention: Mr Martin Jonker

Dear Sir,

PROPOSED FORMALISATION OF EXISTING STRUCTURES ON ERVEN 1080–1090 & 1091–1112 (PROJECT 4A), ERVEN 112 & 114–116 (PROJECT 4B), ERVEN 1113–1122 & 1123-1154 (PROJECT 5A), PORTIONS OF ERVEN 66, 69 & 523 AND ERVEN 515 - 522 (PROJECT 5B) AND A PORTION OF ERF 288 (PROJECT 8), KAYAMANDI: CAPACITY ANALYSIS OF THE BULK ELECTRICAL SERVICES

Your request regarding comments on the bulk electrical supply and reticulation of the proposed development (proposed formalisation of existing structures in Kayamandi), refers.

This document should inter alia be read in conjunction with the following documents:

- Electrical Master Plan (performed by Royal HaskoningDHV for the Stellenbosch Municipality) dated September 2015.
- NRS 034-1 (2007) /SANS 507 (2007): Electricity distribution — Guidelines for the provision of electricity distribution networks in residential areas
- Information document no 1 Stellenbosch Municipality zoning scheme by-law November 2016
- Latest electrical network diagrams for Stellenbosch Municipality from Lyners and Partners:
 - E19191-01 Existing MV Layout - OVERALL (4000)
 - E19191-02 Existing Single line Diagram - Colours

The calculated demand of the existing structures on the proposed development areas (project areas 4A, 4B, 5A, 5B & 8) were considered in this assessment. Some provision was however made in the September 2015 electrical master plan for densification on these areas and there is an existing load demand for the proposed formalised areas.

1. HIGH AND MEDIUM VOLTAGE DISTRIBUTION SYSTEM

1.1. Distribution Zone

The proposed formalised areas resides in the Kayamandi suburb. The suburb falls within the Cloetesville HV (High Voltage)/MV (Medium Voltage) Substation distribution zone. The 2015 electrical master plan indicated that the proposed development areas should be accommodated within the Cloetesville HV/MV Substation distribution zone. The Cloetesville HV/MV Substation has two incoming feeders from Eskom supplying the substation at 66kV. The substation is currently fitted with 2x 20 MVA 66/11 kV Transformers, and 1x 300kVA local transformer. The substation has an installed capacity of 40 MVA, firm capacity of 20 MVA and a NMD (Notified Maximum Demand) of 16 MVA.

As per the latest MV reticulation diagrams created by Lyners and Partners, the Cloetesville HV/MV Substation transforms the incoming 66kV to 11kV and distributes the power through the Curry SS(Switching Station) to Kayamandi SS. Curry SS is fed through 4x 11kV 95mm² copper cables from Cloetesville HV/MV Substation. There are two switching stations supplying power in the area and a RMU (Ring Main Unit), these include Kayamandi SS, Watergang SS and Costa RMU respectively. The Kayamandi SS is the station supplying to the proposed formalised area and receives 11kV through 2x 185mm² copper conductors.

GLS Consulting (Pty) Ltd

T +27 21 880 0388

Stellenpark, Block D North, Cnr of R44 and School Rd, Jamestown, Stellenbosch, 7600, ZA | PO Box 814, Stellenbosch, 7599, ZA

Reg no: 2007/003039/07

www.gls.co.za

Directors: HA Baartman, AG Hingeston

1.2. Electrical Demand

The Stellenbosch Municipality electrical master plan utilises the SANS 507 recommendations (Standards South Africa, 2007) to guide the After Diversity Maximum Demand (ADMD) estimates for developments. The ADMD used for the future demand of 4 kVA/Unit for Lower Income Residential Areas is used. The existing structures on the proposed development region of Kayamandi will be assessed based on the latest demand provided by the Stellenbosch Municipality.

For this re-analysis, the demand for the proposed development were calculated as follows: With a ADMD of 4 kVA/unit:

Table 1: Demand calculation

Project	No. Units	Estimated Demand [kVA]
Project 4A	144	576
Project 4B	51	204
Project 5A	175	700
Project 5B	48	192
Project 8	54	216
Total	472	1,888

The estimated demand utilised in these proposed formalised areas due to the densification of project areas 4A, 4B, 5A, 5B & 8 is therefore calculated at 1888 kVA.

According to the Stellenbosch 2017-2022 Integrated Development Plan, Kayamandi has experienced significant population growth with the number of residents having more than doubled in the past ten years. This has created a backlog in housing needs within the municipality. Another key feature is the cost of housing in Stellenbosch has become expensive with many opting to commute from outside of the Stellenbosch municipal area to work. For those who cannot afford to commute from outside of Stellenbosch for work, affordable rental accommodation is still the best option.

Due to the nature of the land use in the area, there is a high possibility of backyard dwellers occupying some of these estimated number of units. This will result in the increase in demand as there will be more electricity users occupying these units. For this report, the number of dwellings on one residential dwelling will be guided by the Stellenbosch municipal zoning scheme by-laws for conventional residential zones. The by-law allows limited densification through allowing one additional dwelling on a single residential dwelling. For this assessment an assumption that only the second erven will have an additional dwelling. An increase of 1.5 times the units will represent this assumed uptake of back dwellers is utilised to estimate the potential increase in the number of units on these proposed projects.

With the potential backyard dwellers, the demand for the proposed formal development were calculated as follows: With a ADMD of 4 kVA/unit:

Table 2: Demand calculation including the potential of backyard dwellers

Project	No. Units (Including potential backyard dwellers)	Estimated Demand [kVA]
Project 4A	144	576
Project 4B	77	306
Project 5A	263	1050
Project 5B	72	288
Project 8	81	324
Total	637	2,544

The estimated demand utilised due to the impact of backyard dwellers for the project areas 4A, 4B, 5A, 5B & 8 is therefore calculated at 2544 kVA. This is an increase of 656 kVA.

1.3. Present Situation

1.3.1. Reticulation Network

The existing Cloetesville HV/MV Substation distribution network has sufficient capacity to accommodate the proposed development within the existing Kayamandi area. The loading on the substation is sitting at around 16 MVA and the substation installed capacity is 40 MVA. The Kayamandi SS and Watergang SS supply electricity through the Kayamandi area via the existing 35mm² Cu PILC network. The proposed project areas are supplied by different miniature substations in the suburb.

Project 4A: The proposed project is situated between 13th and School Streets. The area has 3x 315 kVA Miniature substations (MS) installed in close proximity, namely, MS 13th Street, MS School Crescent and MS 10th Street; The estimated demand for this project is 576 kVA as calculated above in 1.2

Project 4B: The proposed project is situated between Noumela and Manyano Streets. The area has 2x 500 kVA Miniature substations installed in close proximity, namely MS Makapula and MS Mondri Crescent End; The estimated demand for this project is 204 kVA as calculated above in 1.2

Project 5A: Situated between School and Forest Streets. The area has 2x 315 kVA and 1x 500 kVA Miniature substations installed in close proximity, namely, MS School Crescent, MS 10th Street and MS Highschool; The estimated demand for this project is 700 kVA as calculated above in 1.2

Project 5B: Situated along Mjandana Street. The area has 1x 400 kVA and 1x 500 kVA Miniature substations installed in proximity, namely, MS Hani and MS VMdala End; The estimated demand for this project is 192 kVA as calculated above in 1.2 and,

Project 8: Situated along Luyolo Street. The area has 1x 400 kVA Miniature substation installed in proximity, namely, MS Luyolo. The estimated demand for this project is 216 kVA as calculated above in 1.2

The total miniature substation installed capacity in the proposed formalised areas is 4060 kVA. The estimated electrical demand for the projects is sitting at 1888 kVA. This leaves an excess of 2172 kVA. This is not including the other existing loads within the area.

The medium voltage reticulation is connected via of 11 kV 35mm² copper cables as per the E19191-02 Existing Single line Diagram from Lyners and Partners. The network is primarily fed from Kayamandi SS at the moment, with the exception of MS Mondri Crescent and MS Luyolo, the rest of the miniature substations form a ring from Kayamandi SS. The feeder supplying MS Mondri Crescent and MS Luyolo interconnects Costa RMU which is also supplied by Curry SS through 1x 11 kV 70mm² copper cable with Kayamandi SS.

1.3.2. Substation Capacity

The existing Stellenbosch northern region 11 kV distribution network is supplied from a 66 kV HV network from Eskom which has adequate capacity and provides good operational flexibility under contingency conditions. Eskom's 66 kV rural network supplies Cloetesville HV/MV Substation. According to the Stellenbosch electrical master plan, the HV/MV substations has sufficient transformer capacity and the voltage regulation within the network is within accepted limits.

1.3.3. Switching Station Capacity

The Kayamandi residential area is supplied 11 kV by two switching stations, namely Kayamandi SS and Watergang SS. Kayamandi SS is fed from two 185mm² copper PILC conductors from Curry SS. The total carrying capacity of the feeders supplying power to the switching station is 12 MVA as calculated in the below Table 1 and the loading on the switching station currently is sitting on 5.5 MVA from the loading data provided by Lyners and Partners.

The switching station feeds all the proposed project areas with one ring feeding Projects 4A, 5A and 5B and one feeder supplying Projects 4B and 8 which is interconnected with Costa RMU. The ring which feeds Projects 4A, 5A and 5B has a total of 14 miniature substation connected on the ring with a total capacity of 5.8 MVA and the feeders connecting the ring are made up of 35mm² copper PILC conductors, the capacity of this conductor is 2.45MVA and since it forms a ring, it is 5 MVA. This implies the full capacity of the miniature substation exceed the maximum capacity of the conductors which is a cause of concern.

Table 3: Kayamandi SS Intake Carrying Capacity

Intake Feeder	Conductor Type	Material	Size (mm ²)	Voltage (V)	Ampacity	MVA
Feeder 1	PILC	Copper	185	11000	335	6.38
Feeder 2	PILC	Copper	185	11000	335	6.38
Total Installed Capacity						12.77

The N-1 intake feeder capacity for the switching station is sitting on 6.4 MVA. The loading on the switching station is around 5.5 MVA.

Watergang SS is also supplied by Curry SS but by two 70mm² copper PILC conductors. The total carrying capacity of the feeders supplying the Watergang SS is 7.43 MVA in total as calculated in the below Table 2 and the loading on the switching station is currently sitting on 0.8 MVA from the loading data provided by Lyners and Partners. The switching station does not directly supply power to any of the proposed projects.

Table 4: Watergang SS Intake Carrying Capacity

Intake Feeder	Conductor Type	Material	Size (mm ²)	Voltage (V)	Ampacity	MVA
Feeder 1	PILC	Copper	70	11000	195	3.72
Feeder 2	PILC	Copper	70	11000	195	3.72
Total Installed Capacity						7.43

The N-1 intake feeder capacity for the switching station is sitting at 3.72 MVA. With the current loading on the switching station, the feeder has enough capacity to carry this contingency load.

Costa RMU also receives a supply of power from Curry SS through two 70mm² copper PILC conductors. The RMU feeds a portion of the Kayamandi area network. Particularly the line feeding Projects 4B and 8, this line is interconnected with Kayamandi SS. The line has a total of 4 miniature substations connected with a total

capacity of 1.8 MVA. The feeders connecting the line is also made up of 35mm² copper PILC conductors, this means the total carrying capacity for the line is 3.72 MVA as calculated in the below Table 3, a total of almost 7.43 MVA. There is not much concern as this line can carry a higher capacity than the full load from the miniature substations.

Table 5: Costa RMU Intake Carrying Capacity

Intake Feeder	Conductor Type	Material	Size (mm ²)	Voltage (V)	Ampacity	MVA
Feeder 1	PILC	Copper	70	11000	195	3.72
Feeder 2	PILC	Copper	70	11000	195	3.72
Total Installed Capacity						7.43

The N-1 intake feeder capacity for the RMU feeders is 3.72 kVA. This capacity is sufficient to sustain portions of the loads carried by Kayamandi SS and Watergang SS.

1.3.4. Network Feeder Capacity

The individual rings feeding the proposed project areas include a ring connected to and from Kayamandi SS, and a feeder interconnecting Kayamandi SS and Costa RMU. The first ring connected to and from Kayamandi SS, is made up of 35mm² copper PILC conductors connected through the ring. The ring feeds the 4A, 5A and 5B projects. The total carrying capacity of the ring is 4.95 MVA.

Table 6: Ring 1 feeding proposed projects 4A, 5A, and 5B

Feeder Number	Conductor Type	Material	Size (mm ²)	Voltage (V)	Ampacity	MVA
Feeder 1	PILC	Copper	35	11000	130	2.48
Feeder 2	PILC	Copper	35	11000	130	2.48
Ring 1 Total Installed Capacity						4.95
Ring 1 Firm (N-1) Capacity						2.48

The N-1 capacity of the ring supplying the proposed projects 4A, 5A and 5B is sitting on 2.48 MVA. This value is lower than the installed capacity of the ring. The total installed capacity of miniature substations on the ring is 5.76 MVA and the estimated demand for the above-mentioned projects is 1.47 MVA. During a contingency, the feeder will be constraint and will potentially carry a load higher than it's carrying capacity as the load continues to grow.

The second ring feeding the proposed project area is the feeder interconnecting Kayamandi SS and Costa RMU. The line is comprised of 35mm² copper PILC conductors. The line feeds the 4B and 8 projects. The total carrying capacity of the line is 4.95 MVA.

Table 7: Ring 2 feeding proposed projects 4B and 8

Feeder Number	Conductor Type	Material	Size (mm ²)	Voltage (V)	Ampacity	MVA
Feeder 1 (Kayamandi SS)	PILC	Copper	35	11000	130	2.48
Feeder 2 (Costa RMU)	PILC	Copper	35	11000	130	2.48
Ring 2 Total Installed Capacity						4.95
Ring 2 Firm (N-1) Capacity						2.48

The N-1 capacity of the ring supplying the proposed projects 4B and 8 is sitting on 2.48 MVA. This value is sufficient to carry the installed capacity of the ring. The total installed capacity of miniature substations on the

ring is 1.8 MVA and the estimated demand for the above-mentioned projects is 0.42 MVA. During a contingency, the feeder will be able to carry this load and higher as the load continues to grow.

1.4. Implementation of Planned Projects

The Stellenbosch integrated development plan signals out several land that may be available for potential future housing and industrial developments. Kayamandi and Groendal expansions are the notable low-income housing developments with 4600 and 1500 units planned for each. The Stellenbosch electrical master plan makes mention of the planned housing projects and pro-active electrical redundancy projects in the Kayamandi area have been proposed and planned to accommodate this anticipated growth. This electrical redundancy will protect the reliability and ensure the integrity of the network.

A tender for the first phase will be advertised soon, which will include a new PILC cable feeder from Cloetesville HV/MV substation directly to Watergang switching station. This project will increase the capacity of the switching station, provide redundancy, and share the load in the Kayamandi area between the Watergate and Kayamandi switching station, allowing for further development projects in the Kayamandi area. If there is sufficient funding available, the first phase will also include additional feeders between the Watergate and Kayamandi switching stations.

2. CONCLUSION

Cloetesville HV/MV Substation currently has enough capacity to carry the estimated existing load on the proposed formalised ervens. The network supplying the proposed projects area is said not to be experiencing major trips, recurring failures, and power interruptions due to overloading.

The ervens identified for formalisation are situated on an existing area which is currently utilising demand. The network around these ervens are currently mainly supplied by the Kayamandi SS. The switching stations supplying the Kayamandi area has sufficient capacity to carry the existing load including the proposed projects capacities and other existing loads.

One concern within the Kayamandi area network is the capacity of the ring feeding Projects 4A, 5A and 5B from Kayamandi SS, the estimated demand from the projects is higher than the N-1 carrying capacity of the feeder connected on the ring. This can potentially pose a problem with overloading the feeder and any future increased loads on that ring. A possible solution will be implementing the planned electrical redundancy project which will soon go out on tender to increase the reliability within the Kayamandi network, this will assist with splitting the load with newly installed feeders between Watergang SS within the ring and between Kayamandi SS.

We trust you find this of value.

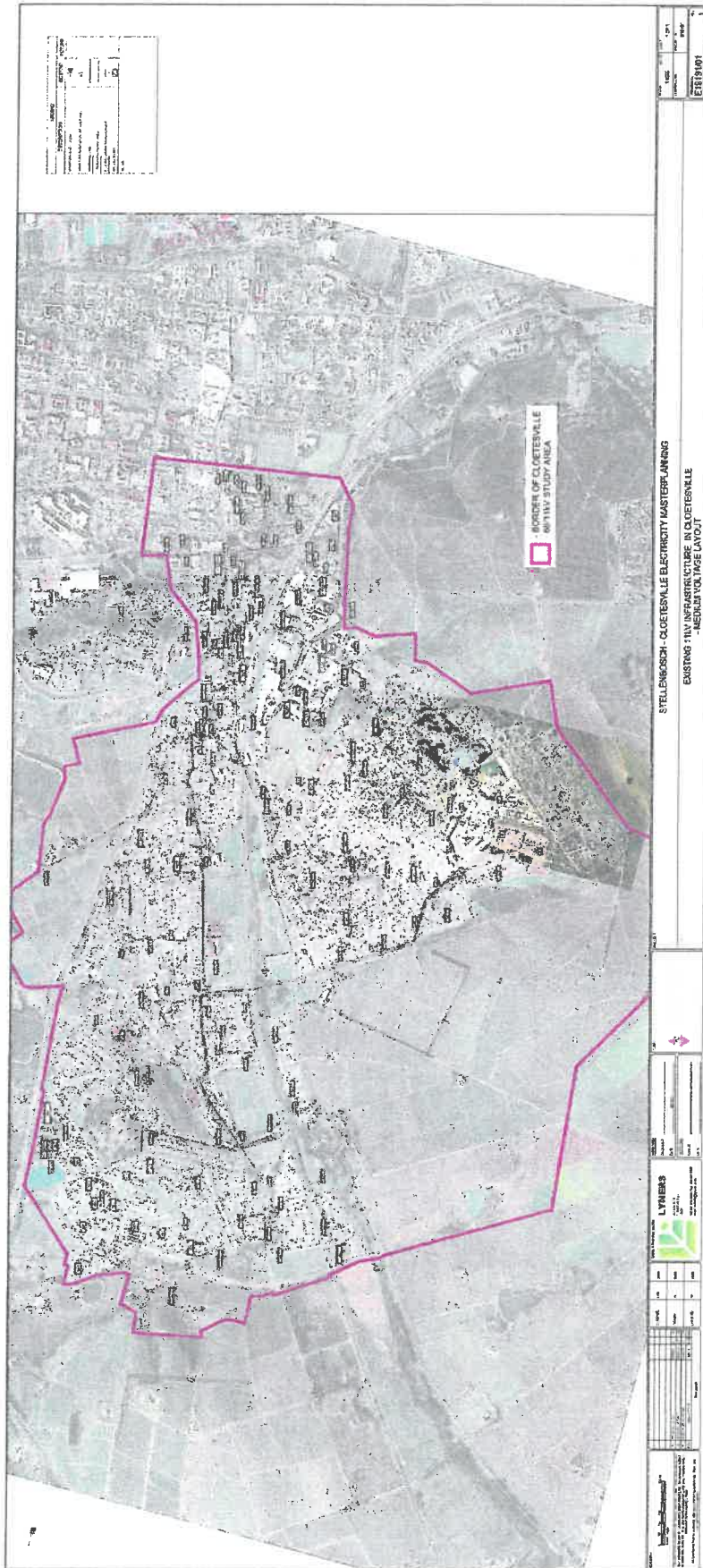
Yours sincerely

GLS CONSULTING (PTY) LTD
REG. NO.: 2007/003039/07



T. MOKOENA

ANNEXURE G
EXISTING 11KV INFRASTRUCTURE IN CLOETESVILLE – MEDIUM VOLTAGE LAYOUT



ANNEXURE J

**APPLICATION FOR REZONING,
CONSOLIDATION, CONSENT USE AND THE
AMENDMENT OF GENERAL PLAN: ERVEN 1080 -
1112, PROJECT 4A, KAYAMANDI,
STELLENBOSCH.**

PHOTOS

Photo Report

Photos were taken on 2 August 2021

Project 4A







ERVEN 112,114,115 AND 116 KAYAMANDI

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THE STELLENBOSCH MUNICIPALITY			
PLANNING REPORT: LAND USE AND LAND DEVELOPMENT APPLICATION:			
APPLICATION FOR AMENDMENT OF GENERAL PLAN, CONSOLIDATION, REZONING, SUBDIVISION & DEPARTURES: ERVEN 112, 114, 115 & 116, KAYAMANDI (ALSO KNOWN AS RED BRICKS HOSTELS, PROJECT 4B)			
Application Reference	File Ref: LU/14053	Application Date	2022/05/17
		Last day for comments or additional information	2022/10/31

PART A: APPLICANT DETAILS			
First name(s) & Surname	Martin Jonker		
Company name	Plan 4 SA (PTY) LTD		
SACPLAN registration number	N/A		
Registered owner(s)	Stellenbosch Municipality	Is the applicant properly authorised to submit the application	Yes

PART B: PROPERTY DETAILS			
Property description	Erven 112, 114, 115 & 116	Administrative District	Kayamandi, Stellenbosch
Physical address	Located between Manyano, Lamla, Bassi and Noumela Streets, Kayamandi (see ANNEXURE A for locality plan)		
Extent (m ² /ha)	0,7072 ha	Nearest Town	Kayamandi

Existing Development and Current land use	The properties are already built-up and includes buildings used for residential purposes.
Any unauthorised building work	Yes
Title Deed Nr.	Erf 112 – T10210/2009 Erf 114 – T10212/2009 Erf 115 – T10213/2009 Erf 116 – T10214/2009 (see ANNEXURE B for copy of title deed and conveyancer certificate)
Current zoning and approved land use rights as per Zoning Scheme Bylaw 2019	Multi-Unit Residential Zone

PART C: APPLICATION DETAILS

Applications(s)	<p>The 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:</p> <ol style="list-style-type: none"> Amendment of General Plan GP149/1987 in terms of section 15(2)(k) of the said bylaw in order to facilitate the proposed development insofar as it relates to Erven 112, 114, 115 & 116, Kayamandi. The Consolidation in terms of section 15(2)(e) of the said bylaw of Erven 112, 114, 115 & 116 Kayamandi to create one erf namely Portion A which is ±7 072m² in extent. The rezoning in terms of section 15(2)(a) of the said bylaw of the subject properties from Multi-Unit Residential Zone to Subdivisional Area to allow for the following uses (and in accordance with the land use framework plan as depicted in plan referenced Zoning Plan 21P004(4B)-TRP-ZP-
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20220125-Rev D01, Plan Nr 4, drawn by Plan4SA Professional Planners and Project Managers):

- 3.1 51 x Less Formal Residential Zone erven and $\pm 5\,954,14\text{m}^2$ in extent for less formal housing purposes.
- 3.2 5 x Public Road and Parking Zone and $\pm 1\,112,72\text{m}^2$ in extent for road and parking purposes.
4. **Subdivision** Subdivision in terms of section 15(2)(d) of the said bylaw of Portion A ($\pm 7\,072\text{m}^2$) into 56 erven and in accordance with Zoning Plan 21P004(4B)-TRP-ZP-20220125-Rev D01, Plan Nr 4, drawn by Plan4SA Professional Planners and Project Managers, to allow for the residential development in accordance with the subdivisional zone above.
5. **Departure** in terms of section 15(2)(b) of the said bylaw to increase the permissible coverage as follows:
- a) on unregistered Erf 2332 from **80%** to **94%**;
 - b) on unregistered Erf 2336 from **80%** to **91%**;
 - c) on unregistered Erf 2344 from **80%** to **84%**;
 - d) on unregistered Erf 2359 from **80%** to **83%**;
6. **Departure** in terms of section 15(2)(b) of the said bylaw by reducing the minimum required on-site parking bays from one (1) parking bay per dwelling house to 0 bays per dwelling house on all residential erven.
7. **Departure** in terms of section 15(2)(b) of the said bylaw for the relaxation of the building lines (for all other buildings) as follows:
- a) the street building line from **1,0m** to **0m** on one of the streets for the following unregistered erven: 2327, 2329, 2332, 2334, 2336, 2337, 2342, 2346, 2348, 2352, 2363, 2366, 2367, 2374, 2375 & 2378;
 - b) the street building line from **1,0m** to **0m** on two of the streets for the following unregistered erven: 2344;

	<p>c) the common building lines from 1,0m to 0m on the following unregistered erven: 2324, 2325, 2328, 2331, 2335, 2336, 2338, 2339, 2341, 2345, 2347, 2348, 2350, 25353, 2355, 2356, 2361, 2364, 2366, 2367, 2371, 2372, & 2377.</p> <p>8. Departure in terms of section 15(2)(b) of the said bylaw for the relaxation of the building line (for shelters) as follows:</p> <p>a) the street building lines from 1,0 to 0m on one street building line for the following unregistered erven: 2325, 2331, 2335, 2339, 2347, 2349, 2350, 2356, 2366, 2367, 2372 & 2373;</p> <p>b) the street building line from 1,0m to 0m on two streets for the following erven: 2334, 2337, 2352, 2368 & 2378;</p> <p>c) the street building line from 1,0 to 0m on three streets for unregistered erven 2332 & 2363;</p> <p>d) the common building line from 1,0m to 0m for the following unregistered erven: 2326, 2334, 2337, 2341, 2347, 2349, 2350, 2352, 2356, 2361, 2363, 2367, 2375 & 2378;</p> <p>e) the common building lines from 1,0m to 0m on two common building lines for the following unregistered erven: 2325, 2327, 2330, 2331, 2335, 2336, 2339, 2358, 2366, 2372 & 2373;</p> <p>f) the common building lines from 1,0m to 0m on three common building lines for the following unregistered erven: 2357, 2359 & 2368</p> <p>See ANNEXURE C for Consolidation, Zoning and Subdivsional Plan</p>
<p>Purpose of Application</p>	<p>The project also known as Red Bricks Hostels, formed part of the Kayamandi hostel upgrading programme and was constructed in 2004.</p> <p>The purpose of this application is thus to consolidate Erven 112, 114, 115 and 116, Kayamandi; and to subdivide the consolidated erf into 56 erven consisting of 51 residential erven and 5 public places.</p>

Pre-consultation	N/A
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PART D: APPLICATION BACKGROUND

1. Location of the property

Project 4B is located between Manyano, Lamla, Bassi and Noumela Street in the Old Township Area of Kayamandi, Stellenbosch.

2. Development context of surrounding area

The subject properties are surrounded by a mix of land uses that includes mainly less formal residential units, multi-unit residential, education uses (school), private open spaces (stadium) and other mixed uses.

3. Historic use and development of subject property

The Kayamandi Township was originally proclaimed in terms of the Black Communities Development Act, 1984 (Act 4 of 1984) and established as a development area with the creation of Erf 288, Kayamandi. The aforementioned erf was then subdivided after which the township register was opened in terms of the Upgrading of Land Tenure Rights Act, 1991 (Act 112 of 1991).

Kayamandi was then extended in terms of Proclamation Notice G.K 598/1991 with the acquisition of Portion 56 of Farm NO 183 (Erf 707, Portion 3 of Farm No. 181 (Erf 1070) and Portion 59 of Farm No. 183 (Erf 634). The new development area was then surveyed and established in terms of the Black Communities Development Act, 1984 (Act 4 of 1984) with the registration of General Plans 7988/1991, 3443/1991 and 7989/1991.

The former Stellenbosch Transitional Council commissioned the preparation of a Spatial Development Framework for Kayamandi in 1995 to guide and direct the severe development pressure that existed in the Kayamandi Township at the time. During this process a number of high priority housing projects were identified. This culminated in the approval of the

Kayamandi SDF in September 1996 and the Housing Projects Plan in January 1997. The subject property was one of the priority housing projects that was identified.

The majority of the erven have never been formally registered in order to enable the individual transfer of these properties to their respective beneficiaries. The main reason for the aforesaid challenge was the Stellenbosch Municipality did not have the necessary authority to consider and approve the formal amendments of the General Plans due to the statutory provisions that applied in terms of the Black Communities Development Act, 1984 (Act 4 of 1984).

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

1. The land use rights for the properties in this project should already have been finalized approximately 20 years ago, however, due to various reasons, beyond the control of the Municipality, these land use rights were not finalized, and ownership of properties could not yet be transferred.
2. The primary objectives of this land use application are to legalize the existing land uses on the various properties so that the properties can be registered with the Surveyor-General and thereby enabling the municipality to transfer ownership of the registered properties to the intended beneficiaries.
3. The properties in this project are located in an established urban area within the urban edge of Kayamandi.
4. The properties in this project have already been developed and dwelling units are already occupied.
5. The properties in this project have access to existing infrastructure and engineering services within Kayamandi.
6. No additional dwelling units will currently be constructed on the subject properties.
7. The existing land uses are compliant with the Stellenbosch SDF and consistent with other relevant local and provincial policies.
8. There are no negative environmental and heritage impacts as confirmed by the Western Cape Department of Environmental Affairs and Development Planning and Heritage Western Cape.

9. A letter dated **25 August 2021** from DEADP (reference: 16/3/3/6/1/B4/22/1270/21) confirmed that no listed activities in terms of NEMA EIA Regulations 2014 are triggered by the proposed land use applications.
10. Heritage Western Cape (HWC) confirmed in a letter dated **3 September 2021** that *"since there is no reason to believe that the proposed subdivision and rezoning on various erven in Kayamandi, Stellenbosch will impact on heritage resource, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required."*

PART F: PUBLIC PARTICIPATION, COMMENTS AND RESPONSE

1. Process followed

An application was made and motivated in terms of Section 60 of the Western Cape Land Use Planning Act (Act 3 of 2014), to exempt all five Kayamandi projects (known as 4A, 4B, 5A, 5B & 8) from the Publication and Serving of Notices as normally required by the provisions of Sections 43, 44 and 47 of LUPA (Act 3 of 2014).

On **13 October 2021**, the Minister of Local Government, Environmental Affairs and Development Planning approved the municipality's exemption request and stated the resolution as follows:

*"That the request by Stellenbosch Municipality for authorisation for exemption in terms of Section 60(1) of the LUPA from the provisions of sections 43, 44 and 47 of LUPA in respect of the intended land use applications for Projects 4A, 4B, 5A, 5B and 8 as contained in your above-mentioned letter, to obtain the necessary land use rights for five housing projects in Kayamandi, Stellenbosch BE APPROVED in terms of Section 60(1) of the LUPA". See **ANNEXURE E**.*

2. Public & stakeholder inputs

Not applicable as advertising was waived.

3. Government related inputs received

- a) The **Heritage Western Cape** supported the proposal (see **ANNEXURE F** for letter dated 03 September 2021).
- b) The **Department of Environmental Affairs and Development Planning** supported the proposal (see **ANNEXURE G** for letter dated 25 August 2021).

4. Comments from internal service departments

- a) The **Director: Engineering Services** supported the proposal subject to conditions (see **ANNEXURE H** for memo dated 26 October 2022).

5. Response by Applicant to comments received

Not applicable.

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 Municipal Integrated Development Plan (2017 – 2022)*
- 1.3 *Stellenbosch Municipality Spatial Development Framework (2018)*

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

2.1 Land use principles

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

DEVELOPMENT PRINCIPLES	KEY CONSIDERATIONS
Spatial Justice	The proposed development redresses past spatial and development imbalances by providing access to land for the previously disadvantaged communities in Kayamandi. The aim is to finalize the land use rights on the project that was started many years ago in order to transfer the ownership of the properties to the intended beneficiaries. It therefore provides for security of tenure.
Spatial Sustainability	<ul style="list-style-type: none"> •The properties are located within the existing approved urban edge in the established urban area of Kayamandi. •The development already exists and does not encourage urban sprawl. •No new development will take place. •It is currently and will in future continue to make use of existing available infrastructure services capacity. •There are no environmentally or heritage sensitive areas in this part of Kayamandi. •It does not have an impact on prime and unique agricultural land.
Efficiency	<ul style="list-style-type: none"> •It optimises the use of existing infrastructure. •It optimises the use of existing available state-owned land.

	•It is already integrated in the current urban space economy of Kayamandi and will have no negative financial, social, economic or environmental impacts.
Good Administration	The application complies with and is submitted in accordance with the legislated land development processes and procedures.
Spatial Resilience	A key objective of the development/land use application is to finalize the land use rights on this project that was started many years ago in order to transfer the ownership of the properties to the intended beneficiaries and thereby improving the livelihood of the affected communities to ensure sustainable growth and development.

2.2 Applicable spatial development frameworks, guidelines, policies

The site is well located within the urban edge and within the neighbourhood of Kayamandi, Stellenbosch

2.3 Service infrastructure capacity and sustainability

The proposed project site is located within an established suburb (within the urban edge) with infrastructure, which offers the possibility for service connections to assist with the formalisation of the sites.

Inani Infrastructure provided the comments on the bulk water supply and sewer discharge for the proposed formalisation of existing structures project. They commented that the water demand for the existing structures was accounted for in the June 2019 master plans for water and sewer networks, however, no provision was made for densification in these areas. See **ANNEXURE I** for bulk services report.

2.4 Any investigations carried out in terms of other laws that are relevant (e.g. EIA, TIA, HIA etc.)

The **Western Cape Department of Environmental Affairs and Development Planning** confirmed in a letter dated 25 August 2021 that no listed activities in terms of the NEMA EIA Regulations 2014 (as amended) are triggered and therefore no environmental authorization is required.

Heritage Western Cape confirmed in a letter dated 03 September 2021 that "since there is no reason to believe that the proposed subdivision and rezoning on various erven in Kayamandi, Stellenbosch, will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.

2.5 Applicable provisions of the zoning scheme

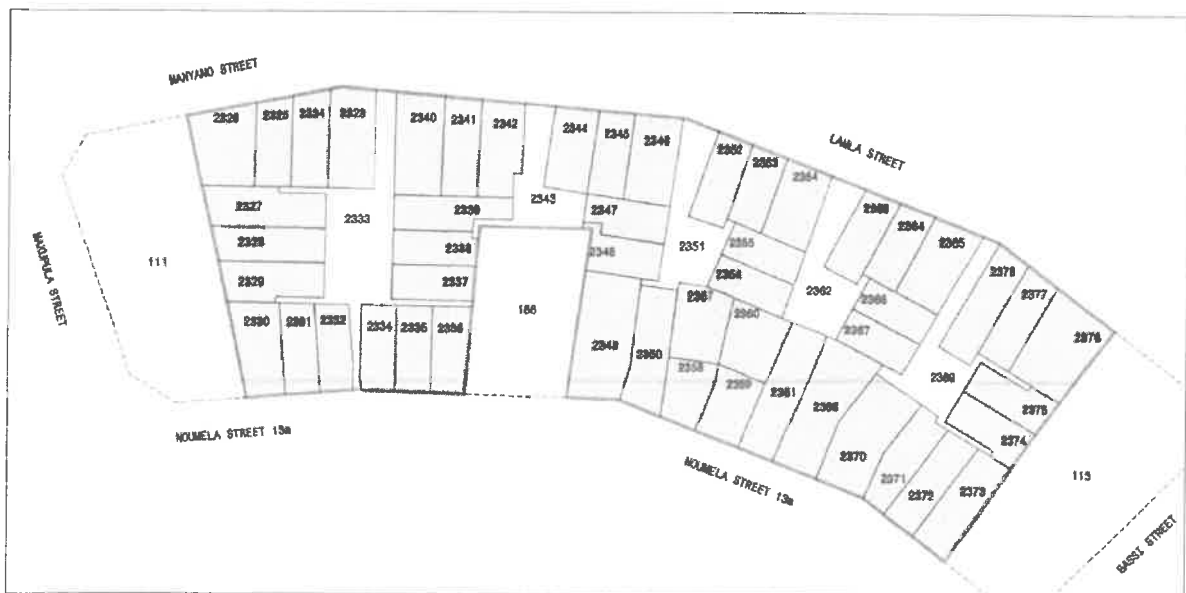


FIGURE 2: ZONING PLAN FOR PROJECT 4B

This project formed part of the envisaged hostel upgrading programme for Kayamandi and was implemented and constructed during 2004. The amendment of the general plan to accommodate the registration of the new erven was not done to date, hence the new application.

The proposal is to rezone, consolidate the four properties and to subdivide it thereafter into 56 portions to accommodate 51 less formal erven and 5 public roads and parking zone erven.

The existing properties contain 51 formal dwelling units. In addition to the 51 formal dwelling units, there are approximately 61 informal structures or "shelters" on the existing properties (*this was counted from an undated areal image obtained from TV3*).

It should be noted that many of the informal structures were erected across the proposed erf boundaries; some properties extend into the road reserve and some informal structures have been constructed on the erven earmarked for use as public road and parking purposes. The main purpose of the application is to transfer the ownership of the properties to the intended beneficiaries, therefore the illegal structures erected will be dealt with separately by the relevant department/s and will not be discussed in this application. See ANNEXURE C4

The following primary uses are allowed as a primary use on less formal residential zone erven: *dwelling house, group housing, second dwelling, shelter, bed and breakfast establishment, home day care centre, home occupation practice, house shop, home lodging, occasional use (one event/year), other social, educational, religious, occupational or business purposes and private road (subject to certain parameters).*

The purpose of this zone is inter alia to make provision for the use of the land for informal and/or subsidised housing, as well as group housing where more than one dwelling house may be permitted on the same cadastral land unit.

The parameters for Informal Residential Zone are as follows:

Building type	Street boundary building lines (m)	Common boundary building lines (m)	Coverage	Height
Shelters	1m	1m	80%	2 storeys
All other buildings	1m	0m on one boundary 1m on all other boundaries	80%	3 storeys

The application also involves the encroachment of the street and side building lines, as well as the permissible coverage, as additional structures have been erected over time on the relevant properties.

A desktop analysis shows that only 32 off street parking bays can be provided. However, this should not be a problem since unregistered Erven 2333, 2343, 2351, 2362 and 2369 has been earmarked for parking and circulation purposes and is proposed to be zoned to public roads and parking zone. It is therefore proposed that a departure be approved on parking by reducing the minimum required off-street parking bays from 1 bay per dwelling to 0 bays per dwelling house on all residential erven in the development. Since some of the properties have already been built to full capacity, the encroachment of the building lines and coverage is granted for all properties concerned. Even though the application involves numerous departures, it will still not have a negative impact on the environment because it entails the formalization of what already exists.

The application also entails the amendment of General Plan GP149/1987 to accommodate the amended layout. The land surveyor however confirmed that an application for the amendment of the general plan is not required as the application entails the consolidation of the respective erven and no partial closure is involved.

2.6 General desirability

The proposal is compatible with the surrounding neighbourhood as it is located within an urban area and the area is characterized by high density development. It will also not detract from the surrounding area as no additional residential units are envisaged. The proposal will not have a negative impact on the surrounding properties as it entails the formalization of an existing neighbourhood.

The aim is to finalize the land use rights on the project in order to transfer the ownership of the properties to the intended beneficiaries. It therefore provides for security of tenure.

It is already integrated in the current urban space economy of Kayamandi and will have no negative financial, social, economic or environmental impacts. It is currently and will in future continue to make use of existing available infrastructure services capacity.

2.7 Assessment of comments on application

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. The land use rights for the properties in this project should already have been finalised approximately 20 years ago, however, due to various reasons, beyond the control of Stellenbosch Municipality, these land use rights were not finalised and ownership of the properties could not yet be transferred.
2. The primary objective of this land use application is to legalise the existing land uses on the various properties so that the properties can be registered with the Surveyor-General and thereby enabling the municipality to transfer ownership of the registered properties to the intended beneficiaries.
3. The properties in this project are located in an established urban area within the urban edge of Kayamandi.
4. The existing land uses are compliant with the Stellenbosch SDF and consistent with other relevant local and provincial policies.
6. There are no negative environmental and heritage impacts as confirmed by the Western Cape Department of Environmental Affairs and Development Planning and Heritage Western Cape.
7. No additional dwelling units will currently be constructed on the subject properties.
8. Even though the application involves numerous departures (i.e building lines, coverage and parking), the proposal will not have a negative impact on the environment as it entails the formalization of existing dwelling units/structures in the neighbourhood.

The subject land use and land development application is, having regard to the conclusions above, viewed as in Compliance to the relevant MSDf and consequently grounds for the support of the subject land use and land development application.

PART I: RECOMMENDATION

1. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, promulgated by notice number 354/2015, dated 20 October 2015 for Erven 112, 114, 115 & 116, Kayamandi (Project 4B) namely:
 - 1.1 The **Consolidation** in terms of section 15(2)(e) of the said bylaw of Erven 112, 114, 115 & 116 Kayamandi to create one erf namely Portion A which is $\pm 7072\text{m}^2$ in extent.
 - 1.2 The **rezoning** in terms of section 15(2)(a) of the said bylaw of the subject properties from Multi-Unit Residential Zone to Subdivisional Area to allow for the following uses (and in accordance with the land use framework plan as depicted in plan referenced **Zoning Plan 21P004(4B)-TRP-ZP-20220125-Rev D01, Plan Nr 4**, drawn by Plan4SA Professional Planners and Project Managers):
 - 1.2.1 51 x **Less Formal Residential Zone** erven and $\pm 5\,954,14\text{m}^2$ in extent for less formal housing purposes.
 - 1.2.2 5 x **Public Road and Parking Zone** and $\pm 1\,112,72\text{m}^2$ in extent for road and parking purposes.
 - 1.3 **Subdivision** in terms of section 15(2)(d) of the said bylaw of Portion A ($\pm 7\,072\text{m}^2$) into 56 erven and in accordance with **Zoning Plan 21P004(4B)-TRP-ZP-20220125-Rev D01, Plan Nr 4**, drawn by Plan4SA Professional Planners and Project Managers, to allow for the residential development in accordance with the subdivisional zone above.
 - 1.4 **Departure** in terms of section 15(2)(b) of the said bylaw:
 - a) To **increase the permissible coverage** from **80%** to **100%** for the respective erven.

- b) By **reducing the minimum required on-site parking bays** from **one (1)** parking bay per dwelling house to **0** bays per dwelling house on all residential erven.
- c) For the **relaxation of all building lines** for shelters as well as other buildings to **0m** for all respective erven

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 development under consideration 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 Consolidation Plan, Subdivisional Plan and Zoning Plan with reference:
 - 2.3.1 Consolidation Plan - **21P004(4B)-TRP-CP- 20220120-Rev D01- Plan nr 2**
 - 2.3.2 Subdivisional Plan - **21P004(4B)-TRP-ECP-20220125-Rev D01 – Plan Nr 3**
 - 2.3.3 Zoning Plan - **21P004(4B)-TRP-ZP-20220125-Rev D01- Plan Nr 4**, attached as **ANNEXURE C1, C2 and C3.**
 - 2.4 New erf diagrams or general plans for the newly created land units be submitted to this municipality for clearance and record purposes
 - 2.5 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

2.6 The conditions imposed by the **Director: Engineering Services** as contained in their memo dated 26 October 2022, attached as **ANNEXURE H**, be complied with.

3. The reasons for the above decision are as follows:

3.1 The proposal will not have a negative impact on the surrounding properties and their rights as it is in keeping with the character of the area.

3.2 The development is compatible with the surrounding land uses and built environment.

3.3 The proposal will provide for security of tenure.

3.4 The properties are located in an established urban area within the urban edge of Kayamandi.

4. Matters to be noted:

4.1 Building plans of all structures within the erf boundaries of the new residential erven, to be submitted to the Municipality for approval.

4.2 A **Street Name and Numbering Plan** to be submitted to the delegated official for approval.

PART J: ANNEXURES

- ANNEXURE A:** Locality Plan
- ANNEXURE B:** Copy of Title Deed and Conveyancer Certificate & General Plan
- ANNEXURE C:** Consolidation and Subdivisional Plan
- ANNEXURE D:** Applicant's Motivation
- ANNEXURE E:** Exemption from the Department of Ministry of Local Government, Environmental Affairs and Development Planning from certain provision for Public Participation
- ANNEXURE F:** Comment from Heritage Western Cape
- ANNEXURE G:** Comment from the Department of Environmental Affairs and Development Planning
- ANNEXURE H:** Comment from the Director: Engineering Services
- ANNEXURE I:** Civil Services Report
- ANNEXURE J:** Photos

PART K: COMPILATION OF PLANNING APPLICATION ASSESSMENT REPORT

APPLICATION FOR AMENDMENT OF GENERAL PLAN, CONSOLICAITON, REZONING, SUDIVISION & DEPARTURES: ERVEN 112, 114, 115 & 116, KAYAMANDI (ALSO KNOWN AS RED BRICKS HOSTELS, PROJECT 4B)

Author of Planning Assessment Report:

Recommended Categorisation of the Application for Authorised Decision Maker:

Name: Louise Gunby

Capacity: Senior Town Planner

Signature: 

Date: 11/01/2023

PART L: REVIEW OF PLANNING APPLICATION ASSESSMENT REPORT

APPLICATION FOR AMENDMENT OF GENERAL PLAN, CONSOLICAITON, REZONING, SUDIVISION & DEPARTURES: ERVEN 112, 114, 115 & 116, KAYAMANDI (ALSO KNOWN AS RED BRICKS HOSTELS, PROJECT 4B)

Review of Planning Assessment Report:

Name: Chrizanne Kriel

Capacity: MScM

SACPLAN Registration: A 212/10

Signature: 

Date: 11/01/2023

PART M: SUBMISSION OF PLANNING APPLICATION ASSESSMENT REPORT**APPLICATION FOR AMENDMENT OF GENERAL PLAN, CONSOLIDATION, REZONING, SUBDIVISION & DEPARTURES: ERVEN 112, 114, 115 & 116, KAYAMANDI (ALSO KNOWN AS RED BRICKS HOSTELS, PROJECT 4B)****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: 5E(b); 5A(d); 5D(c); 5K; 5B

Decision Making Authority: SMPT

Rational: Council owned land

Name: *Stiaan Coertzen*

Capacity: *SMPT*

SACPLAN Registration: *A11551*

Signature: 

Date: *12/1/2023*

PART N: ADMINISTRATION OF PLANNING APPLICATION ASSESSMENT REPORT**APPLICATION FOR AMENDMENT OF GENERAL PLAN, CONSOLIDATION, REZONING, SUBDIVISION & DEPARTURES: ERVEN 112, 114, 115 & 116, KAYAMANDI (ALSO KNOWN AS RED BRICKS HOSTELS, PROJECT 4B)****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: 27 JANUARY 2023

Name: LENACIA KAMINETH

Capacity: SENIOR ADMINISTRATIVE OFFICER

Signature: 

Date: 12.01.23

ANNEXURE A

**APPLICATION FOR REZONING,
CONSOLIDATION, SUDIVISION, AMENDMENT
OF GENERAL PLAN & DEPARTURES: ERVEN 112,
114, 115 & 116, KAYAMANDI (ALSO KNOWN
AS RED BRICKS HOSTELS, PROJECT 4B)**

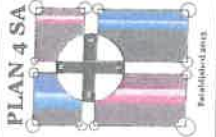
LOCALITY PLAN

LOCALITY PLAN Kayamandi Housing Project 4B

DESCRIPTION	COMMENTS
Kayamandi Project 4B	10/07/14
Current Number of Entries	4 entries
Current ERF Numbers	113, 114, 115, 116
General Plans / S.S. Diagrams	L1/6/07
Current Owner	Stellenbosch Municipality

Notes:

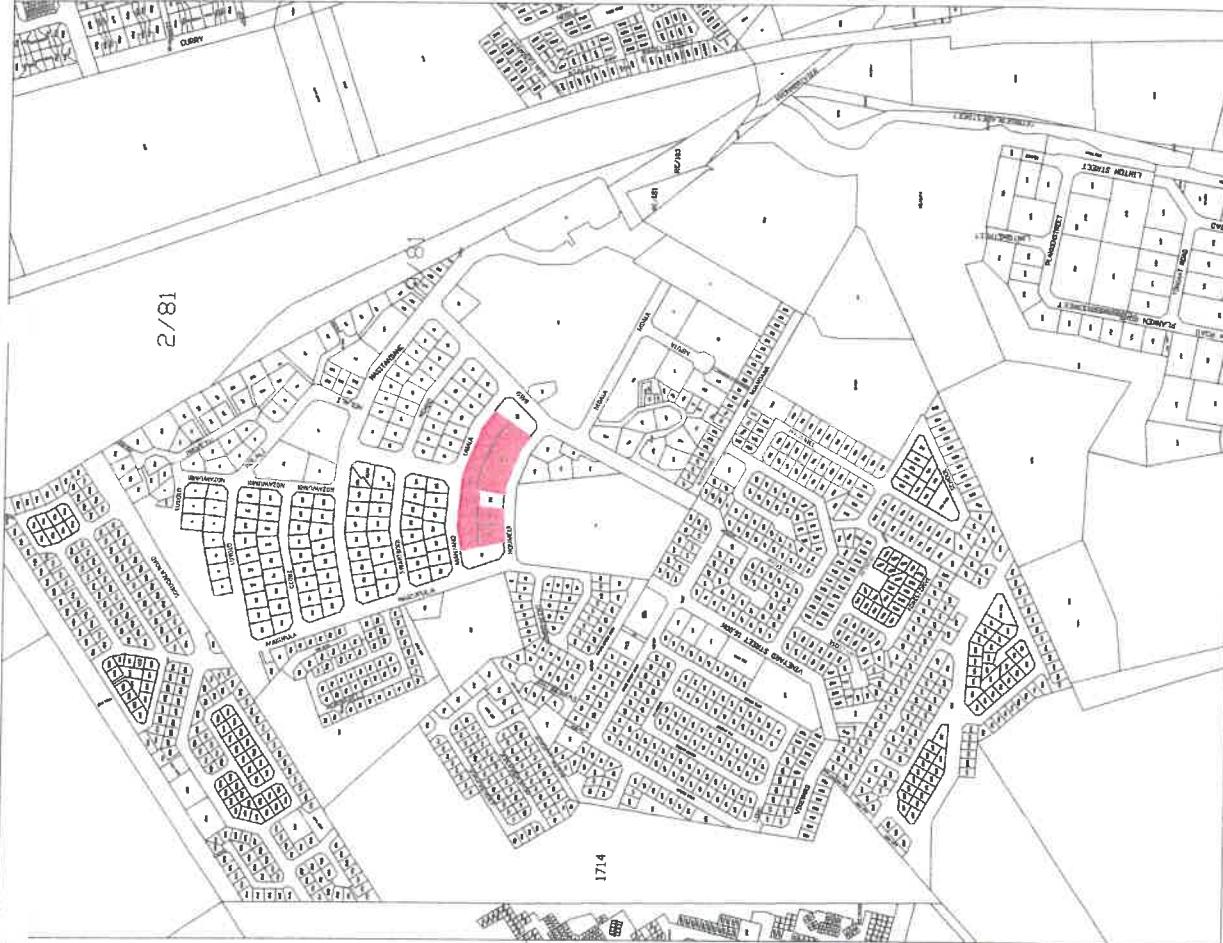
1. Project 4A is located between 13th Street, 13th Street, School Crescent and the School in Ward 12, Kayamandi, Stellenbosch.
2. Project 4B is located between Meyvrou, Lamis, Basal and Nourahie Stellenbosch, in Ward 13, in the Old Township Area of Kayamandi.
3. Project 5A is located between Forest Drive, School Crescent and the School in Ward 12, Kayamandi, Stellenbosch.
4. Project 6B is located between Milandana Street, Myula Street and the Sport Complex in Ward 12, in the Old Township Area of Kayamandi, Stellenbosch.
5. Project 6C (Phase 1) is located between Luyolo, Ndzawami and Sokogala Road in Ward 13, in the Old Township Area of Kayamandi, Stellenbosch.



**PROFESSIONAL PLANNERS
& PROJECT MANAGERS**

MARTIN JONKER
Tel: 084-410-6132
Fax: 086-524-8738
Email: martin@plan4sa.co.za
Web: www.plan4sa.co.za

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DRAWING DISCIPLINE CODES

TRP: Town & Regional Planning
TP: Transportation Planning

DRAWING STATUS CODES

D: Draft
F: Final

DRAWING NUMBER

21P004-TRP-LP-20210928-Rev D01

DRAWING TITLE CODES

CP: Consolidation Plan
DF: Development Framework
LP: Locality Plan
LUP: Land Use Plan
SDP: Site Development Plan
SLP: Site Layout Plan
SUB: Subdivision Plan
ZP: Zoning Plan

DRAWING TITLE

LOCALITY PLAN

PLAN NUMBER	SCALE	SHEET SIZE	SHEET NUMBER
1	NTS	A3	1 of 1

PROJECT NAME
LAND USE RIGHTS: KAYAMANDI HOUSING PROJECTS

CLIENT / OWNER INFORMATION

STELLENBOSCH MUNICIPALITY
Contact: Mr. Lester van Stavel
Position: Manager: Housing Development
Tel: 021-808-8462
Cell: 082-442-7709
Email: lester.vanstavel@stellenbosch.gov.za
Web: www.stellenbosch.gov.za



ANNEXURE B

**APPLICATION FOR REZONING,
CONSOLIDATION, SUDIVISION, AMENDMENT
OF GENERAL PLAN & DEPARTURES: ERVEN 112,
114, 115 & 116, KAYAMANDI (ALSO KNOWN
AS RED BRICKS HOSTELS, PROJECT 4B)**

**COPY OF TITLE DEED/CONVEYANCER
CERTIFICATE**

POWER OF ATTORNEY

I/we, the undersigned,

Geraldine Mettler

(Name(s) of registered owner(s) / owner(s) authorised representative(s))

ID-number(s)

[Redacted]

(ID number(s) of registered owner(s) / owner(s) authorised representative(s))

in my / our capacity as the registered owner or authorised representative of the owner(s) of the following property(ies)

Erven 112, 114, 115 and 116 (portions / subdivisions of Erf 288) Kayamandi, Stellenbosch (also known as Project 4B)

(Property descriptions)

hereby nominate, constitute and appoint

PLAN 4 SA (Pty) Ltd or its NOMINEE

(Agent / Consultant's Name)

in terms of

11/11/2016 C
(Council Resolution Reference & Date / Delegation Reference & Date / Board Resolution Reference & Date) (Indicate N/A if not applicable)

with power of substitution to be my lawful agent in my name, place and stead to act on my behalf to apply for the relevant land use rights being sought for the aforementioned property(ies). Furthermore to represent me at any and all enquiries to be held by virtue of such appointment, and generally to do or cause to be done whatever shall be required for all intents and purposes as I might or could do if personally present and acting myself, hereby ratifying everything my Attorney(s) and Agent(s) shall lawfully do or cause to be done by virtue of this Power of Attorney. Accordingly, power of attorney is hereby also granted to the agent to sign and receive all correspondence in respect of the matter referred to above during the application process.

Signed at

STELLENBOSCH

(Place)

on

28 April 2022

(Date)

in the presence of the undersigned witnesses.

For OWNER / APPLICANT / CLIENT

For PLAN 4 SA (Pty) Ltd

Geraldine Mettler
FULL NAME

Martin Jonker (Pr.Pin A/1090/1999)
FULL NAME & SACPLAN REGISTRATION NR

[Signature]
OWNER / APPLICANT / CLIENT SIGNATURE

[Signature]
PLAN 4 SA (Pty) Ltd Representative SIGNATURE

[Signature]
WITNESS 1 SIGNATURE

[Signature]
WITNESS 2 SIGNATURE



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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

CONVEYANCER CERTIFICATE

I/We Annemarie Van Vuuren

(conveyancer's name only)

Practising at:

STBB, 1st Floor Titanium House, 19 Gardener Williams Avenue, Paardevlei, Cape Town

In respect of:

ERF 112 KAYA MANDI, SITUATED IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH

WESTERN CAPE PROVINCE

IN EXTENT 3 443 (THREE THOUSAND FOUR HUNDRED AND FORTY THREE) Square Metres

(full property description erf/area) is (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. Certificate of Registered Title T10210/2009
- 2. Certificate of Consolidated Title T43399/2000
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.



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	T10210/2009: Clause I(B)(I) T10210/2009: Clause I(C)
2.	Building lines	Y	N	
3.	Height	Y	N	
4.	Number of Dwellings	Y	N	
5.	Bulk floor area	Y	N	
6.	Coverage/built upon area	Y	N	
7.	Subdivision	Y	N	
8.	Servitudes that may be registered over or in favour of the property	Y	N	Clause I(D): T10210/2009
9.	Other Restrictive Conditions	Y	N	



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

In respect of which title deed that there are no restrictive condition, with reference to Section 33(6) of the Land Use Planning By-law (2015) register being utilise develop
 accompa application.

a.	Organ(s) of State that might have an interest in the restrictive condition	
b.	A person whose rights or legitimate expectations will be affected by the removal/suspension/amendment of a restriction condition.	
c.	All persons mentioned in the deed for whose benefit the restrictive condition applies	

C. PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED

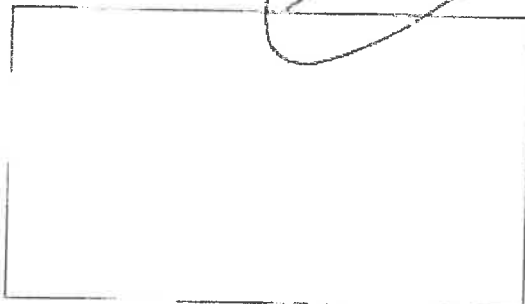
(please tick appropriate box)

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
--	---	---	--------------------------

Signed at Somerset West..... (Place) on this 11..... (Day) November..... (Month) of 2021.....

Full names and Surname: Annemarie Van Vuuren.....

Signature: .....



**ANNEMARIE VAN VUUREN
 SMITH TABATA BUCHANAN BOYES
 Commissioner of Oaths
 Practising Attorney R.S.A. (Pretoria)
 1st Floor Titanium House
 19 Gardner Williams Avenue
 Paardevelei, Somerset West**

Tel: 0218506400.....

Email:

Cell:



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	T10212/2009: Clause B(1) T10212/2009: Clause C
2.	Building lines	Y	N	
3.	Height	Y	N	
4.	Number of Dwellings	Y	N	
5.	Bulk floor area	Y	N	
6.	Coverage/built upon area	Y	N	
7.	Subdivision	Y	N	
8.	Servitudes that may be registered over or in favour of the property	Y	N	T10212/2009: Clause D
9.	Other Restrictive Conditions	Y	N	

A



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

Are no restrictive conditions with reference to any of the property or any company

a.	Organ(s) of State that might have an interest in the restrictive condition	
b.	A person whose rights or legitimate expectations will be affected by the removal/suspension/amendment of a restriction condition.	
c.	All persons mentioned in the deed for whose benefit the restrictive condition applies	

C. PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED

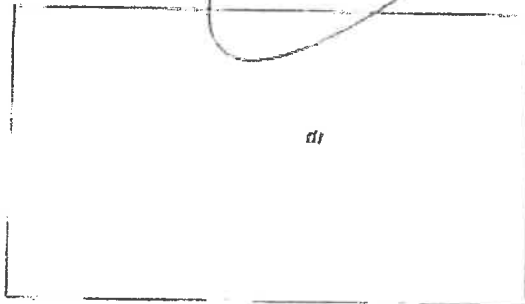
(Please tick appropriate box)

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
--	---	---	--------------------------

Signed at Somerset West (Place) on this 11 (Day) November (Month) of 2021

Full names and Surname: Annemarie Van Vuuren

Signature: 



ANNEMARIE VAN VUUREN
 SMITH TABATA BUCHANAN BOYES
 Commissioner of Oaths
 Practising Attorney, R.S.A. (officer in charge)
 1st Floor Titanium House
 19 Gardner Williams Avenue
 Paardevlei, Somerset West

Tel: 0218506400

Email: annemarie.vv@stbb.co.za

Cell:



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CONVEYANCER CERTIFICATE

I/We Annemarie Van Vuuren
.....
.....
.....
and surname

Practising at:

STBB, 1st Floor Titanium House, 19 Gardener Williams Avenue, Paardevlei, Cape Town
.....
.....
.....

In respect of:

ERF 115 KAYA MANDI, SITUATED IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH
.....
WESTERN CAPE PROVINCE
IN EXTENT 673 (FIVE HUNDRED AND SEVENTY THREE) Square Metres
.....
.....
of the property described (erf / farm) as

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. Certificate of Registered Title T10213/2009
.....
2. Certificate of Consolidated Title T43399/2000
.....
3.
4.
5.
6.
7.
8.

and *the* *of*



A. IDENTIFY RESTRICTIVE TITLE CONDITIONS (if any)

Categories	Are there deed restrictions (indicate below)		Title Deed and Clause number if restrictive conditions are found
	Y	N	
1. Use of land	Y	N	T10213/2009: Clause B(1) T10213/2009: Clause C
2. Building lines	Y	N	
3. Height	Y	N	
4. Number of Dwellings	Y	N	
5. Bulk floor area	Y	N	
6. Coverage/built upon area	Y	N	
7. Subdivision	Y	N	
8. Servitudes that may be registered over or in favour of the property	Y	N	T10213/2009: Clause D
9. Other Restrictive Conditions	Y	N	



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

Subject of which it was and that there are/are no restrictive condition
 such persons or things in

a.	Organ(s) of State that might have an interest in the restrictive condition	
b.	A person whose rights or legitimate expectations will be affected by the removal/suspension/amendment of a restriction condition.	
c.	All persons mentioned in the deed for whose benefit the restrictive condition applies	

C. PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED

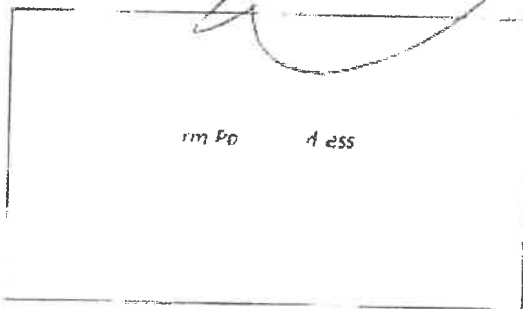
(please tick appropriate box)

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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Signed at Somerset West (Place) on this 11 (Day) November (Month) of 2021.....

Full names and Surname Annemarie van Vuuren

Signature: 



**ANNEMARIE VAN VUUREN
 SMITH TABATA BUCHANAN BOYES
 Commissioner of Oaths
 Practising Attorney, R.S.A.
 1st Floor Titanium House
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CONVEYANCER CERTIFICATE

I/We Annemarie Van Vuuren
.....
.....
.....

Practising at:

STBB, 1st Floor Titanium House, 19 Gardener Williams Avenue, Paardevlei, Cape Town
.....
.....
.....
(firm and place)

In respect of:

ERF 116 KAYA MANDI, SITUATED IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH
.....
WESTERN CAPE PROVINCE
"IN EXTENT 650 (SIX HUNDRED AND FIFTY) Square Metres"
.....
.....
(of which (in) title deed 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. Certificate of Registered Title T10214/2009.....
2. Certificate of Consolidated Title T43399/2000.....
3.
4.
5.
6.
7.
8.

2 1 1 5 0



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	T10214/2009: Clause B(1) T10214/2009: Clause C
2.	Building lines	Y	N	
3.	Height	Y	N	
4.	Number of Dwellings	Y	N	
5.	Bulk floor area	Y	N	
6.	Coverage/built upon area	Y	N	
7.	Subdivision	Y	N	
8.	Servitudes that may be registered over or in favour of the property	Y	N	T10214/2009: Clause D
9.	Other Restrictive Conditions	Y	N	



STELLENBOSCH
 STELLENBOSCH • PNIEL • FRANSCHHOEK
 MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

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

which it as you referenc
 Land Use Planning By-Law (2015) registered against property (ies) being referred to
 upon registration

a.	Organ(s) of State that might have an interest in the restrictive condition	
b.	A person whose rights or legitimate expectations will be affected by the removal/suspension/amendment of a restriction condition.	
c.	All persons mentioned in the deed for whose benefit the restrictive condition applies	

C. PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED

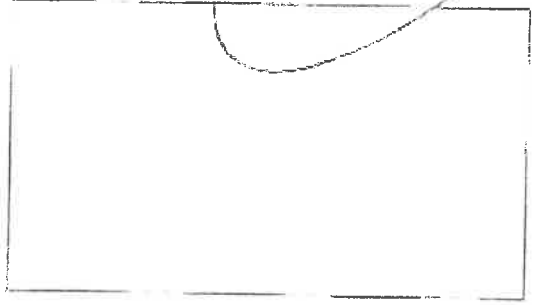
(Use tick appropriate box)

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

Signed at Somerset West..... (Place) on this 11 (Day) November (Month) of 2021.....

Full names and Surname: Annemarie Van Vuuren

Signature: 



ANNEMARIE VAN VUUREN
 SMITH TABATA BUCHANAN BOYES
 Commissioner of Oaths
 Practising Attorney, R.S.A.
 1st Floor Titanium House
 19 Gardner Williams Avenue
 Paardevlei, Somerset West

Tel: 0218506400

Email: annemarie.vv@stbb.co.za

Cell:

FEE
R.110,00.....

Prepared by me
[Signature]
CONVEYANCER
SLOTH-NIELSEN. K

T 018210/09

CERTIFICATE OF REGISTERED TITLE
issued under the provisions of Section Forty Three
of the Deeds Registries Act, 1937 (No 47 of 1937)

WHEREAS

MUNICIPALITY OF STELLENBOSCH

has applied for the issue to it of a Certificate of Registered Title under Section Forty Three of the Deeds Registries Act, 1937, in respect of the undermentioned land, being portion of the land registered in its name under Certificate of Consolidated Title No T43399/2000

NOW/....

24 MAR 2009

DATA / CAPTURE
20 MAR 2009
MURIEL LOBBING

- 2 -

NOW, THEREFORE, pursuant to the provisions of the said Act I, the Registrar of Deeds at Cape Town, do hereby certify that the said

MUNICIPALITY OF STELLENBOSCH

or its Assigns, is the registered owner of :

**ERF 112 KAYA MANDI, SITUATE IN THE CITY OF CAPE TOWN,
STELLENBOSCH DIVISION,
WESTERN CAPE PROVINCE;**

**IN EXTENT : 3 443 (THREE THOUSAND FOUR HUNDRED AND FORTY THREE) Square
Metres;**

**AS WILL APPEAR from General Plan No L149/1987 and held by Certificate of Consolidated
Title No. T43399/2000**

- A. SUBJECT** to the conditions referred to in Deed of Transfer No T3406/1981.
- B. SUBJECT FURTHER** to the following conditions contained in Deed of Grant (Stellenbosch Crown Grants) Volume 8 No 15, namely:
- I. That all roads and thoroughfares being or existing on the said land described in the plan or diagram of the same shall remain free and uninterrupted unless the same be closed or altered by competent authority.
 - II. That all rights to gold silver and precious stones found or discovered at any time on or in the said 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."

- C. **FURTHER** as mentioned in the said Deed of Grant (Stellenbosch Crown Grants) Volume 8 No 15.

"Subject, however, to all such duties and regulations as are either already or shall in future be established with regard to such lands."

- D. **ENTITLED** to the benefit of the servitude referred in the following endorsement dated 20 September 1938 on the aforementioned Deed of Grant (Stellenbosch Crown Grants) Volume 8 No 15, namely:

"Remainder

Registration of Servitude

By Transfer 9729/1938 dated 20/09/1938

(a) a right of way 24 feet wide over property thereby conveyed and numbered Zhgvz 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 and his successors in title of the property held hereunder

(b) a strip of land 20 feet wide along the boundary marked gt on the said diagram shall not be cultivated but only be used for road purposes as will more fully appear on reference to the said Transfer."

"Remainder

Registration of Servitude

By Transfer 9730 dated 20/09/1938 a right of way 24 feet wide from the beacon h to the beacon j on the property held hereunder and indicated on the diagram thereof is granted in favour of the remainder of the land held hereunder subject to conditions as will more fully appear on reference to the said transfer."


- 4 -

- E. **SUBJECT** to the provisions of the endorsement on Deed of Transfer No T43399/2000 in terms whereof Certificate of Mineral Rights K543/200RM was issued in favour of the State in respect of all mineral rights.
- F. **SUBJECT** to the provisions of the endorsement on Deed of Transfer No T43399/2000 in terms whereof Certificate of Mineral Rights K544/2000RM was issued in favour of the Municipality of Stellenbosch of all mineral rights, except those rights reserved in favour of the State in K543/2000RM.

AND that by virtue of these presents the said company now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.

IN WITNESS WHEREOF I, the said Registrar of deeds, 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
17 MAR 2009 20



REGISTRAR OF DEEDS

↑

FEE
R.110,00.....

Prepared by me
[Signature]
CONVEYANCER
SLOTH-NIELSEN. K

T 010212/09

CERTIFICATE OF REGISTERED TITLE
issued under the provisions of Section Forty Three
of the Deeds Registries Act, 1937 (No 47 of 1937)

WHEREAS

MUNICIPALITY OF STELLENBOSCH

has applied for the issue to it of a Certificate of Registered Title under Section Forty Three of the Deeds Registries Act, 1937, in respect of the undermentioned land, being portion of the land registered in its name under Certificate of Consolidated Title No T43399/2000

NOW/....

24 MAR 2009
MUNICIPALITY OF STELLENBOSCH

DATA / CAPTURE
20 MAR 2009
MUSIE L...

- 2 -

NOW, THEREFORE, pursuant to the provisions of the said Act I, the Registrar of Deeds at Cape Town, do hereby certify that the said

MUNICIPALITY OF STELLENBOSCH

or its Assigns, is the registered owner of :

**ERF 114 KAYA MANDI, SITUATE IN THE CITY OF CAPE TOWN,
STELLENBOSCH DIVISION,
WESTERN CAPE PROVINCE;**

IN EXTENT :2 406 (TWO THOUSAND FOUR HUNDRED AND SIX) Square Metres;

AS WILL APPEAR from General Plan No L149/1987 and held by Certificate of Consolidated Title No. T43399/2000

- A. SUBJECT to the conditions referred to in Deed of Transfer No T3406/1981.**
- B. SUBJECT FURTHER to the following conditions contained in Deed of Grant (Stellenbosch Crown Grants) Volume 8 No 15, namely:**
- I. That all roads and thoroughfares being or existing on the said land described in the plan or diagram of the same shall remain free and uninterrupted unless the same be closed or altered by competent authority.**
 - II. That all rights to gold silver and precious stones found or discovered at any time on or in the said 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**

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prospecting and mining for precious stones and minerals."

- C. FURTHER** as mentioned in the said Deed of Grant (Stellenbosch Crown Grants) Volume 8 No 15.

'Subject, however, to all such duties and regulations as are either already or shall in future be established with regard to such lands.'

- D. ENTITLED** to the benefit of the servitude referred in the following endorsement dated 20 September 1938 on the aforementioned Deed of Grant (Stellenbosch Crown Grants) Volume 8 No 15, namely:

"Remainder

Registration of Servitude

By Transfer 9729/1938 dated 20/09/1938

(a) a right of way 24 feet wide over property thereby conveyed and numbered Zhgvz 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 and his successors in title of the property held hereunder

(b) a strip of land 20 feet wide along the boundary marked gt on the said diagram shall not be cultivated but only be used for road purposes as will more fully appear on reference to the said Transfer."

"Remainder

Registration of Servitude

By Transfer 9730 dated 20/09/1938 a right of way 24 feet wide from the beacon h to the beacon j on the property held hereunder and indicated on the diagram thereof is granted in favour of the remainder of the land held hereunder subject to conditions as will more fully appear on reference to the said transfer."

-4-

- E. **SUBJECT** to the provisions of the endorsement on Deed of Transfer No T43399/2000 in terms whereof Certificate of Mineral Rights K543/2000RM was issued in favour of the State in respect of all mineral rights.
- F. **SUBJECT** to the provisions of the endorsement on Deed of Transfer No T43399/2000 in terms whereof Certificate of Mineral Rights K544/2000RM was issued in favour of the Municipality of Stellenbosch of all mineral rights, except those rights reserved in favour of the State in K543/2000RM.

AND that by virtue of these presents the said company now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.

IN WITNESS WHEREOF I, the said Registrar of deeds, 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
10 MAR 2009 2009



REGISTRAR OF DEEDS

FEE
R/10,000.....

Prepared by me
[Signature]
CONVEYANCER
SLOTH-NIELSEN. K

T 010213 / 09

CERTIFICATE OF REGISTERED TITLE
issued under the provisions of Section Forty Three
of the Deeds Registries Act, 1937 (No 47 of 1937)

WHEREAS

MUNICIPALITY OF STELLENBOSCH

has applied for the issue to it of a Certificate of Registered Title under Section Forty Three of the Deeds Registries Act, 1937, in respect of the undermentioned land, being portion of the land registered in its name under Certificate of Consolidated Title No T43399/2000

NOW/....

24 MAR 2009

DATA / CAPTURE
20 MAR 2009
MURIE LOBBAN

- 2 -

NOW, THEREFORE, pursuant to the provisions of the said Act I, the Registrar of Deeds at Cape Town, do hereby certify that the said

MUNICIPALITY OF STELLENBOSCH

or its Assigns, is the registered owner of :

**ERF 115 KAYA MANDI, SITUATE IN THE CITY OF CAPE TOWN,
STELLENBOSCH DIVISION,
WESTERN CAPE PROVINCE;**

IN EXTENT :573 (FIVE HUNDRED AND SEVENTY THREE) Square Metres:

AS WILL APPEAR from General Plan No L149/1987 and held by Certificate of Consolidated Title No. T43399/2000

- A. SUBJECT to the conditions referred to in Deed of Transfer No T3406/1981.**
- B. SUBJECT FURTHER to the following conditions contained in Deed of Grant (Stellenbosch Crown Grants) Volume 8 No 15, namely:**
- I. That all roads and thoroughfares being or existing on the said land described in the plan or diagram of the same shall remain free and uninterrupted unless the same be closed or altered by competent authority.**
 - II. That all rights to gold silver and precious stones found or discovered at any time on or in the said 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."

- C. **FURTHER** as mentioned in the said Deed of Grant (Stellenbosch Crown Grants) Volume 8 No 15.

"Subject, however, to all such duties and regulations as are either already or shall in future be established with regard to such lands."

- D. **ENTITLED** to the benefit of the servitude referred in the following endorsement dated 20 September 1938 on the aforementioned Deed of Grant (Stellenbosch Crown Grants) Volume 8 No 15, namely:

"Remainder

Registration of Servitude

By Transfer 9729/1938 dated 20/09/1938

(a) a right of way 24 feet wide over property thereby conveyed and numbered Zhgvz 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 and his successors in title of the property held hereunder

(b) a strip of land 20 feet wide along the boundary marked gt on the said diagram shall not be cultivated but only be used for road purposes as will more fully appear on reference to the said Transfer."

"Remainder

Registration of Servitude

By Transfer 9730 dated 20/09/1938 a right of way 24 feet wide from the beacon h to the beacon j on the property held hereunder and indicated on the diagram thereof is granted in favour of the remainder of the land held hereunder subject to conditions as will more fully appear on reference to the said transfer."

- 4 -

- E. **SUBJECT** to the provisions of the endorsement on Deed of Transfer No T43399/2000 in terms whereof Certificate of Mineral Rights K543/200RM was issued in favour of the State in respect of all mineral rights.
- F. **SUBJECT** to the provisions of the endorsement on Deed of Transfer No T43399/2000 in terms whereof Certificate of Mineral Rights K544/2000RM was issued in favour of the Municipality of Stellenbosch of all mineral rights, except those rights reserved in favour of the State in K543/2000RM.

AND that by virtue of these presents the said company now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.

IN WITNESS WHEREOF I, the said Registrar of deeds, 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
10 MAR 2009 20



REGISTRAR OF DEEDS

FEE
R110,00

Prepared by me
[Signature]
CONVEYANCER
SLOTH-NIELSEN. K

T 010214 / 09

CERTIFICATE OF REGISTERED TITLE
issued under the provisions of Section Forty Three
of the Deeds Registries Act, 1937 (No 47 of 1937)

WHEREAS

MUNICIPALITY OF STELLENBOSCH

has applied for the issue to it of a Certificate of Registered Title under Section Forty Three of the Deeds Registries Act, 1937, in respect of the undermentioned land, being portion of the land registered in its name under Certificate of Consolidated Title No T43399/2000

NOW/....

DATA / DEEDS
24 MAR 2009
MURIELLOO

DATA / CAPTURE
20 MAR 2009
MURIELLOO

- 2 -

NOW, THEREFORE, pursuant to the provisions of the said Act I, the Registrar of Deeds at Cape Town, do hereby certify that the said

MUNICIPALITY OF STELLENBOSCH

or its Assigns, is the registered owner of :

**ERF 116 KAYA MANDI, SITUATE IN THE CITY OF CAPE TOWN,
STELLENBOSCH DIVISION,
WESTERN CAPE PROVINCE;**

IN EXTENT :650 (SIX HUNDRED AND FIFTY) Square Metres;

AS WILL APPEAR from General Plan No L149/1987 and held by Certificate of Consolidated Title No. T43399/2000

- A. SUBJECT to the conditions referred to in Deed of Transfer No T3406/1981.**
- B. SUBJECT FURTHER to the following conditions contained in Deed of Grant (Stellenbosch Crown Grants) Volume 8 No 15, namely:**
- I. That all roads and thoroughfares being or existing on the said land described in the plan or diagram of the same shall remain free and uninterrupted unless the same be closed or altered by competent authority.**
 - II. That all rights to gold silver and precious stones found or discovered at any time on or in the said 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."

- C. FURTHER** as mentioned in the said Deed of Grant (Stellenbosch Crown Grants) Volume 8 No 15.

'Subject, however, to all such duties and regulations as are either already or shall in future be established with regard to such lands.'

- D. ENTITLED** to the benefit of the servitude referred in the following endorsement dated 20 September 1938 on the aforementioned Deed of Grant (Stellenbosch Crown Grants) Volume 8 No 15, namely:

"Remainder

Registration of Servitude

By Transfer 9729/1938 dated 20/09/1938

(a) a right of way 24 feet wide over property thereby conveyed and numbered Zhgvz 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 and his successors in title of the property held hereunder

(b) a strip of land 20 feet wide along the boundary marked gt on the said diagram shall not be cultivated but only be used for road purposes as will more fully appear on reference to the said Transfer."

"Remainder

Registration of Servitude

By Transfer 9730 dated 20/09/1938 a right of way 24 feet wide from the beacon h to the beacon j on the property held hereunder and indicated on the diagram thereof is granted in favour of the remainder of the land held hereunder subject to conditions as will more fully appear on reference to the said transfer."

- 4 -

- E. **SUBJECT** to the provisions of the endorsement on Deed of Transfer No T43399/2000 in terms whereof Certificate of Mineral Rights K543/200RM was issued in favour of the State in respect of all mineral rights.
- F. **SUBJECT** to the provisions of the endorsement on Deed of Transfer No T43399/2000 in terms whereof Certificate of Mineral Rights K544/2000RM was issued in favour of the Municipality of Stellenbosch of all mineral rights, except those rights reserved in favour of the State in K543/2000RM.

AND that by virtue of these presents the said company now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.

IN WITNESS WHEREOF I, the said Registrar of deeds, 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
10 MAR 2009 20



REGISTRAR OF DEEDS

MARAIS MÜLLER ING.

BEELREG DUTY	R.....
FOOI REF	R..... 70.00

Opgestel deur my:

Handwritten signature
 TRANSPORTBESORGER
 HOFMEYR M T S

T 000043399 / 2000

SERTIFIKAAT VAN VERENIGDE TITEL

(Uitgereik kragtens die bepalings van Artikel 40 van die Registrasie van Aktes Wet Nr. 47/1937)

--- oOo ---

NADEMAAL

Handwritten signature

MUNISIPALITEIT VAN STELLENBOSCH

aansoek gedoen het vir die uitreiking van 'n Sertifikaat van Verenigde Titel kragtens Artikel 40 van die Registrasie van Aktes Wet 1937; en

NADEMAAL die genoemde Munisipaliteit van Stellenbosch die geregistreerde eienaar is van

1. **ERF 286, KAYA MANDI**, geleë in die Munisipaliteit en Afdeling Stellenbosch, Provinsie Wes-Kaap;

GEHOU KRAGTENS Sertifikaat van Verenigde Titel Nr. T.3407/1981;

en

2. **ERF 287, KAYA MANDI**, geleë in die Munisipaliteit en Afdeling Stellenbosch, Provinsie Wes-Kaap;

GEHOU KRAGTENS Transportakte Nr. T. 000043397 / 2000

wat verenig is tot die grond hieronder beskryf;

SO IS DIT DAT ingevolge die bepalings van genoemde Wet, ek die Registrateur van Aktes te Kaapstad hiermee sertifiseer dat voornoemde

MUNISIPALITEIT VAN STELLENBOSCH

Of Diese Regverkrygendes, die geregistreerde eienaar is van:

ERF 288, KAYA MANDI, geleë in die Munisipaliteit en Afdeling Stellenbosch, Provinsie Wes-Kaap;

GROOT: 34,4957 (Vier en Dertig Komma Vier Nege Vyf Sewe) hektaar;

SOOS AANGEDUI op aangehegte Kaart Nr. LG.394/86.

I. WAT BETREF die figuur A B C x H v u S T op die aangehegte Kaart LG Nr 394/86:-

A. ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte Nr. T.3406/1981;

B. ONDERHEWIG VERDER aan die volgende voorwaardes genoem in Grondbrief Stellenbosch Eiendomsbriewe Boekdeel 8 Nr 15, naamlik:

- I. "That all roads and thoroughfares being or existing on the said land described in the plan or diagram of the same shall remain free and uninterrupted unless the same be closed or altered by competent authority.
- II. That all rights to gold silver and precious stones found or discovered at any time on or in the said 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."

C. VERDER soos genoem in die gemelde Grondbrief Stellenbosch Eiendomsbriewe Boekdeel 8 Nr 15.

"Subject, however, to all such duties and regulations as are either already or shall in future be established with regard to such lands."

D. GEREGTIG op die voordele van die serwituut waarna verwys word in die volgende aantekeninge gedateer 20 September 1938 op die gemelde Grondbrief Stellenbosch Eiendomsbriewe Boekdeel 8 Nr 15, naamlik:

"Remainder
Registration of Servitude

By Transfer 9729/1938 dated 20/09/1938

- (a) a right of way 24 feet wide over property thereby conveyed and numbered Zhgvz 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 and his successors in title of the property held hereunder
- (b) a strip of land 20 feet wide along the boundary marked gt on the said diagram shall not be cultivated but only be used for road purposes as will more fully appear on reference to the said Transfer."

"Remainder
Registration of Servitude

By Transfer 9730 dated 20/09/1938 a right of way 24 feet wide from the beacon h to the beacon j on the property held hereunder and indicated on the diagram thereof is granted in favour of the remainder of the land held hereunder subject to conditions as will more fully appear on reference to the said transfer."

II. WAT BETREF die figuur u v J K R op die gesegde Kaart LG Nr.394/86:-

A. **ONDERHEWIG** aan die voorwaardes genoem in Grondbrief, Stellenbosch Eiendomsbriewe, Boekdeel 5 Nr 36

B. **ONDERHEWIG** aan die volgende voorwaarde genoem in Grondbrief **STELLENBOSCH EIENDOMSBRIEWE BOEKDEEL 5 Nr 36**, naamlik:

"That all roads and thoroughfares existing over the land hereby granted whether they are described in the diagram or not, shall remain free and uninterrupted. The land thus granted being further subject to all such Duties and Regulations as are either already or shall in future be established with regard to such lands.

C. **GEREGTIG** op die voordele van die voorwaardes waarna verwys word in die volgende aantekening gedateer 22 Maart 1955 op die gemelde Grondbrief, Stellenbosch Eiendomsbriewe, Boekdeel 5 Nr 36, naamlik:

"Endorsement (Remainder)

By Deed of Transfer No. 3840/55 dated this day, Portion 9 of Lot LIII, Portion 10 of Lot LIII and Portion 8 of Lots XXVI to XXXVII thereby transferred and subject to conditions relative to use thereof for accomodation of buses, erection of buildings value thereof, restoration or damages in lieu restraint against sale of said land, fences, etc. the construction and maintenance of water, sewerage and drain pipes, electric way-leaves etc. over the said land and maintenance of cleanliness of the land, which conditions are in favour of the remainder of Lots XXVI to XXXVII in extent as such 220 mgn 43594 sq ft held hereunder and other land.

As will more fully appear from the said Deed of Transfer."

III. WAT BETREF die figuur C D E F G x op die gesegde Kaart LG Nr.394/86:-

A. **ONDERHEWIG** aan die voorwaardes verwys na in Transportakte Nr. T.3114/1927;

B. **ONDERHEWIG VERDER AAN EN GEREGETIG** op die volgende spesiale voorwaardes soos vervat in Transportakte Nr. T.3114/1927, naamlik:

1. "The terms and conditions of the Order of the Water Court District No. 1 dated 4 April 1922, annexed to the Deeds of Transfer Nos 9199 and 9201, dated 29 December 1900, and endorsed thereon on 2 May 1922, relative to a division of certain water rights.

2. The terms and conditions of certain Notarial Deed of Servitude dated 23 March 1926, annexed to the said two Deeds of Transfer No. 9199 and 9201, dated 29 December 1900, and endorsed thereon on the 16 August 1926, relative to certain water rights."

C. ONDERHEWIG AAN EN GERECHTIG op die volgende spesiale voorwaardes vervat in Transportakte Nr. T.3114/1927, naamlik:

1. "The owner of Lot Cloetesdal Proper this day transferred to M C Vos No 3122 and his successors in title shall be entitled to use the 12,59 mt road shown on the annexed diagram as running from the Railway to the road marked Stellenbosch A Road, crossing the land hereby transferred.
2. The owner of Lot Cloetesdal Proper this day transferred to M C Vos No 3112 and his successors in title, shall have the right of watering their stock in the Plankenberg River on the land hereby transferred where it crosses the 12,59 mt road mentioned in subparagraph (1) above.
3. The owners of Lots B and C this day transferred to M Zetler and J J B Myburgh separately Nos. 3115 and 3116, portions of the farm Cloetesdal, and their successors in title, shall not have the right or removing sand from the Plankenberg River, but shall allow its free and uninterrupted flow or wash on to the land hereby transferred, save and except that the said owners, and their successors in title, shall have the right to take such sand as they may require for building purposes on the said Lots B and C."

IV WAT BETREF die figuur ~~X~~ L M N O P Q R op die aangehegte Kaart LG Nr. 394/86:

ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte Nr. T.11603/1927.

EN DAT kragtens hierdie Sertifikaat, die genoemde **MUNISIPALITEIT VAN STELLENBOSCH**

Of diese Regverkrygendes, nou en voortaan daartoe geregtig is ooreenkomstig plaaslike gebruik, maar behoudens die regte van die Staat.

TEN BEWYSE WAARVAN ek die voornoemde Registrateur van Aktes hierdie akte onderteken en met die ampseël bekragtig het.

ALDUS GEDOEN en GETEKEN ten kantore van die Registrateur van Aktes te Kaapstad op hede die 5^{de} dag van Junie 2000, in die jaar van ~~Ons Heer, Eenduisend Negenhonderd Agt en Negenzig (1998)~~.


REGISTRATEUR VAN AKTES

ENDORSEMENT IN TERMS OF SECTION 46 ACT 47/1937

- 7 -

ENDORSEMENT KRAGTENS ARTIKEL 46 WET 47/1937 (T43399/2000)

The Land herein described has been subdivided

Die Grond hierin beskryf is onderverdeel

in accordance with General Plan No. L 149 / 87

in ooreenstemming met Algemene Plan Nr.

approved by the Surveyor-General on 1987 / 08 / 03

goedgekeur deur die Landmeter-Generaal op

into erven numbers 1-69, 71-189, 635, 1060, 1409

in erwe genommer

Public Places number 70

Openbare Plekke genommer

And Thoroughfares.

en Strate.

000029626 / 2000

Application filed as DC

Aansoek geliasseer as DC Act 112 / 1991

Handwritten signature
REGISTRAR OF DEEDS
REGISTRATEUR VAN AKTES

DEEDS OFFICE / AKTEKANTOOR

CAPE TOWN / KAAPSTAD

00000506 / 2000
00000506 / 2000
/ 19
00000506 / 2000

8

FOR FURTHER ENDORSEMENT
VIN VERDERE ENDORSEMENT
9

~~SE
alle regte tot minerale, uitgeend
alle regte tot grond, water en edelgesteenten.~~
Ottal

CERTIFICATE OF MINERAL RIGHTS ISSUED
CERTIFICAT VAN MINERALE RECHTE UITGERSIK
alle regte tot minerale, t.g.v.
die Staat
K 0543 / RM 50
000000506 / 2000 halje

CERTIFICATE OF MINERAL RIGHTS ISSUED
CERTIFICAT VAN MINERALE RECHTE UITGERSIK
alle regte tot minerale, behalwe
die voorbehou in K543 RM, t.g.v. die Munisipaliteit v. Stellenbosch.
K 0544 RM
000000506 / 2000 halje

PK 489/2000

I

ARRIVED IN SOUTH AFRICA AT VAN 1997 GETRANSFERREERDE	SECTION 17 OF ACT 47 OF 1997 TRANSFERRED TO
THE REPUBLIC OF SOUTH AFRICA	THE REPUBLIC OF SOUTH AFRICA
MUNISIPALITEIT 0E0517/2002	STELLENBOSCH
T 19/07/2002	

II

ERF 12 LAM	3516 m ²
<i>not proceeded with</i>	
T	

III

NOT PROCEEDED WITH	RESTANT RENDERED
T	

IV

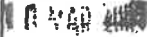
NOT PROCEEDED WITH	RESTANT RENDERED
T	

VA01248 / 09 /

(T 43399 / 2000)

Certified a true copy of the duplicate original filed of record in this Registry, issued to serve in place of the original thereof under the provisions of Deeds Regulation No. 68

Deeds Registry
Cape Town



Asst. Registrar of Deeds

- page 11 -

T43399/2000

GENERAL PLAN AMENDED**Endorsement in terms of interdict number: I-5359/1990LG**

- GPL149/1987 1. Relayout of erf 72 vide GPL289/1989
 2. Relayout of erven 71, 188, 189 and streets vide GPL290/1989
 3. Relayout of erven 98 – 109, 185 and streets vide GPL291/1989

Endorsement in terms of interdict number: I-12927/1991LG

GPL72/1989 Relayout of erf 322 and now erven 957 – 961 vide GPL5173/1991

Endorsement in terms of interdict number: I-932/1992LG

GPL291/1989 Relayout of erven 345 – 348 and a portion of a street into five new
 ervens being 1063 – 1067 vide GPL9478/1991

Endorsement in terms of interdict number: I-13658/1995LG

GPL149/1987 Relayout of erf 40 and creational of an additional erf being erf 1405
 (diagram no 8740/95)

Endorsement in terms of interdict number: I-16446/1997LG

GPL149/1987 Relayout of erf 140 as two erven being erf 140 and erf 1405 with no
 conditions

Endorsement in terms of interdict number: I-18225/1997LG

GPL149/1989 Relayout of erf 29 by creating an additional erf being erf 1772
 with no conditions

DEEDS OFFICE
 CAPE TOWN

REGISTRAR

FOR FURTHER ENDORSEMENTS SEE PAGE 12

SERTIFIKAAT VAN GEREEGISTREERDE TITEL JI'GERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 1 = 463m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010174/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

(2)

SERTIFIKAAT VAN GEREEGISTREERDE TITEL JI'GERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 3 = 479m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010175/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

(3)

SERTIFIKAAT VAN GEREEGISTREERDE TITEL JI'GERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 5 = 433m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010176/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

(4)

SERTIFIKAAT VAN GEREEGISTREERDE TITEL JI'GERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 12 = 412m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010177/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

(5)

FOR ENDORSEMENTS SEE PAGE 13 OF SRG

SERTIFIKAAT VAN GEREGERISTREERDE TITEL OF GONIA
 CERTIFICATE OF REGISTERED TITLE ISSUED

IN OPSIGTE VAN ERF 15 = 476 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010178/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

(6)

SERTIFIKAAT VAN GEREGERISTREERDE TITEL OF GONIA
 CERTIFICATE OF REGISTERED TITLE ISSUED

IN OPSIGTE VAN ERF 18 = 535 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010179/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

(7)

SERTIFIKAAT VAN GEREGERISTREERDE TITEL OF GONIA
 CERTIFICATE OF REGISTERED TITLE ISSUED

IN OPSIGTE VAN ERF 24 = 1434 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010180/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

(8)

SERTIFIKAAT VAN GEREGERISTREERDE TITEL OF GONIA
 CERTIFICATE OF REGISTERED TITLE ISSUED

IN OPSIGTE VAN ERF 26 = 2179 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010181/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

(9)

14

BY INSPEKSIEMATE KYK BLADSY
 OR ENDORSEMENTS SEE PAGE

ET 500

SERTIFIKAAI VAN GEREGETREIENDE TITEL JITGELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 28** = **1027m²**
 IN RESPECT OF

RESTANT
 REMAINDER

T **010182/09**
10 MAR 2009

REGISTRATEUR/REGISTRAR

(10)

SERTIFIKAAI VAN GEREGETREIENDE TITEL JITGELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 29** = **501m²**
 IN RESPECT OF

RESTANT
 REMAINDER

T **010183/09**
10 MAR 2009

REGISTRATEUR/REGISTRAR

(11)

SERTIFIKAAI VAN GEREGETREIENDE TITEL JITGELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 31** = **381m²**
 IN RESPECT OF

RESTANT
 REMAINDER

T **010184/09**
10 MAR 2009

REGISTRATEUR/REGISTRAR

(12)

SERTIFIKAAI VAN GEREGETREIENDE TITEL JITGELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 32** = **383m²**
 IN RESPECT OF

RESTANT
 REMAINDER

T **010185/09**
10 MAR 2009

REGISTRATEUR/REGISTRAR

(13)

FOR ENDORSEMENTS SEE PAGE 15 ET SEQ

SERTIFIKAAT VAN GEREKISTREERDE TITEL OF GELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 33** = **404 m²**
 IN RESPECT OF

RESTANT
 REMAINDER

T 010186/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

14

SERTIFIKAAT VAN GEREKISTREERDE TITEL OF GELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 34** = **419 m²**
 IN RESPECT OF

RESTANT
 REMAINDER

T 010187/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

15

SERTIFIKAAT VAN GEREKISTREERDE TITEL OF GELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 35** = **414 m²**
 IN RESPECT OF

RESTANT
 REMAINDER

T 010188/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

16

SERTIFIKAAT VAN GEREKISTREERDE TITEL OF GELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 41** = **428 m²**
 IN RESPECT OF

RESTANT
 REMAINDER

T 010189/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

17

FOR ENDORSEMENTS SEE PAGE 16
 VIR ENDOORSEMENTE KYK BLADSY 16
 ET SEQ

SERTIFIKAAT VAN GEREESTREEMDE TITEL JIJGENLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 42 = 527m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010190/09

10 MAR 2009

REGISTRATIEUR/REGISTRAR

18

SERTIFIKAAT VAN GEREESTREEMDE TITEL JIJGENLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 43 = 403m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010191/09

10 MAR 2009

REGISTRATIEUR/REGISTRAR

19

SERTIFIKAAT VAN GEREESTREEMDE TITEL JIJGENLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 44 = 419m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010192/09

10 MAR 2009

REGISTRATIEUR/REGISTRAR

20

SERTIFIKAAT VAN GEREESTREEMDE TITEL JIJGENLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 53 = 367m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010193/09

10 MAR 2009

REGISTRATIEUR/REGISTRAR

21

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 19 EN 20
 21 EN 22
 23 EN 24
 25 EN 26
 27 EN 28
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 81 EN 82
 83 EN 84
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 87 EN 88
 89 EN 90
 91 EN 92
 93 EN 94
 95 EN 96
 97 EN 98
 99 EN 100

SERTIFIKAAT VAN GEREGERISTREERDE TITEL OF GELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 54 = 448m²
 IN RESPECT OF RESTANT
 REMAINDER

T 010194/09
 10 MAR 2009

REGISTRATIEUR/REGISTRAR

22

SERTIFIKAAT VAN GEREGERISTREERDE TITEL OF GELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 58 = 413m²
 IN RESPECT OF RESTANT
 REMAINDER

T 010195/09
 10 MAR 2009

REGISTRATIEUR/REGISTRAR

23

SERTIFIKAAT VAN GEREGERISTREERDE TITEL OF GELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 59 = 402m²
 IN RESPECT OF RESTANT
 REMAINDER

T 010196/09
 10 MAR 2009

REGISTRATIEUR/REGISTRAR

24

SERTIFIKAAT VAN GEREGERISTREERDE TITEL OF GELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 60 = 398m²
 IN RESPECT OF RESTANT
 REMAINDER

T 010197/09
 10 MAR 2009

REGISTRATIEUR/REGISTRAR

25

VAN ENDOORSEMENTE KYK BLAAS 18
 OR ENDORSEMENTS SEE PAGE 18

SERTIFIKAAT VAN GEREKISTRELENDE TITEL JIJGERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 62 = 5673m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010198/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

26

SERTIFIKAAT VAN GEREKISTRELENDE TITEL JIJGERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 63 = 1045m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010199/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

27

SERTIFIKAAT VAN GEREKISTRELENDE TITEL JIJGERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 64 = 599m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 10200/09
 010200/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

28

SERTIFIKAAT VAN GEREKISTRELENDE TITEL JIJGERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 65 = 2,8906m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010201/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

29

FOR ENCLOSURES SEE PAGE 19 ET SBO

SERTIFIKAAT VAN GEREGEREERDE TITEL OF GELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 67** = **1912m²**
 IN RESPECT OF

RESTANT
 REMAINDER

T 010202/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

30

SERTIFIKAAT VAN GEREGEREERDE TITEL JITGERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 68** = **1374m²**
 IN RESPECT OF

RESTANT
 REMAINDER

T 010203/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

31

SERTIFIKAAT VAN GEREGEREERDE TITEL JITGERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 69** = **4597m²**
 IN RESPECT OF

RESTANT
 REMAINDER

T 010204/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

32

SERTIFIKAAT VAN GEREGEREERDE TITEL JITGERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 70** = **95m²**
 IN RESPECT OF

RESTANT
 REMAINDER

T 010205/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

33

FOR ENDORSEMENTS SEE PAGE 20 ET SEQ

SERTIFIKAAT VAN GEREGEREERDE TITEL UITGELEK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 73 = 1,9310 ha
 IN RESPECT OF

RESTANT
 REMAINDER

T 010206/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

34

SERTIFIKAAT VAN GEREGEREERDE TITEL UITGELEK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 75 = 224m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010207/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

35

SERTIFIKAAT VAN GEREGEREERDE TITEL UITGELEK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 76 = 236m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010208/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

36

SERTIFIKAAT VAN GEREGEREERDE TITEL UITGELEK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 111 = 1025m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010209/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

37

FT 510
21
WIL MOESSEWITTE KYN BLADSY
 FOR ENDORSEMENT SEE PAGE

SERTIFIKAAT VAN GEREGEREERDE TITEL JIJGELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 112 = 3443 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010210/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

38

SERTIFIKAAT VAN GEREGEREERDE TITEL JIJGELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 113 = 1073 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010211/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

39

SERTIFIKAAT VAN GEREGEREERDE TITEL JIJGELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 114 = 2406 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010212/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

40

SERTIFIKAAT VAN GEREGEREERDE TITEL JIJGELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 115 = 573 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010213/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

41

INSLUSSINGE KYK BLADSY
 FOR ENDORSEMENTS SEE PAGE 22 FT 500

SERTIFIKAT VAN GEREISTREERDE TITEL JIJDELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN IN RESPECT OF **ERF 116** = **650 m²**

RESTANT REMAINDER

T 010214/09

10 MAR 2009

REGISTRATIEUR/REGISTRAR

42

SERTIFIKAT VAN GEREISTREERDE TITEL JIJDELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN IN RESPECT OF **ERF 120** = **399 m²**

RESTANT REMAINDER

T 010215/09

10 MAR 2009

REGISTRATIEUR/REGISTRAR

43

SERTIFIKAT VAN GEREISTREERDE TITEL JIJDELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN IN RESPECT OF **ERF 121** = **385 m²**

RESTANT REMAINDER =

T 010216/09

10 MAR 2009

REGISTRATIEUR/REGISTRAR

44

SERTIFIKAT VAN GEREISTREERDE TITEL JIJDELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN IN RESPECT OF **ERF 122** = **384 m²**

RESTANT REMAINDER

T 010217/09

10 MAR 2009

REGISTRATIEUR/REGISTRAR

45

ENCLOSURES/ENCLOSURES KTK BLADY FOR ENCLOSURES SEE PAGE 23 ET SEQ

SERTIFIKAT VAN GEREGEREERDE TITEL OORDELIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 124 = 390 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010218/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

46

SERTIFIKAT VAN GEREGEREERDE TITEL OORDELIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 126 = 434 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010219/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

47

SERTIFIKAT VAN GEREGEREERDE TITEL OORDELIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 128 = 443 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010220/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

48

SERTIFIKAT VAN GEREGEREERDE TITEL OORDELIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 129 = 409 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010221/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

49

FOR ENDORSEMENTS SEE PAGE 24 ET SEQ

SERTIFIKAAT VAN GEREĞISTREERDE TITEL JUIERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEM OPSIGTE VAN ERF 133 = 318m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010222/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

(50)

SERTIFIKAAT VAN GEREĞISTREERDE TITEL JUIERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEM OPSIGTE VAN ERF 138 = 425m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010223/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

(51)

SERTIFIKAAT VAN GEREĞISTREERDE TITEL JUIERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEM OPSIGTE VAN ERF 139 = 431m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010224/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

(52)

SERTIFIKAAT VAN GEREĞISTREERDE TITEL JUIERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEM OPSIGTE VAN ERF 140 = 432m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010225/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

(53)

WIR ENDORSEMENTS KYR BLADSY FOR ENDORSEMENTS SEE PAGE 25 ET SEQ

25

SERTIFIKAT VAN GEREGEREERDE TITEL OF GEMEIN
 CERTIFICATE OF REGISTERED TITLE ISSUED

TIN OPSIGTE VAN ERF 143 = 418 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010225/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

54

SERTIFIKAT VAN GEREGEREERDE TITEL OF GEMEIN
 CERTIFICATE OF REGISTERED TITLE ISSUED

TIN OPSIGTE VAN ERF 148 = 486 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010227/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

55

SERTIFIKAT VAN GEREGEREERDE TITEL OF GEMEIN
 CERTIFICATE OF REGISTERED TITLE ISSUED

TIN OPSIGTE VAN ERF 150 = 427 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010228/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

56

SERTIFIKAT VAN GEREGEREERDE TITEL OF GEMEIN
 CERTIFICATE OF REGISTERED TITLE ISSUED

TIN OPSIGTE VAN ERF 152 = 420 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010229/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

57

26 FT SEQ
 VAN BEVOEGENDE KTR. BLADSY
 FOR ENDORSEMENTS SEE PAGE

SERTIFIKAT VAN GEREISTREKTE TITEL UITGELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

IN OPSIGTE VAN ERF 156 = 394m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010230/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

58

SERTIFIKAT VAN GEREISTREKTE TITEL UITGELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

IN OPSIGTE VAN ERF 157 = 422m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010231/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

59

SERTIFIKAT VAN GEREISTREKTE TITEL UITGELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

IN OPSIGTE VAN ERF 158 = 430m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010232/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

60

SERTIFIKAT VAN GEREISTREKTE TITEL UITGELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

IN OPSIGTE VAN ERF 163 = 452m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010233/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

61

VIR ENDOORSEMENTE KYK BLADSY 27
 FOR ENDORSEMENTS SEE PAGE 27 ET 560

SERTIFIKAAT VAN GEREGEREERDE TITEL JIJGERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 164 = 446 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010234/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

62

SERTIFIKAAT VAN GEREGEREERDE TITEL JIJGERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 166 = 490 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010235/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

63

SERTIFIKAAT VAN GEREGEREERDE TITEL JIJGERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 169 = 443 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010236/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

64

SERTIFIKAAT VAN GEREGEREERDE TITEL JIJGERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 170 = 460 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010237/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

65

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 FOR ENDORSEMENTS SEE PAGE 28
 ET SEQ

SERTIFIKAAT VAN GEREGEREERDE TITEL UITGEELIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 173 = 487m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010238/09

10 MAR 2009

REGISTRATIEUR/REGISTRAR

66

SERTIFIKAAT VAN GEREGEREERDE TITEL UITGEELIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 180 = 453m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010239/09

10 MAR 2009

REGISTRATIEUR/REGISTRAR

67

SERTIFIKAAT VAN GEREGEREERDE TITEL UITGEELIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 182 = 464m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010240/09

10 MAR 2009

REGISTRATIEUR/REGISTRAR

68

SERTIFIKAAT VAN GEREGEREERDE TITEL UITGEELIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 183 = 462m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010241/09

10 MAR 2009

REGISTRATIEUR/REGISTRAR

69

FOR ENCLOSURES SEE PAGE 29 ET SEQ

T43399 / 2000

SERTIFIKAAT VAN GEREESTREIDE TITEL UITGEELIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEW OPSIGTE VAN ERF 186 = 559 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010242 / 09

10 MAR 2009

REGISTRATEUR/REGISTRAR

70

SERTIFIKAAT VAN GEREESTREIDE TITEL UITGEELIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEW OPSIGTE VAN ERF 1405 = 313 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010243 / 09

10 MAR 2009

REGISTRATEUR/REGISTRAR

70

SERTIFIKAAT VAN GEREESTREIDE TITEL UITGEELIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEW OPSIGTE VAN ERF 328 = 160 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010244 / 09

10 MAR 2009

REGISTRATEUR/REGISTRAR

70

SERTIFIKAAT VAN GEREESTREIDE TITEL UITGEELIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEW OPSIGTE VAN ERF 329 = 160 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010245 / 09

10 MAR 2009

REGISTRATEUR/REGISTRAR


73

WEN INVOEGINGSKYTE KYK BLADSY 30
 FOR ENDORSEMENTS SEE PAGE 30 ET SEQ

SEKERTSIKAAT VAN GEREESTREKTE TITEL JYGERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 330 = 160 m²
 IN RESPECT OF

RESTANT
 REMAINDER


T	010246/09	 REGISTRATEUR/REGISTRAR
	10 MAR 2009	

74

SEKERTSIKAAT VAN GEREESTREKTE TITEL JYGERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 331 = 160 m²
 IN RESPECT OF

RESTANT
 REMAINDER


T	010247/09	 REGISTRATEUR/REGISTRAR
	10 MAR 2009	

75

SEKERTSIKAAT VAN GEREESTREKTE TITEL JYGERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 332 = 160 m²
 IN RESPECT OF

RESTANT
 REMAINDER


T	010248/09	 REGISTRATEUR/REGISTRAR
	10 MAR 2009	

76

SEKERTSIKAAT VAN GEREESTREKTE TITEL JYGERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 333 = 148 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T	010249/09	 REGISTRATEUR/REGISTRAR
	10 MAR 2009	

77

FOR ALL DOCUMENTS KYR BEADSY FOR ENDORSEMENTS SEE PAGE 31 ET SEQ

32

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGELEND
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 351 = 156m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010254 / 09

10 MAR 2009

REGISTRATEUR/REGISTRAR

82

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGELEND
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 402 = 156m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010255 / 09

10 MAR 2009

REGISTRATEUR/REGISTRAR

83

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGELEND
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 403 = 156m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010256 / 09

10 MAR 2009

REGISTRATEUR/REGISTRAR

84

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGELEND
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 404 = 156m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010257 / 09

10 MAR 2009

REGISTRATEUR/REGISTRAR

85

33
 VOOR AANDELSHAAFTERS
 FOR ENDORSEMENTS SEE PAGE

33

SERTIFIKAAFT VAN GEREGISTREERDE TITEL UITGELEK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 405 = 156 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010258 / 09

10 MAR 2009

REGISTRATEUR/REGISTRAR

86

SERTIFIKAAFT VAN GEREGISTREERDE TITEL UITGELEK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 406 = 156 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010259 / 09

10 MAR 2009

REGISTRATEUR/REGISTRAR

87

SERTIFIKAAFT VAN GEREGISTREERDE TITEL UITGELEK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 407 = 153 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010260 / 09

10 MAR 2009

REGISTRATEUR/REGISTRAR

88

SERTIFIKAAFT VAN GEREGISTREERDE TITEL UITGELEK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 408 = 159 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010261 / 09

10 MAR 2009

REGISTRATEUR/REGISTRAR

89

die inskrywings is KTR BLADSY 34
 FOR ENDORSEMENTS SEE PAGE 34 ET SEQ

T43399 / 2000

SERTIFIKAAI VAN GEREISTREERDE TITEL UITGELEND
 CERTIFICATE OF REGISTERED TITLE ISSUED

IN OPSIGTE VAN
 IN RESPECT OF ERF 409 = 168 m²

REGISTRANT
 REGISTERED

T 010262/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

90

SERTIFIKAAI VAN GEREISTREERDE TITEL UITGELEND
 CERTIFICATE OF REGISTERED TITLE ISSUED

IN OPSIGTE VAN
 IN RESPECT OF ERF 410 = 168 m²

REGISTRANT
 REGISTERED

T 010263/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

91

SERTIFIKAAI VAN GEREISTREERDE TITEL UITGELEND
 CERTIFICATE OF REGISTERED TITLE ISSUED

IN OPSIGTE VAN
 IN RESPECT OF ERF 411 = 168 m²

REGISTRANT
 REGISTERED

T 010264/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

92

SERTIFIKAAI VAN GEREISTREERDE TITEL UITGELEND
 CERTIFICATE OF REGISTERED TITLE ISSUED

IN OPSIGTE VAN
 IN RESPECT OF ERF 412 = 168 m²

REGISTRANT
 REGISTERED

T 010265/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

93


FOR ENDORSEMENTS SEE PAGE 235 AT SEQ

T43399/2000

SERTIFIKAAT VAN GERECHTSTREKDE TITEL JIJGELIJK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 413** = **168m²**
IN RESPECT OF

RESTANT
REMAINDER

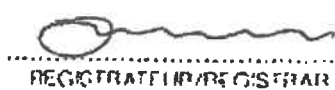
T	010266	09	 REGISTRATEUR/REGISTRAR
	10 MAR 2009		

94

SERTIFIKAAT VAN GERECHTSTREKDE TITEL JIJGELIJK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 414** = **168m²**
IN RESPECT OF

RESTANT
REMAINDER

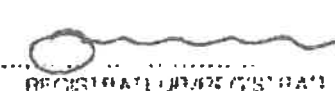
T	010267/09	 REGISTRATEUR/REGISTRAR
	10 MAR 2009	

95

SERTIFIKAAT VAN GERECHTSTREKDE TITEL JIJGELIJK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 415** = **156m²**
IN RESPECT OF

RESTANT
REMAINDER

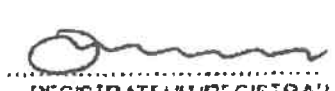
T	010268 '09	 REGISTRATEUR/REGISTRAR
	10 MAR 2009	

96

SERTIFIKAAT VAN GERECHTSTREKDE TITEL JIJGELIJK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 422** = **1168m²**
IN RESPECT OF

RESTANT
REMAINDER

T	010269/09	 REGISTRATEUR/REGISTRAR
	10 MAR 2009	

97

TOEGELIJKKOMENDE KYK BLADSY
 FOR ENDORSEMENTS SEE PAGE **36** RT 580

SERTIFIKAAT VAN GEREГИSTREERDE TITEL JIJGERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEEN OPSIGTE VAN ERF 429 = 226
 IN RESPECT OF

RESTANT
 BEMERKING

T 010273/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

IV
(101)

SERTIFIKAAT VAN GEREГИSTREERDE TITEL JIJGERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEEN OPSIGTE VAN ERF 425 = 958m²
 IN RESPECT OF

RESTANT
 BEMERKING

T 010270/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

I
(98)

SERTIFIKAAT VAN GEREГИSTREERDE TITEL JIJGERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEEN OPSIGTE VAN ERF 426 = 9987m²
 IN RESPECT OF

RESTANT
 BEMERKING

T 010271/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

II
(99)

SERTIFIKAAT VAN GEREГИSTREERDE TITEL JIJGERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEEN OPSIGTE VAN ERF 427 = 232m²
 IN RESPECT OF

RESTANT
 BEMERKING

T 010272/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

III
(100)

37 ET 580
 VERVOLGINGSKOMENTE KYR BLADSY
 CONTINUATIONS SEE PAGE

SERTIFKAAT VAN GEREEGISTREERDE TITEL JITGEENLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 430 = 309 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010274/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

102

SERTIFKAAT VAN GEREEGISTREERDE TITEL JITGEENLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 431 = 218 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010275/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

103

SERTIFKAAT VAN GEREEGISTREERDE TITEL JITGEENLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 432 = 261 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010276/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

104

SERTIFKAAT VAN GEREEGISTREERDE TITEL JITGEENLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 434 = 211 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010277/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

105

38 ET SEQ
 VEREENDELTENDE KYR BLADSY
 FOR ENDORSEMENTS SEE PAGE

T43399 / 2000

SERTIFIKAAT VAN GEREGEREENDE TITEL UITGEREIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN IN RESPECT OF **ERF 433 = 198 m²**

RESTANT RE MAINDER

T 010278 / 09

10 MAR 2009

REGISTRATEUR/REGISTRAR

106

SERTIFIKAAT VAN GEREGEREENDE TITEL UITGEREIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN IN RESPECT OF **ERF 435 = 198 m²**

RESTANT RE MAINDER

T 010279 / 09

10 MAR 2009

REGISTRATEUR/REGISTRAR

107

SERTIFIKAAT VAN GEREGEREENDE TITEL UITGEREIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN IN RESPECT OF **ERF 436 = 243 m²**

RESTANT RE MAINDER

T 010280 / 09

10 MAR 2009

REGISTRATEUR/REGISTRAR

108

SERTIFIKAAT VAN GEREGEREENDE TITEL UITGEREIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN IN RESPECT OF **ERF 437 = 836 m²**

RESTANT RE MAINDER

T 010281 / 09

10 MAR 2009

REGISTRATEUR/REGISTRAR

109

ET SEQ

39

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FOR MORE DOCUMENTS SEE PAGE 39

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T43399/2000

SERTIFIKAT VAN GEREGERISTREERDE TITEL UITGEVERIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 428 = 261 m²**
 IN RESPECT OF

RESTANT
 REMAINDER

T 010282/09

10 MAR 2009

REGISTRATIEUR/REGISTRAR

110

SERTIFIKAT VAN GEREGERISTREERDE TITEL UITGEVERIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 439 = 264 m²**
 IN RESPECT OF

RESTANT
 REMAINDER

T 010283/09

10 MAR 2009

REGISTRATIEUR/REGISTRAR

111

SERTIFIKAT VAN GEREGERISTREERDE TITEL UITGEVERIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 440 = 221 m²**
 IN RESPECT OF

RESTANT
 REMAINDER

T 010284/09

10 MAR 2009

REGISTRATIEUR/REGISTRAR

112

SERTIFIKAT VAN GEREGERISTREERDE TITEL UITGEVERIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 441 = 261 m²**
 IN RESPECT OF

RESTANT
 REMAINDER

T 010285/09

10 MAR 2009

REGISTRATIEUR/REGISTRAR

113

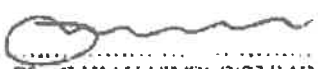
REGISTRATION RTR BLAUSJ
 ENDORSEMENTS SEE PAGE 40 ET SEQ

40

SERTIFIKAAT VAN GEREГИSTREERDE TITEL UITGELEK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 442 = 1230m²
 IN RESPECT OF

RESTANT
 REMAINDER


T	010286 / 09	 REGISTRATIEUR/REGISTRAR
	10 MAR 2009	

114

SERTIFIKAAT VAN GEREГИSTREERDE TITEL UITGELEK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 444 = 220m²
 IN RESPECT OF

RESTANT
 REMAINDER


T	010287 / 09	 REGISTRATIEUR/REGISTRAR
	10 MAR 2009	

115

SERTIFIKAAT VAN GEREГИSTREERDE TITEL UITGELEK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 446 = 220m²
 IN RESPECT OF

RESTANT
 REMAINDER


T	010288 / 09	 REGISTRATIEUR/REGISTRAR
	10 MAR 2009	

116

SERTIFIKAAT VAN GEREГИSTREERDE TITEL UITGELEK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 447 = 220m²
 IN RESPECT OF

RESTANT
 REMAINDER

T	010289 / 09	 REGISTRATIEUR/REGISTRAR
	10 MAR 2009	

117

FOR ENDORSEMENTS SEE PAGE 4 ET SEQ

SERTIFIKAT VAN GEREGISTREERDE TITEL JIJGELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 448 = 220m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010290/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

118

SERTIFIKAT VAN GEREGISTREERDE TITEL JIJGELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 449 = 240m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010291/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

119

SERTIFIKAT VAN GEREGISTREERDE TITEL JIJGELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 451 = 222m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010292/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

120

SERTIFIKAT VAN GEREGISTREERDE TITEL JIJGELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 438 = 215m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010293/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

121

42 17 SEC
 DIE ERVOLGENDE KYK BLADSY
 FOR ENDORSEMENTS SEE PAGE

43

SENTIKAAT VAN GEREGERESTREDE TITEL UITGEENLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 454 = 225m2
 IN RESPECT OF

RESTANT
 REMAINDER

T 010298/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

126

SENTIKAAT VAN GEREGERESTREDE TITEL UITGEENLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 455 = 196m2
 IN RESPECT OF

RESTANT
 REMAINDER

T 010299/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

127

SENTIKAAT VAN GEREGERESTREDE TITEL UITGEENLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 456 = 196m2
 IN RESPECT OF

RESTANT
 REMAINDER

T 010300/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

128

SENTIKAAT VAN GEREGERESTREDE TITEL UITGEENLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 457 = 196m2
 IN RESPECT OF

RESTANT
 REMAINDER

T 010301/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

129

44

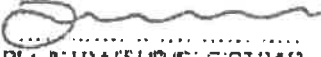
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FOR ENDORSEMENTS KTK BLADSY
 FOR ENDORSEMENTS SEE PAGE

SERTIFIKAAT VAN GEREГИSTREERDE TITEL JIJGELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 987 = 313m²
 IN RESPECT OF

RESTANT
 REMAINDER


T	010302 / 09	 REGISTRATEUR/REGISTRAR
	10 MAR 2009	

130

SERTIFIKAAT VAN GEREГИSTREERDE TITEL JIJGELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 1063 = 285m²
 IN RESPECT OF

RESTANT
 REMAINDER


T	010303 / 09	 REGISTRATEUR/REGISTRAR
	10 MAR 2009	

131

SERTIFIKAAT VAN GEREГИSTREERDE TITEL JIJGELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 1064 = 191m²
 IN RESPECT OF

RESTANT
 REMAINDER


T	010304 / 09	 REGISTRATEUR/REGISTRAR
	10 MAR 2009	

132

SERTIFIKAAT VAN GEREГИSTREERDE TITEL JIJGELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 1065 = 156m²
 IN RESPECT OF

RESTANT
 REMAINDER

T	010305 / 09	 REGISTRATEUR/REGISTRAR
	10 MAR 2009	


133

45
 FOR ENDORSEMENTS SEE PAGE 45
 ET SERO

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEENLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 1067 = 144m²
 IN RESPECT OF

RESTANT
 REMAINDER


T	010306/09	
	10 MAR 2009	
		REGISTRATEUR/REGISTRAR

134

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEENLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 296 = 100m²
 IN RESPECT OF

RESTANT
 REMAINDER

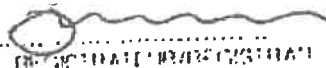
T	010307/09	
	10 MAR 2009	
		REGISTRATEUR/REGISTRAR

135

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEENLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 298 = 1248m²
 IN RESPECT OF

RESTANT
 REMAINDER


T	010308/09	
	10 MAR 2009	
		REGISTRATEUR/REGISTRAR

136

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEENLIK
 CERTIFICATE OF REGISTERED TITLL ISSUED

TEN OPSIGTE VAN ERF 292 = 502m²
 IN RESPECT OF

RESTANT
 REMAINDER

T	010309/09	
	10 MAR 2009	
		REGISTRATEUR/REGISTRAR

137

OR ENCLOSURES SEE PAGE 46 ET SEQ

SERTIFIKAAT VAN GEREГИSTRIEERDE TITEL UITGEELIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 312** = **1664m²**
 IN RESPECT OF

RESTANT
 REMAINDER

T 010310/09
 10 MAR 2009

REGISTRATIEUR/REGISTRAR

138

SERTIFIKAAT VAN GEREГИSTRIEERDE TITEL UITGEELIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 314** = **84m²**
 IN RESPECT OF

RESTANT
 REMAINDER

T 010311/09
 10 MAR 2009

REGISTRATIEUR/REGISTRAR

139

SERTIFIKAAT VAN GEREГИSTRIEERDE TITEL UITGEELIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 318** = **1507m²**
 IN RESPECT OF

RESTANT
 REMAINDER

T 010312/09
 10 MAR 2009

REGISTRATIEUR/REGISTRAR

140

SERTIFIKAAT VAN GEREГИSTRIEERDE TITEL UITGEELIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 319** = **275m²**
 IN RESPECT OF

RESTANT
 REMAINDER

T 010313/09
 10 MAR 2009

REGISTRATIEUR/REGISTRAR

141

INVOEGINGSREKKE KYK BLADSY 47
 ENDORSEMENTS SEE PAGE 47
 ET SEQ

T43399 / 2000

SERTIFIKAT VAN GEREEGISTREERDE TITEL JINGENLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 475 = 815m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010314 / 09

10 MAR 2009

REGISTRATEUR/REGISTRAR

142

SERTIFIKAT VAN GEREEGISTREERDE TITEL JINGENLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 476 = 750m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010315 / 09

10 MAR 2009

REGISTRATEUR/REGISTRAR

143

SERTIFIKAT VAN GEREEGISTREERDE TITEL JINGENLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 477 = 690m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010316 / 09

10 MAR 2009

REGISTRATEUR/REGISTRAR

144

SERTIFIKAT VAN GEREEGISTREERDE TITEL JINGENLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 478 = 888m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010317 / 09

10 MAR 2009

REGISTRATEUR/REGISTRAR

145


FOR ENDORSEMENTS SEE PAGE 45 ET SEQ

48

SERTIFIKAAFT VAN GEREKISTREERDE TITEL UITGELEK
 CERTIFICATE OF REGISTERED TITLE ISSUED

IN OPSIGTE VAN ERF 498 = 186 m²
 IN RESPECT OF

RESTANT
 REMAINDER

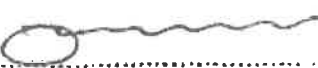
T	010318/09	 REGISTRATEUR/REGISTRAR
	10 MAR 2009	

146

SERTIFIKAAFT VAN GEREKISTREERDE TITEL UITGELEK
 CERTIFICATE OF REGISTERED TITLE ISSUED

IN OPSIGTE VAN ERF 499 = 186 m²
 IN RESPECT OF

RESTANT
 REMAINDER


T	010319/09	 REGISTRATEUR/REGISTRAR
	10 MAR 2009	

147

SERTIFIKAAFT VAN GEREKISTREERDE TITEL UITGELEK
 CERTIFICATE OF REGISTERED TITLE ISSUED

IN OPSIGTE VAN ERF 500 = 187 m²
 IN RESPECT OF

RESTANT
 REMAINDER


T	010320/09	 REGISTRATEUR/REGISTRAR
	10 MAR 2009	

148

SERTIFIKAAFT VAN GEREKISTREERDE TITEL UITGELEK
 CERTIFICATE OF REGISTERED TITLE ISSUED

IN OPSIGTE VAN ERF 501 = 187 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T	010321/09	 REGISTRATEUR/REGISTRAR
	10 MAR 2009	

149

DIE ERVAERDE ENDE WYK BLADST
 OF ENDORSEMENTS SEE PAGE 49
 ET SEQ

SERTIFIKAAI VAN GEREGLISTREDE TITEL JITGERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 502 = 187m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010322/09
 10 MAR 2009

REGISTRATIEUR/REGISTRAR

150

SERTIFIKAAI VAN GEREGLISTREDE TITEL JITGERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 503 = 187m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010323/09
 10 MAR 2009

REGISTRATIEUR/REGISTRAR

151

SERTIFIKAAI VAN GEREGLISTREDE TITEL JITGERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 504 = 187m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010324/09
 10 MAR 2009

REGISTRATIEUR/REGISTRAR

152

SERTIFIKAAI VAN GEREGLISTREDE TITEL JITGERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 505 = 324m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010325/09
 10 MAR 2009

REGISTRATIEUR/REGISTRAR

153

AN ENDOSEMENTS KTK BLAOSY
 OR ENDORSEMENTS SEE PAGE 50 AT 500

SENTIFIKAAT VAN GEREESTREERDE TITEL JIJGELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 506** = 1084m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010326/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

154

SENTIFIKAAT VAN GEREESTREERDE TITEL JIJGELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 507** = 193m²
 IN RESPECT OF

RESTANT
 REMAINDER

010327/09
T 10 MAR 2009

REGISTRATEUR/REGISTRAR

155

SENTIFIKAAT VAN GEREESTREERDE TITEL JIJGELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 508** = 193m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010328/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

156

SENTIFIKAAT VAN GEREESTREERDE TITEL JIJGELIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 509** = 193m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010329/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

157

OP ENDESLUITING KTR KLADUSY
 ON ENDORSEMENTS SEE PAGE 52 SI ET 510

SERTIFIKAT VAN GEREGEREERDE TITEL JYGERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 510** = **194m²**
 IN RESPECT OF

RESTANT
 REMAINDER

T 010330/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

158

SERTIFIKAT VAN GEREGEREERDE TITEL JYGERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 511** = **194 m²**
 IN RESPECT OF

RESTANT
 REMAINDER

T 010331/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

159

SERTIFIKAT VAN GEREGEREERDE TITEL JYGERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 512** = **55m²**
 IN RESPECT OF

RESTANT
 REMAINDER

T 010332/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

160

SERTIFIKAT VAN GEREGEREERDE TITEL JYGERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 513** = **194m²**
 IN RESPECT OF

RESTANT
 REMAINDER

T 010333/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

161

FOR ENDORSEMENTS SEE PAGE 52 OF 58

SERTIFIKAT VAN GEREISTREFFENDE TITEL UITGELEIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 514 = 194m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010334/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

162

SERTIFIKAT VAN GEREISTREFFENDE TITEL UITGELEIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 515 = 194m²
 IN RESPECT OF

010335/09
 RESTANT
 REMAINDER

T 010335/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

163

SERTIFIKAT VAN GEREISTREFFENDE TITEL UITGELEIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 516 = 195m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010336/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

164

SERTIFIKAT VAN GEREISTREFFENDE TITEL UITGELEIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 517 = 195m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010337/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

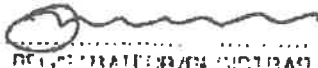
165

ET SB ET SB
 ENKELREKONINGE KTR BLADSY
 EN ENDORSEMENTS SEE PAGE

SERTIFIKAAT VAN GEREGEREERDE TITEL UITGEREIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 518 = 195m²
 IN RESPECT OF

RESTANT
 REMAINDER

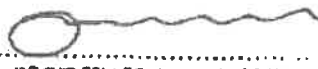
T	010338/09	 REGISTRAR/REGISTRAR
	10 MAR 2009	

166

SERTIFIKAAT VAN GEREGEREERDE TITEL UITGEREIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 519 = 195m²
 IN RESPECT OF

RESTANT
 REMAINDER

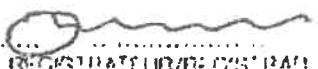
T	010339/09	 REGISTRAR/REGISTRAR
	10 MAR 2009	

167

SERTIFIKAAT VAN GEREGEREERDE TITEL UITGEREIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 520 = 195m²
 IN RESPECT OF

RESTANT
 REMAINDER

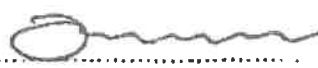
T	010340/09	 REGISTRAR/REGISTRAR
	10 MAR 2009	

168

SERTIFIKAAT VAN GEREGEREERDE TITEL UITGEREIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 521 = 196m²
 IN RESPECT OF

RESTANT
 REMAINDER

T	010341/09	 REGISTRAR/REGISTRAR
	10 MAR 2009	

169

FOR ENDORSEMENTS SEE PAGE 54 53

SENTIFIKAAT VAN GEREGERISTREERDE TITEL JIJDIGERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 522 = 198
 IN RESPECT OF

RESTANT
 REMAINDER

T 010342 / 09

10 MAR 2009

REGISTRATEUR/REGISTRAR

170

SENTIFIKAAT VAN GEREGERISTREERDE TITEL JIJDIGERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 523 = 2,9987 ha
 IN RESPECT OF

RESTANT
 REMAINDER

T 010343 / 09

10 MAR 2009

REGISTRATEUR/REGISTRAR

171

SENTIFIKAAT VAN GEREGERISTREERDE TITEL JIJDIGERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 633 = 1,9240 ha
 IN RESPECT OF

RESTANT
 REMAINDER

T 010344 / 09

10 MAR 2009

REGISTRATEUR/REGISTRAR

172

SENTIFIKAAT VAN GEREGERISTREERDE TITEL JIJDIGERLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 458 = 184
 IN RESPECT OF

RESTANT
 REMAINDER

T 010345 / 09

10 MAR 2009

REGISTRATEUR/REGISTRAR

173

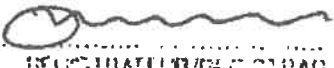
SA ET SEQ
 INKORPORASJES KTK BLADSY
 FOR INCORPORATIONS SEE PAGE

T43399/2000

SEKTIORITAT VAN GEREESTREKTE TITEL UITGEENLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 459 = 179m²
 IN RESPECT OF

RESTANT
 REMAINDER

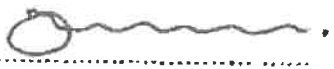
T 010346/09	 REGISTRATEUR/REGISTRAR
10.30% 1009	

174

SEKTIORITAT VAN GEREESTREKTE TITEL UITGEENLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 460 = 168m²
 IN RESPECT OF

RESTANT
 REMAINDER

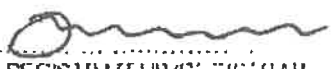
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10 MAR 2009	

175

SEKTIORITAT VAN GEREESTREKTE TITEL UITGEENLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 461 = 168m²
 IN RESPECT OF

RESTANT
 REMAINDER

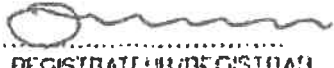
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10 MAR 2009	

176

SEKTIORITAT VAN GEREESTREKTE TITEL UITGEENLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 462 = 168m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010349/09	 REGISTRATEUR/REGISTRAR
10 MAR 2009	

177

VAN WERKREKENINGE KTK BLADJY
 FOR ENDORSEMENTS SEE PAGE 56 ET SEQ

SERTIFIKAAT VAN GEREGEREERDE TITEL JEGEELIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 463** = **168m²**
 IN RESPECT OF

RESTANT
 REMAINDER

T 010350/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

178

SERTIFIKAAT VAN GEREGEREERDE TITEL JEGEELIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 465** = **168m²**
 IN RESPECT OF

RESTANT
 REMAINDER

T 010351/09

010351/09
 10 MAR 2009

REGISTRATEUR/REGISTRAR

179

SERTIFIKAAT VAN GEREGEREERDE TITEL JEGEELIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 466** = **185m²**
 IN RESPECT OF

RESTANT
 REMAINDER

T 010352/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

180

SERTIFIKAAT VAN GEREGEREERDE TITEL JEGEELIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN **ERF 467** = **172m²**
 IN RESPECT OF

RESTANT
 REMAINDER

T 010353/09

10 MAR 2009

REGISTRATEUR/REGISTRAR

181

57
 IN AANSLUITINGE KTK BLADSY
 IN ENDORSEMENTS SEE PAGE

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGELEND
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 468 = 168 m²
 IN RESPECT OF

RESTANT
 REMAINDER

010354/09

10 MAR 2009

REGISTRAR/REGISTRAR

182

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGELEND
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 469 = 168 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010355/09

10 MAR 2009

REGISTRAR/REGISTRAR

183

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGELEND
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 470 = 168 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010356/09

10 MAR 2009

REGISTRAR/REGISTRAR

184

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGELEND
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 471 = 168 m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010357/09

10 MAR 2009

REGISTRAR/REGISTRAR

185

58
 PROKURASIE KTK BLADST
 ENDORSEMENTS SEE PAGE 58

SERTIFIKAAT VAN GEREGEREERDE TITEL UITGELEIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 472 = 168m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010358 / 09

10 MAR 2009

REGISTRATUUR/REGISTRATION

86

SERTIFIKAAT VAN GEREGEREERDE TITEL UITGELEIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 473 = 168m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010359 / 09

10 MAR 2009

REGISTRATUUR/REGISTRATION

87

SERTIFIKAAT VAN GEREGEREERDE TITEL UITGELEIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 474 = 192m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010360 / 09

10 MAR 2009

REGISTRATUUR/REGISTRATION

88

SERTIFIKAAT VAN GEREGEREERDE TITEL UITGELEIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 479 = 781m²
 IN RESPECT OF

RESTANT
 REMAINDER

T 010361 / 09

10 MAR 2009

REGISTRATUUR/REGISTRATION

89

59
 VIA ANVAALBURENIE NTR BLAUST
 NTR TROMS TEMENTS SEE PAGE

T43399/2000

SERTIFIKAT VAN GEREGEREERDE TITEL UITGELEK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 480 = 766m²
 IN RESPECT OF

RESTANT
 REMAINING

T 010362/0

10 MAR 2009 REGISTRATEUR/REGISTRAR

190

SERTIFIKAT VAN GEREGEREERDE TITEL UITGELEK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 481 = 702m²
 IN RESPECT OF

RESTANT
 REMAINING

T 010363/09

10 MAR 2009 REGISTRATEUR/REGISTRAR

191

SERTIFIKAT VAN GEREGEREERDE TITEL UITGELEK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 482 = 701m²
 IN RESPECT OF

RESTANT
 REMAINING

T 010365/09

10 MAR 2009 REGISTRATEUR/REGISTRAR

192

SERTIFIKAT VAN GEREGEREERDE TITEL UITGELEK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 483 = 3355m²
 IN RESPECT OF

RESTANT
 REMAINING

T 010365/09

10 MAR 2009 REGISTRATEUR/REGISTRAR

193

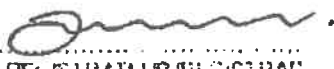
60
 IN 580
 FOR ENCLOSURES SEE PAGE

T43399/2000

SERTIFIKAAT VAN GEREGEREERDE TITEL JIJOENLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 484 = 327m²
 IN RESPECT OF

RESTANT
 REMAINDER

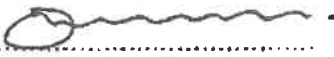
T	010366/09	 REGISTRAR/REGISTRAR
	10 MAR 2009	

194

SERTIFIKAAT VAN GEREGEREERDE TITEL JIJOENLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 485 = 206m²
 IN RESPECT OF

RESTANT
 REMAINDER

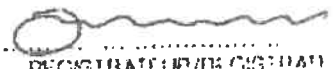
T	010367/09	 REGISTRAR/REGISTRAR
	10 MAR 2009	

195

SERTIFIKAAT VAN GEREGEREERDE TITEL JIJOENLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 486 = 145m²
 IN RESPECT OF

RESTANT
 REMAINDER


T	010368/09	 REGISTRAR/REGISTRAR
	10 MAR 2009	

196

SERTIFIKAAT VAN GEREGEREERDE TITEL JIJOENLIK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 487 = 93m²
 IN RESPECT OF

RESTANT
 REMAINDER

T	010369/09	 REGISTRAR/REGISTRAR
	10 MAR 2009	

197

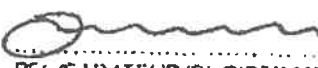
FOR ENDORSEMENTS SEE PAGE 61 ET SEQ

T43399/2000

SERTIFIKAAT VAN GEREГИSTREERDE TITEL ONGEREГK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN IN RESPECT OF ERF 488 = 207 m²

RESTANT REMAINDER


T	010370/09	 REGISTRATEUR/REGISTRAR
	10 MAR 2009	

198

SERTIFIKAAT VAN GEREГИSTREERDE TITEL ONGEREГK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN IN RESPECT OF ERF 496 = 780m²

RESTANT REMAINDER


T	010371/09	 REGISTRATEUR/REGISTRAR
	10 MAR 2009	

199

SERTIFIKAAT VAN GEREГИSTREERDE TITEL ONGEREГK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN IN RESPECT OF ERF 489 = 147 m²

RESTANT REMAINDER

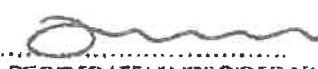
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	10 MAR 2009	

200

SERTIFIKAAT VAN GEREГИSTREERDE TITEL ONGEREГK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN IN RESPECT OF ERF 490 = 318 m²

RESTANT REMAINDER

T	010373/09	 REGISTRATEUR/REGISTRAR
	10 MAR 2009	

201

62
 FOR ADDITIONAL INFORMATION SEE PAGE 62
 FOR ADDITIONAL INFORMATION SEE PAGE 62

SERTIFIKAAAT VAN GEREEGISTREERDE TITEL JIJGERLIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 491 = 227m²
 IN RESPECT OF _____

RESTANT
 REMAINDER _____

T 010374 / 09

10 MAR 2009

REGISTRATEUR/REGISTRAR

202

SERTIFIKAAAT VAN GEREEGISTREERDE TITEL JIJGERLIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 492 = 274m²
 IN RESPECT OF _____

RESTANT
 REMAINDER _____

T 010375 / 09

10 MAR 2009

REGISTRATEUR/REGISTRAR

203

SERTIFIKAAAT VAN GEREEGISTREERDE TITEL JIJGERLIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 493 = 605m²
 IN RESPECT OF _____

RESTANT
 REMAINDER _____

T 010376 / 09

10 MAR 2009

REGISTRATEUR/REGISTRAR

204

SERTIFIKAAAT VAN GEREEGISTREERDE TITEL JIJGERLIJK
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 494 = 746m²
 IN RESPECT OF _____

RESTANT
 REMAINDER _____

T 010377 / 09

10 MAR 2009

REGISTRATEUR/REGISTRAR

205

ST 580
 DIE VERVOLGDE TITEL KUN BLAAS
 DE WATTEPAPERS ZIE PAG

LG NO L NO 149/87
VEL Nr. 2 van 7
DRONKBOOR
MR. LAMBERG-ERENAL
/ 397-02-02



ALGEMENE PLAN NO L NO 149/87

Van gemeente van
KAYA MANDI DORP
Gedeelt in die Munisipaliteit van STELLENBOSCH
Adm. Distrikte van STELLENBOSCH
Provinsie van Kaap die Gode Ryp.

SKAAL 1/1250

Oopgestel in September 1982
en in Julie 1987
Disseminasie Desember 1986 deur my
C.H. Louber
Ch. Louber
Pr. Landmeter

- VELINDLING:**
- VEL 1 : Erve 10-23, 107-110 en 187-189
 - VEL 2 : Erve 24-28
 - VEL 3 : Erve 29-32
 - VEL 4 : Erve 33-36
 - VEL 5 : Erve 37-40
 - VEL 6 : Erve 41-44
 - VEL 7 : Erve 45-48

L.O. LEER No. 8593 Mandi 687
L.O. No. E 891/87
Munisipaliteit
1982-1971 9799
1982-1973 6841
1982-11 85188

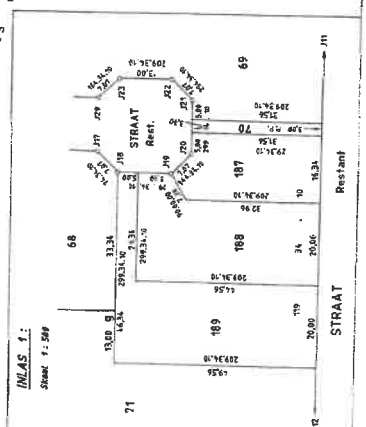
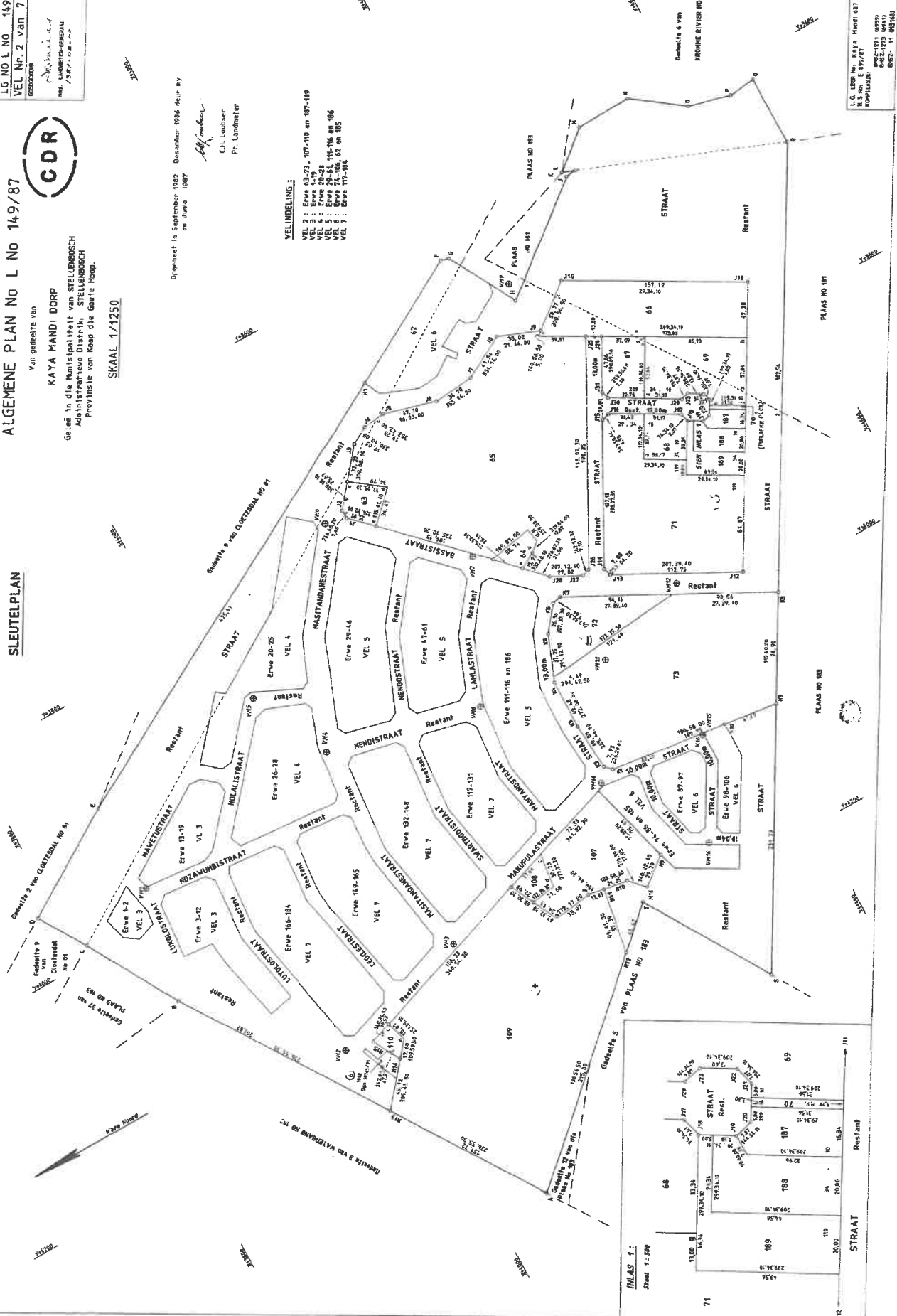
SLEUTELPLAN

Gedeelte 9 van CLOETZELNO 81

Gedeelte 3 van CLOETZELNO 81

Gedeelte 5 van CLOETZELNO 81

Gedeelte 6 van CLOETZELNO 81



C.A. Loube, Pr. Landmeter, Stellenbosch.

ALGEMENE PLAN No L No 149/87
 van gedeelte van
KAYA MANDI DORP
 Geleë in die Munisipaliteit van STELLENBOSCH
 Administratiewe Distrik, STELLENBOSCH
 Provinsie van Kaap die Goede Hoop.

SKAAL 1/300

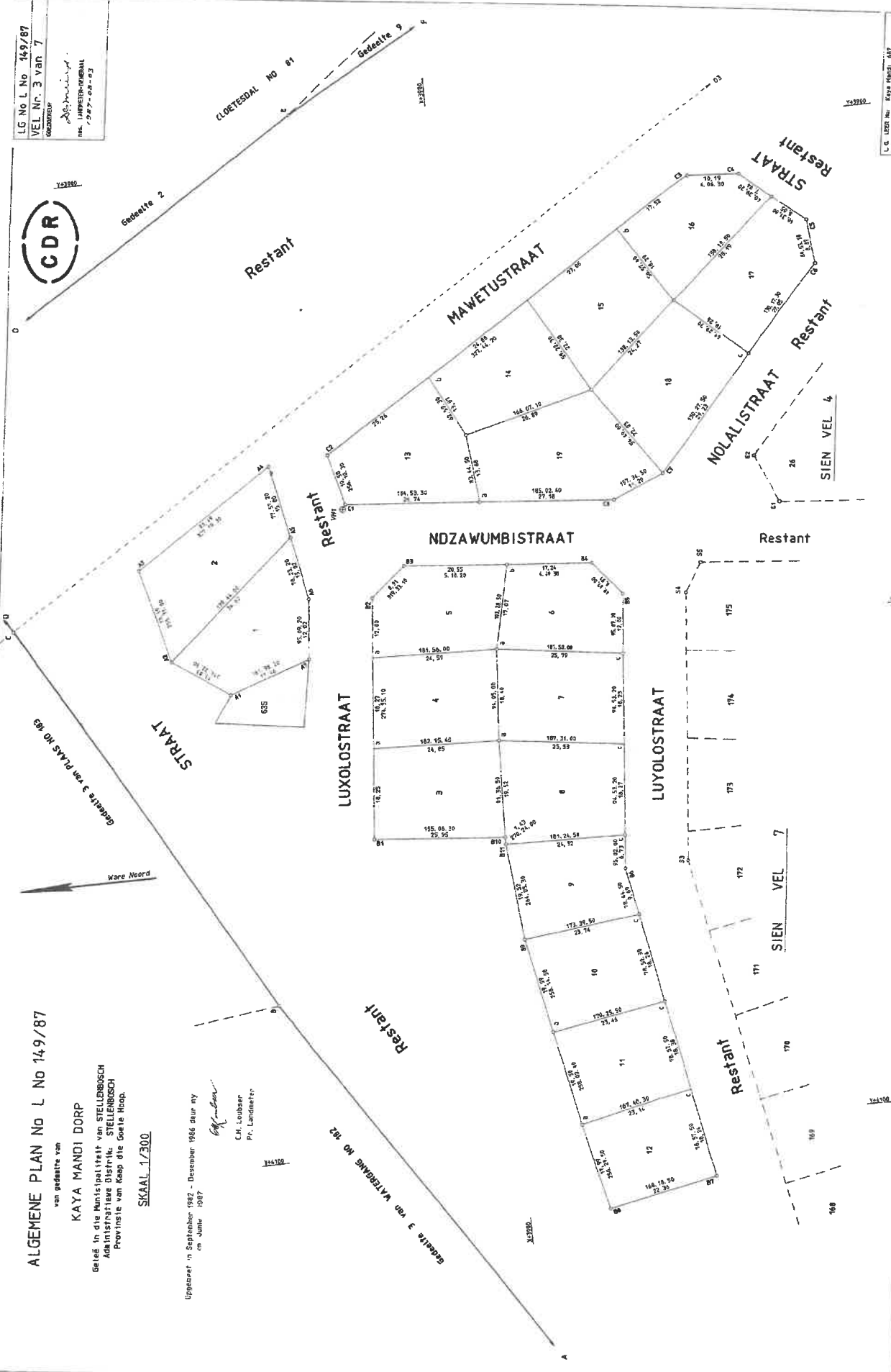
Opgeneem in September 1982 - Desember 1982 deur my
 en Junie 1987

C.A. Loube
 Pr. Landmeter



LG No L No 149/87
 VEL No. 3 van 7
 OORSKOEF
 149/87-03-01
 149/87-03-02

L.G. LIDEN No: Kaya Mandi 487
 N.S. No: E 877/87
 WERKPLAAT: 8852-1271 8852
 8852-1272 8852
 8852-1273 8852
 8852-1274 8852
 8852-1275 8852



LG NO L NO 149/87
 VEL N^o 4 van 7
 GEDIGTE
 J. Schreiner
 W. LINDNER-DEBBIAL
 7/87 08-03

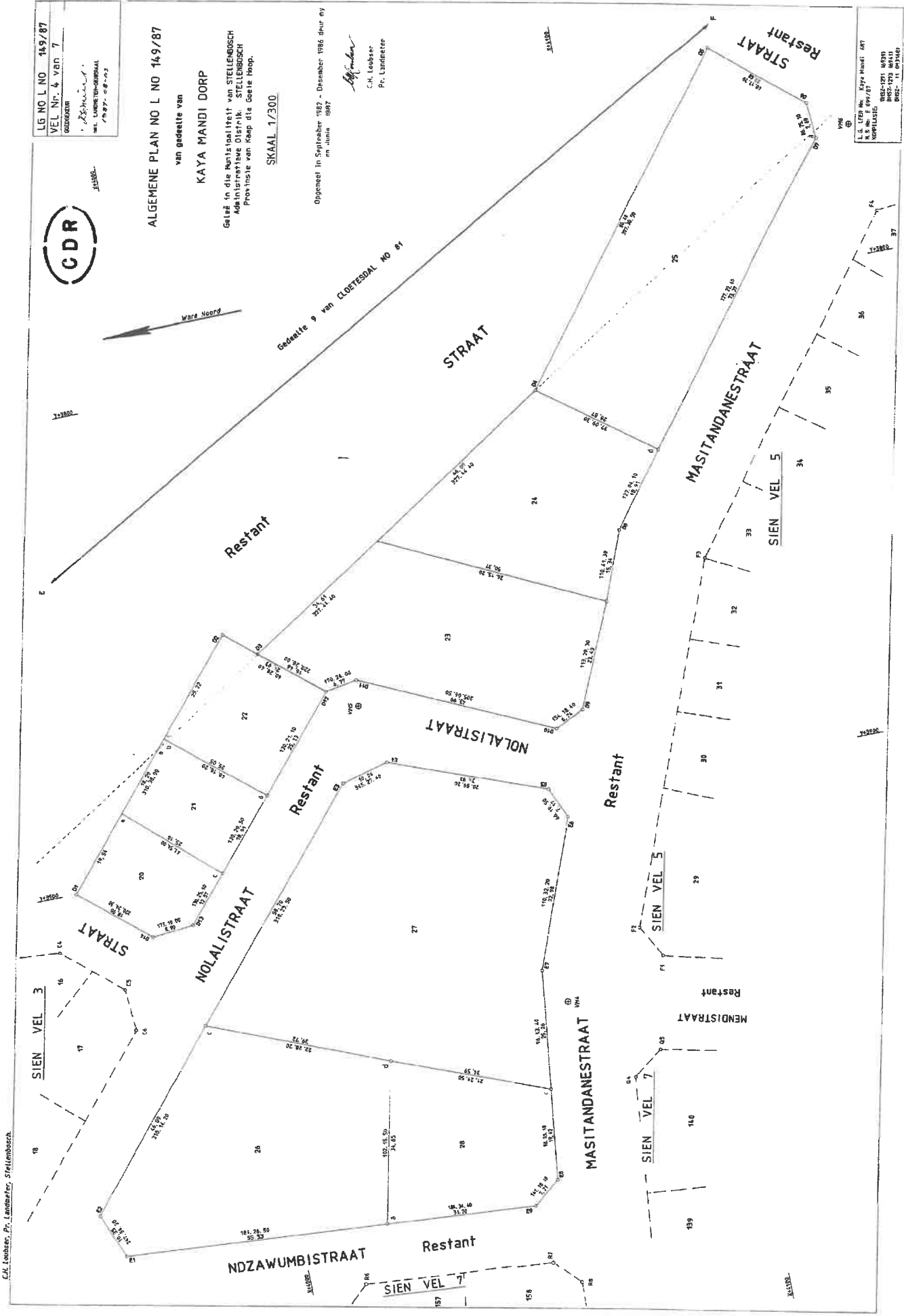


ALGEMENE PLAN NO L NO 149/87
 van gedeelte van
KAYA MANDI DORP
 Geleë in die Munisipaliteit van STELLENBOSCH
 Administratiewe Distrik. STELLENBOSCH
 Provinsie van Kaap die Goeie Hoop.
 SKAAL 1/300

Opgeneem in Desember 1986 deur my
 in Junie 1987

 C.H. Lombard
 Pr. Landmeter

L.S. LEBER M.C. DYE MANDI 487
 W. LINDNER-DEBBIAL
 0822-1971 0730
 0822-1973 0811
 0822-11 0700



C.H. Lombard, Pr. Landmeter, Stellenbosch

LE NO L NO 149/87
 VEL Nr. 5 van 7
 OORDEKER
 P. J. M. ...
 ...

CDR

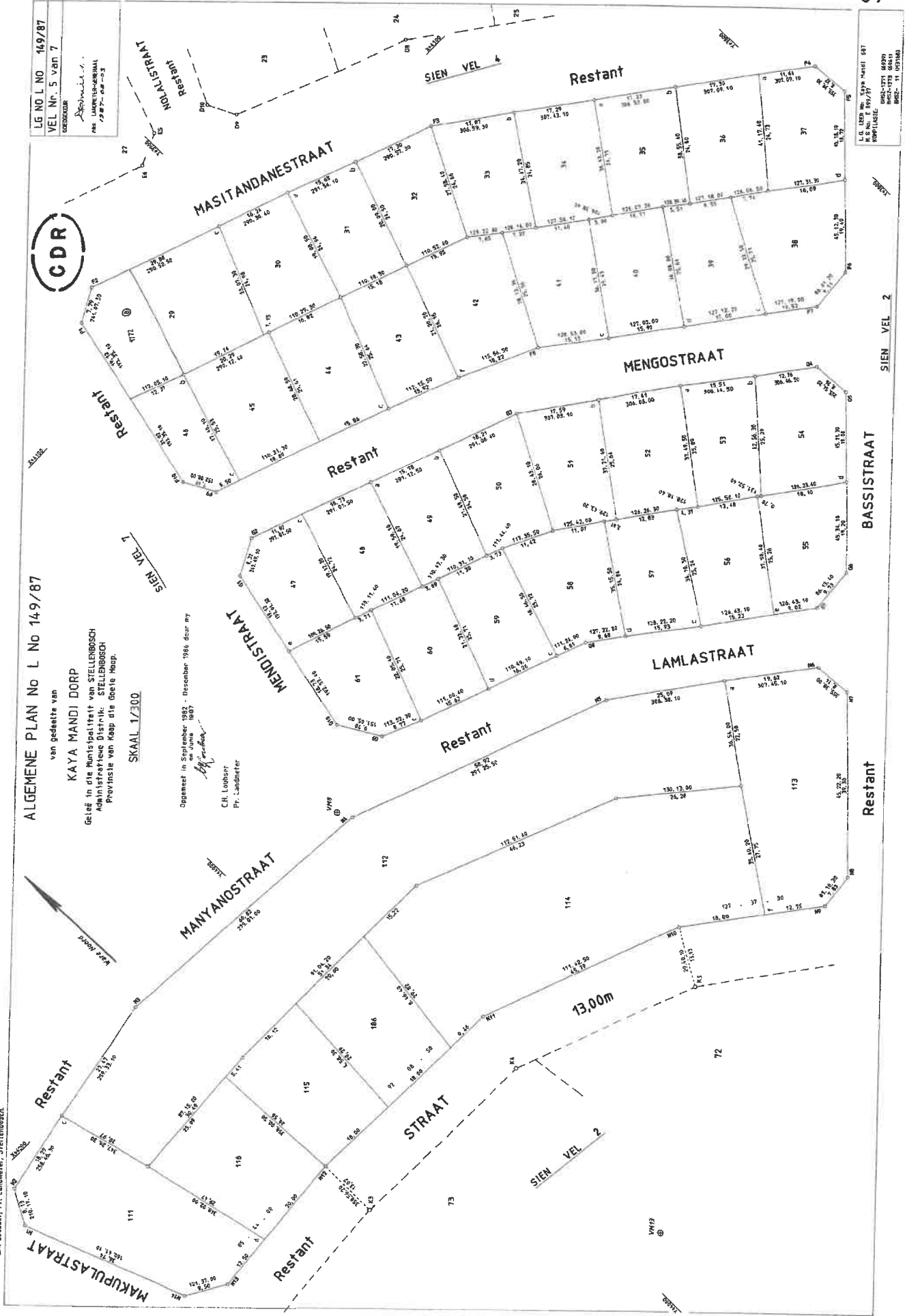
L.O. LINDEN No. 149/87
 N.S. No. 5 van 7
 OORDEKER
 ...

ALGEMENE PLAN No L No 149/87

van gedeelte van
KAYA MANDI DORP
 Geleë in die Munisipaliteit van STELLENBOSCH
 Administratiewe Distrik: STELLENBOSCH
 Provinsie van Kaap die Goete Hoop.

SKAAL 1/300

Opgemaak in September 1987 - Desember 1986 deur my
 op June 1987
 C.H. Louber
 Pr. Landmeter



SIEN VEL 2

BASSI STRAAT

Restant

SIEN VEL 2

STRAAT

13,00m

LAMLA STRAAT

MENGO STRAAT

MASITANDANESTRAAT

Restant

Restant

Restant

Restant

Restant

Restant

Restant

C.H. Louber, Pr. Landmeter, Stellenbosch.

LG NO L NO 149/87
VEL Nr. 6 van 7



ALGEMENE PLAN No L No 149/87

van gedeelte van
KAYA MANDI DORP
Gedeel in die Munisipaliteit van STELLENBOSCH
Administratiewe Distrik: STELLENBOSCH
Provinsie van Kaap die Gode Hoop.

SKAAL 1/300

Oopgemaak in September 1987 - Desember 1986 deur sy
M. Jansen 1987

M. Jansen

C.K. Louber
Pr. Landmeter

L. G. LEER No. Kaya Mandi 487
K.S. No. E 89/87
WATKOP
NO 1271 04390
BESK 1279 04410
W.S. No. 11 05189

Gedeelte 5 van die
PLAAS NO 183

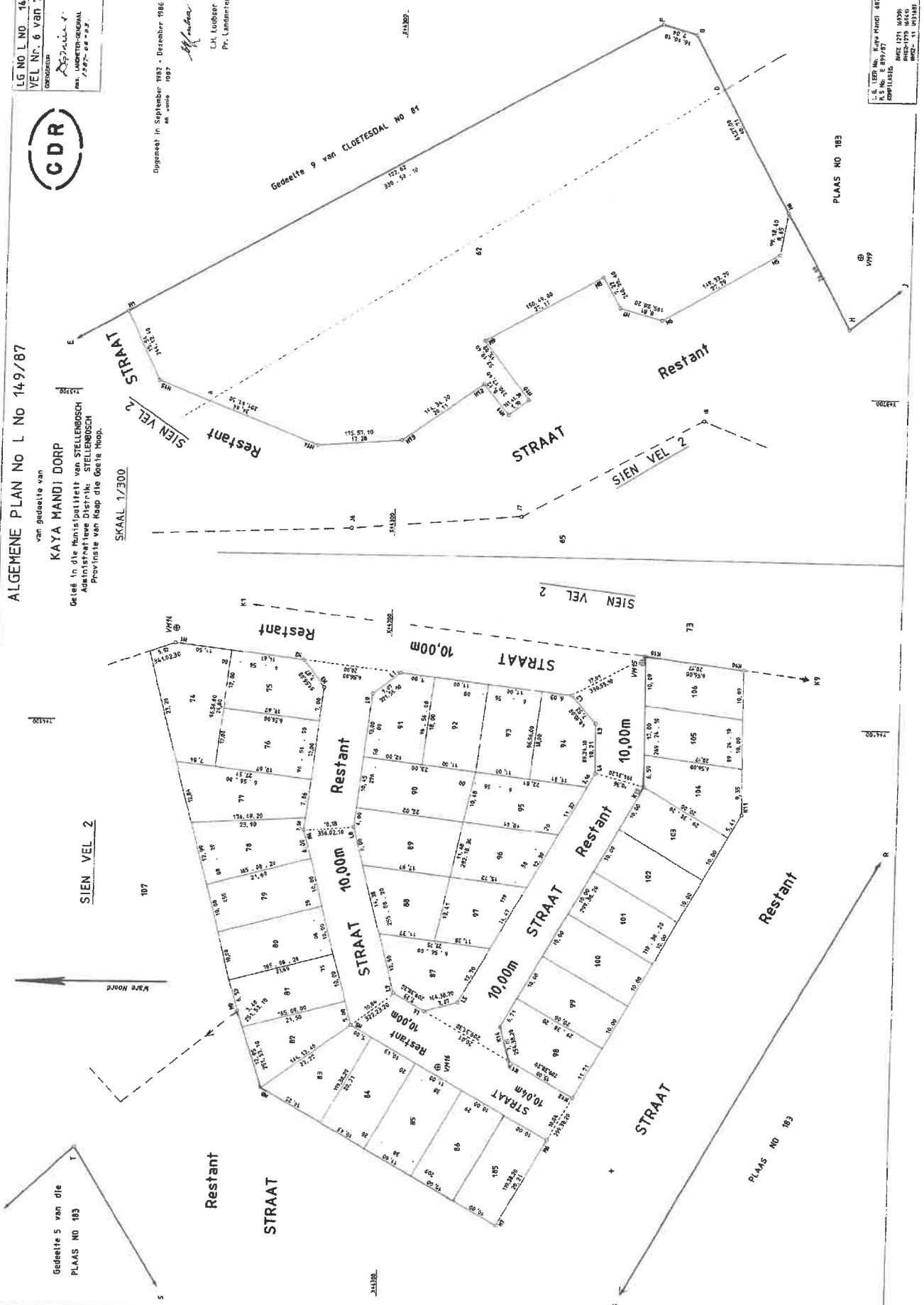
WANE NOORD

SIEN VEL 2

SIEN VEL 2

SIEN VEL 2

SIEN VEL 2



C.K. Louber, Pr. Landmeter, Stellenbosch

PLAAS NO 183

PLAAS NO 183

ANNEXURE C

**APPLICATION FOR REZONING,
CONSOLIDATION, SUDIVISION, AMENDMENT
OF GENERAL PLAN & DEPARTURES: ERVEN 112,
114, 115 & 116, KAYAMANDI (ALSO KNOWN
AS RED BRICKS HOSTELS, PROJECT 4B)**

**CONSOLIDATION PLAN/REZONING
PLAN/SUBDIVISIONAL
PLAN/DEPARTURE PLAN**

ANNEXURE D

**APPLICATION FOR REZONING,
CONSOLIDATION, SUDIVISION, AMENDMENT
OF GENERAL PLAN & DEPARTURES: ERVEN 112,
114, 115 & 116, KAYAMANDI (ALSO KNOWN
AS RED BRICKS HOSTELS, PROJECT 4B)**

APPLICANT'S MOTIVATION

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1. INTRODUCTION

1.1 BACKGROUND AND APPOINTMENT

The background information was sourced from a report prepared by Emile van der Merwe Town Planning Consultants in May 2020, titled "Kayamandi Housing Projects Appraisal: Status Quo and Statutory Requirements".

The Kayamandi Township was originally proclaimed in terms of the Black Communities Development Act, 1984 (Act 4 of 1984) and established as a development area with the creation of Erf 288, Kaya Mandi (34.4957ha in extent). The aforementioned erf was then subdivided in accordance with General Plan L149/1987 after which the township register was opened in terms of the Upgrading of Land Tenure Rights Act, 1991 (Act 112 of 1991).

Kayamandi was then extended in terms of Proclamation Notice G.K. 598/1991 with the acquisition of Portion 56 of Farm 183 (Erf 707), Portion 3 of Farm 181 (Erf 1070) and Portion 59 of Farm 183 (Erf 634). The new development area (18.5ha in extent) was then surveyed and established in terms of the Black Communities Development Act, 1984 (Act 4 of 1984) with the registration of General Plans 7988/1991, 3443/1991 and 7989/1991.

The former Stellenbosch Transitional Council commissioned the preparation of a Spatial Development Framework for Kayamandi in 1995 to guide and direct the severe development pressure that existed in the Kayamandi Township at the time. During this process a number of high priority housing projects were identified. This culminated in the approval of the Kayamandi SDF in September 1996 and the Housing Projects Plan in January 1997. The eight high priority housing projects that were identified included the following:

- Project 1: Costa Land Development (246 erven, greenfield development)
- Project 2: Snake Valley (132 erven, greenfield development)
- Project 3: Watergang (greenfield development)
- Project 4A: Rental Apartments (146 units, town centre upgrade)
- Project 4B: Red Brick Hostels (town centre upgrade)
- Project 5A: High Density Units (175 units, town centre upgrade)
- Project 5B: High Density Units (137 units, town centre upgrade)
- Project 8: Mpelazwe (town centre upgrade)

Although the abovementioned projects (excluding Project 3: Watergang) were implemented during this period, the majority of erven have never been formally registered in order to enable the individual transfer of these properties to their respectively beneficiaries. The main reason for the aforesaid challenge was that Stellenbosch Municipality did not have the necessary authority to consider and approve the formal amendments of the General Plans due to the statutory provisions that applied in terms of the Black Communities Development Act, 1984 (Act 4 of 1984).

Stellenbosch Municipality subsequently appointed **Plan 4 SA (Pty) Ltd** and a team of sub-consultants to assist the municipality in obtaining the necessary land use rights for five projects in Kayamandi, known as Projects 4A, 4B, 5A, 5B and 8 (Mpelazwe). This is necessary to enable the Municipality to finalise the formal registration of these properties with the Surveyor-General and the Deeds Office so that the title deeds of the properties can be transferred to their respective new owners.

The relationship of the aforementioned five projects to the original Erf 288 and Erf 1070 (Portion 3 of Farm 181) is shown in the following two diagrams:

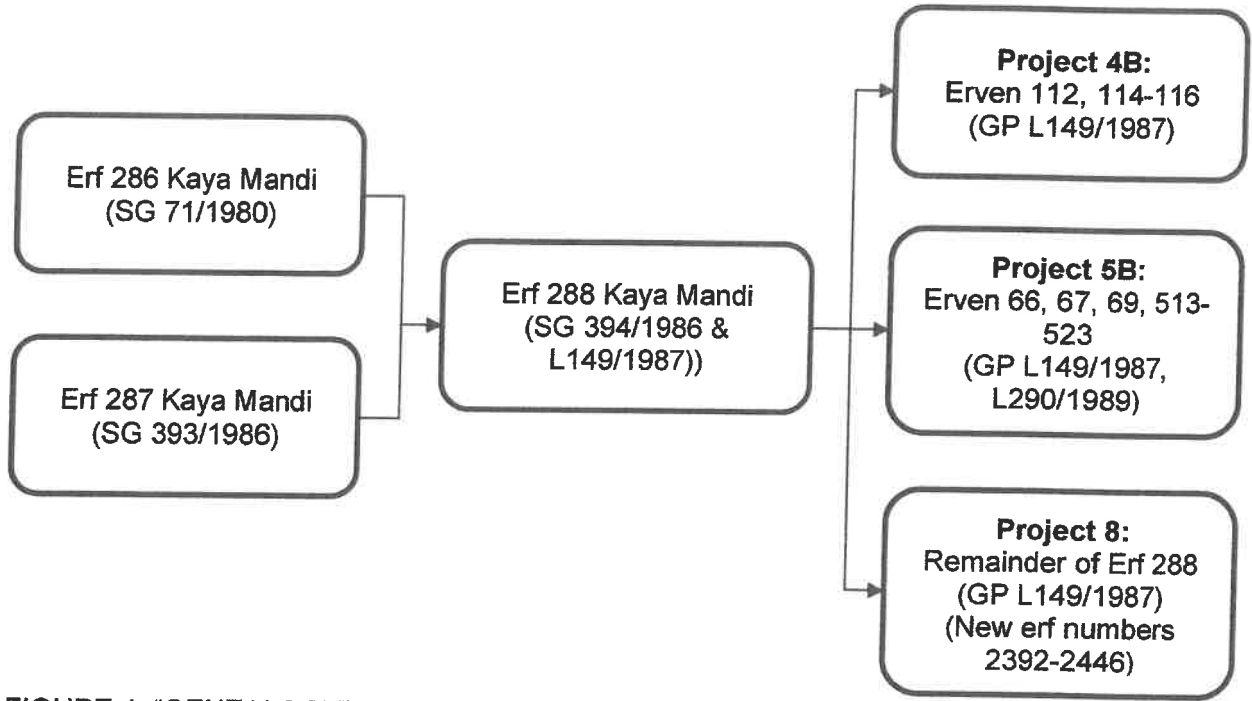


FIGURE 1: "GENEALOGY" OF ERF 288 KAYA MANDI

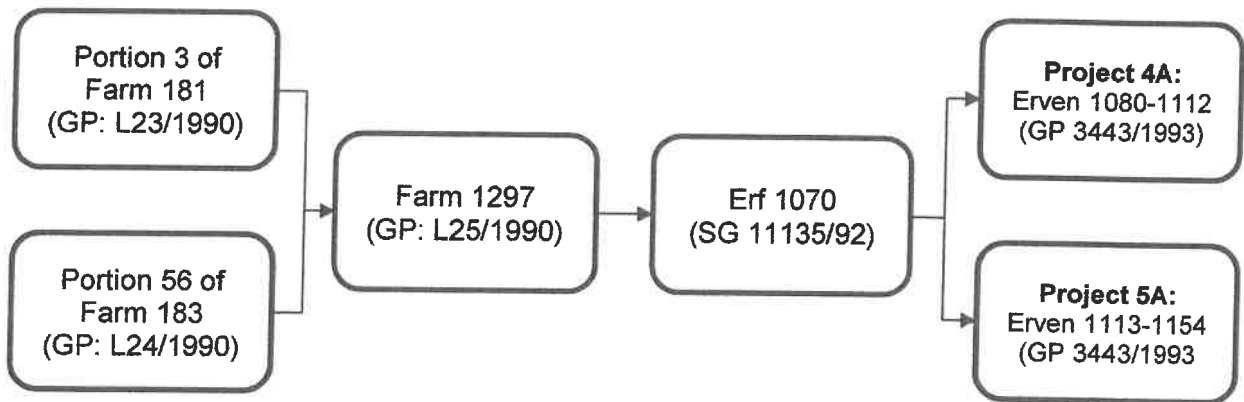


FIGURE 2: "GENEALOGY" OF ERF 1070 KAYA MANDI

1.2 POWER OF ATTORNEY

The owner of the property(ies) gave Power of Attorney to **PLAN 4 SA (Pty) Ltd** or its nominee (**Mr Martin Jonker; ID 7010175034083** and **SACPLAN Registration Number A/1090/1999**).

The aforesaid Power of Attorney is attached to the land use application as **ANNEXURE 1**.

1.3 REPORT LAYOUT

The report has been structured as follows:

- **Section 1: Introduction:** This section gives the background to the appointment and shows to whom power of attorney has been given to deal with this application.
- **Section 2: Land Use Application:** This section describes the purpose of the application; identifies the applicable by-law, zoning scheme and overlay zones; describes the types of land use application and finally indicates whether any national and provincial legislation are triggered by the application.
- **Section 3: Property Information:** This section provides basic information about the subject property(ies) such as its cadastral description, its extent, the title deed number of the property and whether there are any restrictive conditions in the title deed. Other information includes its current zoning, current land uses, whether there is a bond registered against the property, and whether there are any pending land claims or court cases/orders.
- **Section 4: Contextual Analysis:** This section analyses the site in terms of the characteristics of the surrounding area, its location and the surrounding zonings and land uses.
- **Section 5: Site Analysis:** In this section the site is analysed in terms of the availability of engineering services, roads & transport, servitudes, geotechnical status, topography, environmental and heritage characteristics.
- **Section 6: Development Proposal:** The proposed development or land use is described in more detail in this section including the proposed planning parameters.
- **Section 7: Planning Motivation in Support of the Application:** This section motivates the application from a planning perspective. It looks at, amongst others, the consistency of the application in terms of planning policies and frameworks.
- **Section 8: Conclusion:** Provides concluding remarks and recommendations regarding the application.

2. LAND USE APPLICATION

2.1 PURPOSE OF THE APPLICATION

This project, also known as Red Bricks Hostels, formed part of the Kayamandi hostel upgrading programme and was constructed in 2004. The purpose of this application is thus the following:

- To consolidate Erven 112, 114, 115 and 116 Kaya Mandi
- To subdivide the consolidated erf into 56 erven consisting of 51 residential erven and 5 public places.

2.2 APPLICABLE BY-LAW, ZONING SCHEME & OVERLAY ZONES

The following by-law and zoning scheme(s) are applicable to this land use application:

- Stellenbosch Municipal Land Use Planning By-Law, 2015; and the
- Stellenbosch Municipality: Zoning Scheme By-Law, 2019.

The subject properties fall outside the Historical Center of Stellenbosch.

2.3 EXEMPTIONS IN TERMS OF SECTION 60 OF LUPA (ACT 3 OF 2014)

The finalisation of the land use rights of the 5 x Kayamandi Projects (Projects 4A, 4B, 5A, 5B and 8), the registration of the properties with the SG's Office and the transfer of ownership to the beneficiaries has become a matter of extreme urgency.

It would be in the best interest of the beneficiary community to shorten the land use authorisation processes for these five (5) projects, due to, amongst others, the historical delays on these projects. One way to speed up the process of finalising the necessary land use approvals is to deal with it as a "technical approval" and not putting it through the normal advertisement (publication and serving of notices) processes. In this way, the approval timeframe can be shortened by at least 90-days.

In this regard, an application was made and motivated, in terms of Section 60 of the Western Cape Land Use Planning Act (Act 3 of 2014), to exempt all five (5) Kayamandi projects (known as 4A, 4B, 5A, 5B and 8) from the Publication and Serving of Notices as normally required by the provisions of Sections 43, 44 and 47 of LUPA (Act 3 of 2014).

A letter was subsequently drafted and submitted to the municipality on 1 September 2021 for their finalisation and submission to the Western Cape Province. The Stellenbosch Municipality's Executive Mayor signed the letter on 22 September 2021 after which it was submitted to the Western Cape MEC of Local Government, Environmental Affairs and Development Planning (DEADP).

In its letter dated 13 October 2021, the Minister of Local Government, Environmental Affairs and Development Planning approved the municipality's exemption request and stated the resolution as follows:

"That the request by Stellenbosch Municipality for authorisation for exemption in terms of Section 60(1) of the LUPA from the provisions of sections 43, 44 and 47 of LUPA in respect of the intended land use applications for Projects 4A, 4B, 5A, 5B and 8 as contained in your above-mentioned letter, to obtain the necessary land

*use rights for five housing projects in Kayamandi, Stellenbosch, **BE APPROVED** in terms of Section 60(1) of the LUPA."*

The exemption approval of the Minister was published in the Provincial Gazette on 19 October 2021 (PG Extraordinary 8507, Provincial Notice 129/2021 dated 19 October 2021).

The municipality's motivation letter, the Minister's letter of approval and the Provincial Gazette Notice is attached hereto as **ANNEXURE 2**.

2.4 TYPE OF LAND USE APPLICATIONS

Application is made in terms of **Section 15** of the **Stellenbosch Municipal Land Use Planning By-Law, 2015** for the following:

- The rezoning of Erven 112, 114, 115 and 116 Kaya Mandi in terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 from Multi-Unit Residential Zoning (MUR)¹ to Subdivisional Area Overlay Zone (SAO) to accommodate Less Formal Residential Zone (LFR) and Public Roads & Parking Zone (PR)² land uses.
- The consolidation of Erven 112, 114, 115 and 116 Kaya Mandi in terms of Section 15(2)(e) of the Stellenbosch Municipal Land Use Planning By-Law, 2015, to form one erf, namely proposed "Portion A" (approximately 7072m² in extent), as shown on **PLAN 2: CADASTRAL PLAN (4B)**.
- The subdivision of the consolidated "Portion A" in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 (as shown on **PLAN 3: SUBDIVISION PLAN (4B)**) to the following:
 - 51 x Less Formal Residential Zone (LFR) erven
 - 5 x Public Roads & Parking Zone (PR) erven
- The compilation and submission of an application to the Surveyor-General for the amendment of General Plan GP 149/1987 in terms of Section 15(2)(k) of the Stellenbosch Municipal Land Use Planning By-Law, 2015.
- A permanent departure on **coverage** in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2015, as follows:
 - Increase the coverage on unregistered erf 2332 from 80% to 94%
 - Increase the coverage on unregistered erf 2336 from 80% to 91%
 - Increase the coverage on unregistered erf 2344 from 80% to 84%
 - Increase the coverage on unregistered erf 2359 from 80% to 83%
- A permanent departure on **off-street parking** in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2015, by reducing the minimum required off-street parking bays from 1 bay per dwelling house to 0 bays per dwelling house on all residential erven³.
- A permanent departure on building lines (for "All other buildings" in the LFR Zone) in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 as follows⁴:

¹ The Status Quo Report indicates that the existing zoning is "Conventional Residential Zone". According to the Stellenbosch Municipality's latest zoning map (Kayamandi Zoning Scheme 2018, downloaded from the Municipality's website) the erven is currently zoned "Multi-Unit Residential". Ms Louisa Guntz confirmed in an email dated 13 April 2022 that the current zoning of these properties is Multi-Unit Residential.

² The Status Quo Report proposes the rezoning to Private Open Space (PrOS).

³ From an undated aerial photo it seems that 32 of the 51 residential erven does not have sufficient space to allow for off-street parking. Due to the fact that alternative parking is proposed on unregistered erven 2333, 2343, 2351, 2362 and 2369 (which is earmarked for Public Roads & Parking (PR Zone) purposes), it is therefore proposed that the parking bay requirement be amended from 1 bay per dwelling house to 0 bays per dwelling house on all residential erven in this development.

⁴ The building line parameters in the LFR Zone for "all other buildings" (except for shelters) are 1m (5m on a proclaimed road (S69(2)(h))) on the street boundary; 0m on one common boundary; and 1m on all other common boundaries.

- A departure on the street boundary building lines is proposed from 1m to 0m on one of the street building lines on the following unregistered erven: 2327, 2329, 2332, 2334, 2336, 2337, 2342, 2346, 2348, 2352, 2363, 2366, 2367, 2374, 2375, and 2378.
- A departure on the street boundary building lines is proposed from 1m to 0m on two of the street building lines on the following unregistered erven: 2344
- A departure on the common boundary building lines is proposed from 0m on one common boundary to 0m on two common boundaries on the following unregistered erven: 2324, 2325, 2328, 2331, 2335, 2336, 2338, 2339, 2341, 2345, 2347, 2348, 2350, 2353, 2355, 2356, 2361, 2364, 2366, 2367, 2371, 2372, and 2377.
- A permanent departure on building lines (for "Shelters" in the LFR Zone) in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 as follows⁵:
 - A departure on the street boundary building lines is proposed from 1m to 0m on one street building line on the following unregistered erven: 2325, 2331, 2335, 2339, 2347, 2349, 2350, 2356, 2366, 2367, 2372, 2373.
 - A departure on the street boundary building lines is proposed from 1m to 0m on two street building lines on the following unregistered erven: 2334, 2337, 2352, 2368, 2378.
 - A departure on the street boundary building lines is proposed from 1m to 0m on three street building lines on the following unregistered erven: 2332, 2363.
 - A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on one common boundary on the following unregistered erven: 2326, 2334, 2337, 2341, 2347, 2349, 2350, 2352, 2356, 2361, 2363, 2367, 2375, 2378.
 - A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on two common boundaries on the following unregistered erven: 2325, 2327, 2330, 2331, 2335, 2336, 2339, 2358, 2366, 2372, 2373.
 - A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on three common boundaries on the following unregistered erven: 2357, 2359, 2368.

⁵ The building line parameters in the LFR Zone for "Shelters" are 1m (5m on a proclaimed road (S69(2)(h))) on the street boundary; and 1m on all common boundaries.

2.5 APPROVAL REQUIRED IN TERMS OF OTHER LEGISLATION (IF APPLICABLE)

The following table indicates whether the proposed land use triggers any approvals required in terms of the Spatial Planning and Land Use Management Act (SPLUMA), Act 16 of 2013.

TABLE 1: SPLUMA (Act 16 of 2013) TRIGGERS

APPLICABLE SECTIONS OF SPLUMA	TRIGGERED (YES / NO / N/A)	COMMENTS
<p>Status of spatial development frameworks S22(1)</p> <p>A Municipal Planning Tribunal or any other authority required or mandated to make a land development decision in terms of this Act or any other law relating to land development, may not make a decision which is inconsistent with a municipal spatial development framework</p>	No	The proposed development is consistent / compliant with the latest approved SDF. Refer to Section 7 of this report.
<p>S22(2)</p> <p>Subject to section 42, a Municipal Planning Tribunal or any other authority required or mandated to make a land development decision, may depart from the provisions of a municipal spatial development framework only if site-specific circumstances justify a departure from the provisions of such municipal spatial development framework.</p>	No	It is not necessary to depart from the provisions of the SDF.
<p>Development application affecting national interest S52.(1)</p> <p>Subject to the Promotion of Administrative Justice Act, 2000 (Act No. 3 of 2000), a land development application must be referred to the Minister where such an application materially impacts on –</p> <p>(a) matters within the exclusive functional area of the national sphere in terms of the Constitution;</p> <p>(b) strategic national policy objectives, principles or priorities, including food security, international relations and co-operation, defence and economic unity; or</p> <p>(c) land use for a purpose which falls within the functional area of the national sphere of government.</p>	No	This section is not triggered.
<p>S52.(2)</p> <p>A land development application must be referred to the Minister where the outcome of the application –</p> <p>(a) may be prejudicial to the economic, health or security interests of one or more provinces or the Republic as a whole; or</p> <p>(b) may impede the effective performance of the functions by one or more municipalities or provinces relating to matters within their functional area of legislative competence.</p>	No	This section is not triggered.

APPLICABLE SECTIONS OF SPLUMA		TRIGGERED (YES / NO / N/A)	COMMENTS
S52.(3)	Where an applicant believes that his or her application is likely to affect the national interest, he or she must submit a copy of that application to the Minister.	No	This section is not triggered.

The following table indicates whether any other national legislation is triggered by the proposed change in land use.

TABLE 2: OTHER NATIONAL LEGISLATIVE TRIGGERS

OTHER NATIONAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
National Heritage Resource Act, 1999 (Act 25 of 1999)	Sections that trigger the need to submit a Notification of Intent to Develop		HWC confirmed in a letter dated 3 September 2021 that "since there is no reason to believe that the proposed subdivision and rezoning on various erven in Kyamandi Stellenbosch, will impact on heritage resource, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required". The letter from HWC is attached hereto as ANNEXURE 11 .
	S38(1)(a) Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length	No	This section is not triggered.
	S38(1)(b) Construction of a bridge or similar structure exceeding 50m in length	No	This section is not triggered.
	S38(1)(c) Any development or activity that will change the character of a site – i. Exceeding 5,000m ² in extent; or ii. Involving three or more existing erven or subdivisions thereof; or iii. Involving three or more divisions thereof which have been consolidated within the past five years.	No	This section is not triggered. The properties are already developed, and its character will not be changed. The purpose of this application is to legalize the existing land uses, then register the properties with the SG's Office after which it can be transferred to the intended beneficiaries.

OTHER NATIONAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
	S38(1)(d) Rezoning of a site exceeding 10,000m ² in extent.	No	This section is not triggered. The properties are already developed and used for its intended purpose. The purpose of this application is to legalize the existing land uses; then register the properties with the SG's Office after which it can be transferred to the intended beneficiaries.
	S38(1)(e) Any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority.	No	To the best of our knowledge and interpretation, the proposed development does not trigger any other category of development as referred to in this Section of the Act.
National Environmental Management Act, 1998 (Act 107 of 1998); EIA Regulations, 2014 (GN No. R. 982, R. 983, R.984 and R.985), as amended (amended 7 April 2017)	Listing Notice 1 of 2014 (as amended 7 April 2017) Listing Notice 2 of 2014 (as amended 7 April 2017) Listing Notice 3 of 2014 (as amended 7 April 2017)	No	The Western Cape Department of Environmental Affairs and Development Planning (DEADP) confirmed in a letter dated 25 August 2021 that no listed activities in terms of the NEMA EIA Regulations 2014 (as amended) are triggered and therefore no environmental authorisation is required for these projects. The letter from WC DEADP is attached hereto as ANNEXURE 10 .
National Environmental Management: Biodiversity Act (Act No. 10 of 2004) list of ecosystems that are threatened and in need of protection, (G 34809, GN 1002), 9 December 2011	Any process or activity identified in terms of section 53(1) of the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004) – will trigger Activity 30 on EIA Listing Notice 1 of 2014 (as amended 7 April 2017). List of Threatened Terrestrial Ecosystems (Government Gazette, 2011)	No	The Western Cape Department of Environmental Affairs and Development Planning (DEADP) confirmed in a letter dated 25 August 2021 that no listed activities in terms of the NEMA EIA Regulations 2014 (as amended) are triggered and therefore no environmental authorisation is required for these projects. The letter from WC DEADP is attached hereto as ANNEXURE 10 .
Environmental Conservation Act, 1989 (Act 73 of 1989), GN R.1182 dated 5 September 1997, GN R.1355 dated 17 October 1997, GN R.448 dated 27 March 1998, GN R.670 dated 10 May 2002 GN R.672 dated 10 May 2002	Part 5 (Control of Activities which may have Detrimental Effect on the Environment), Section 21	No	To the best of our knowledge and interpretation, the proposed development does not trigger any listed activity in terms of this Act which requires Environmental Authorisation.

OTHER NATIONAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),	Chapter 4, Part 2 (Listing of activities resulting in atmospheric emissions) Chapter 5 (Licensing of Listed Activities)(Atmospheric Emissions Licenses)	No	To the best of our knowledge and interpretation, the proposed development does not trigger any listed activity in terms of this Act which requires the issuing of an Atmospheric Emissions License.
National Environmental Management: Waste Act, 2008 (Act 59 of 2008),	Chapter 4, Part 4, Section 19: Listed waste management activities (Schedule 1 of the Act) Chapter 4, Part 8 (Contaminated Land)(Decommissioning of existing facilities, structures or infrastructure) Chapter 5 (Licensing of Waste Management Activities)(Waste Management Licenses)	No	To the best of our knowledge and interpretation, the proposed development does not trigger any listed activity in terms of Schedule 1A or Schedule 1B of the Act which requires a Waste Management License.
National Water Act, 1998 (Act 36 of 1998)	Chapter 4 (Use of Water) Schedule 1 (Permissible Use of Water)	No	To the best of our knowledge and interpretation, the proposed development does not trigger any listed activity in terms of this Act which requires the issuing of a Water Use License.
Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	S3 Subject to the provisions of section 2 – (a) agricultural land shall not be subdivided; S4(1) Any application for the consent of the Minister for the purposes of section 3 shall be lodged with the Secretary and shall be in such form and be accompanied by such plans, documents and information as are determined by the Secretary.	No	The properties are located within the existing urban edge. The properties are furthermore owned by the Stellenbosch Municipality. "1. In this Act, unless the context otherwise indicates – (f) "agricultural land" means any land, except – (c) land of which the State is the owner or which is held in trust by the State or a Minister for any person;".
Conservation of Agricultural Resources Act, 1983 (Act 43 of 1983)	"2. (1) Subject to the provisions of subsection (2) this Act shall not apply- (a) to any land which is situated in an urban area; (2) (a) The provisions of this Act relating to weeds and invader plants shall also apply to land which is situated within an urban area."	No	To the best of our knowledge and interpretation, the proposed development does not trigger any listed activity or authorisation in terms of this Act.
Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		No	N/A The proposed development does not involve Major Hazard Installations.

OTHER NATIONAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
Advertising on Roads and Ribbon Development Act, 1940 (Act 21 of 1940)	Section 2: Prohibition of certain advertisements visible from public roads Section 9: Prohibition of erection of structures near certain roads Section 10: Restriction of access to land through fence etc., along certain roads Section 11: Restriction on establishment or extension of townships	No	To the best of our knowledge and interpretation, the proposed development does not trigger any listed activity or authorisation in terms of this Act.

The following table indicates whether the proposed use triggers any provincial legislative approvals.

TABLE 3: PROVINCIAL LEGISLATIVE TRIGGERS

PROVINCIAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
Western Cape Land Use Planning Act, 2014 (Act 3 of 2014)	Compliance or consistency with, and deviation from, spatial development frameworks or structure plans S19(1) If a spatial development framework or structure plan specifically provides for the utilisation or development of land as proposed in a land use application or land development application, the proposed utilisation or development is regarded as complying with that spatial development framework or structure plan.	Yes	The proposed development is compliant with the latest approved SDF. Refer to Section 7 of this report.
	S19(2) If a spatial development framework or structure plan does not specifically provide for the utilisation or development of land as proposed in a land use application or a land development application, but the proposed utilisation or development is not in conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilisation or development is regarded as being consistent with that spatial development framework or structure plan.	No	The proposed development is compliant with the latest approved SDF. Refer to Section 7 of this report.
	S19(3) If the proposed utilisation or development of land in a land use application or a land development application does not comply with and is not consistent with the relevant designation for the utilisation of land in an applicable spatial development framework or structure plan, the proposed utilisation or development deviates from that spatial development framework or structure plan.	No	N/A

PROVINCIAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
	Provincial comment on land use applications S45(1) A municipality must refer a land use application relating to the following to the Head of Department for written provincial comment once the application is complete in accordance with the requirements of the municipality and section 42:	No	N/A
	S45(1)(a) a development outside the municipality's planned outer limit of urban expansion as reflected in its municipal spatial development framework;	No	The proposed development is located within the urban edge.
	S45(1)(b) if the municipality has no approved municipal spatial development framework, a development outside the physical edge, including existing urban land use approvals, of the existing urban area;	No	N/A
	S45(1)(c) a rezoning of land zoned for agricultural or conservation purposes;	No	N/A
	S45(1)(d) any development as determined by the municipal manager;	No	N/A
	S45(1)(e) development as prescribed that affects a provincial functional area;	No	N/A
	S45(1)(f) any other category of land use applications as may be prescribed for the purpose of supporting and strengthening the capacity of municipalities.	No	N/A

PROVINCIAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
	<p>Provincial approval of land development S53(1)</p> <p>No person may without an approval under subsection (2) or an exemption under subsection (3) develop land that will have a substantial effect on—</p> <p>(a) the orderly, coordinated or harmonious development of a region or the Province;</p> <p>(b) the general welfare of the inhabitants of a region or the Province; or</p> <p>(c) agriculture,</p> <p>due to—</p> <p>(i) the nature or scale of the proposed land use; or</p> <p>(ii) the cumulative effect of multiple developments.</p>	No	N/A
	<p>S53(2)</p> <p>The owner of the land concerned or a person authorised by the owner may apply to the Head of Department for approval to develop land that will have the effect contemplated in subsection (1).</p>	No	N/A because S53(1) of LUPA (Act 3 of 2014) is not triggered.
	<p>S53(3)</p> <p>"(3) The Provincial Minister may exempt categories of land development from requiring approval under subsection (1) in one or more of the following circumstances:</p> <p>(a) where the land development complies with the applicable spatial development frameworks;</p> <p>(b) where the land development is consistent with other provincial policy;</p> <p>(c) to provide for government infrastructure projects; or</p> <p>(d) where provincial approval was granted in terms of other legislation."</p>	No	N/A because S53(1) of LUPA (Act 3 of 2014) is not triggered.

PROVINCIAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
<p>Western Cape Land Use Planning Regulations, 2015 (Provincial Gazette 7412 dated 26 June 2015)(P.N. 203/2015)</p> <p>Western Cape Land Use Planning Regulations, 2019 (Provincial Gazette 8083 dated 15 April 2019)(P.N. 51/2019)</p>	<p>Land development requiring provincial approval and exempted categories of land development Reg 10.(1) Subject to subregulation (2), land development contemplated in section 53(1) read with section 53(4) of the Act consists of the following categories:</p> <p>(a) proposed land development—</p> <p>(i) in respect of which an approval in terms of the Ordinance does not exist immediately before the commencement of the Act; and</p> <p>(ii) that falls within a category of land development that has been listed in the Provincial Gazette as a category that requires approval under section 53(1) of the Act;</p> <p>(b) proposed land development that utilises an area of five hectares or more of agricultural land that has been cultivated or irrigated during the 10-year period immediately preceding the proposed land development that involves urban development or urban expansion, including residential, resort, business, industrial and community development, utility services or transport uses, but excluding agricultural land uses or land development ordinarily associated with agricultural use such as agricultural storing and packing facilities, agricultural industries or accommodation for bona fide agricultural workers;”</p> <p>(c) proposed land development for prospecting, mining or quarrying that utilises an area of five hectares or more of agricultural land;</p> <p>(d) proposed land development for any shale gas mining activity, but excluding any exploration activities involving seismic testing and stratified drilling;</p> <p>and</p> <p>(e) proposed land development for any nuclear electricity generation facility.</p>	<p>No</p>	<p>N/A because S53(1) of LLUPA (Act 3 of 2014) is not triggered.</p>

PROVINCIAL LEGISLATION	APPLICABLE SECTIONS	TRIGGERED (YES / NO / N/A)	COMMENTS
	<p>Reg 10.(2)</p> <p>The following categories of land development contemplated in subregulation (1) are exempted under section 53(3) of the Act from requiring approval under section 53(1) of the Act:</p> <p>(a) proposed land development in respect of which a provincial approval exists immediately before the commencement of the Act in terms of any of the following legislation:</p> <p>(i) section 24(2) of the National Environmental Management Act, 1998 (Act 107 of 1998), excluding an approval that is suspended in terms of section 43(7) of that Act;</p> <p>(ii) section 3 or 14 of the Less Formal Township Establishment Act, 1991 (Act 113 of 1991);</p> <p>(iii) regulations 2 to 7 of the regulations made under section 66(1) of the Black Communities Development Act, 1984 (Act 4 of 1984), published under Government Notice R. 1897/1986 in Government Gazette 10431 of 12 September 1986;</p> <p>(iv) regulation 16, 17, 19(5) or 19(7) of the regulations made under section 66(1) of the Black Communities Development Act, 1984, published under Provincial Notice 733/1989 in Provincial Gazette 4606 of 22 September 1989;</p> <p>(v) section 20 of the Rural Areas Act, 1987 (Act 9 of 1987);</p> <p>(b) proposed land development that is specifically provided for in the applicable local municipal spatial development framework that was submitted to the Provincial Minister as contemplated in section 14 of the Act.</p>	N/A	N/A because S53(1) of LUPA (Act 3 of 2014) is not triggered. Regulation 10.(2)(b) applies to this land use application.

2.6 AFFECTED SURROUNDING PROPERTY OWNERS

A meeting was held via MS Teams on Friday, 27 August 2021 (at 09h00) to discuss the project with officials from the Stellenbosch Municipality's Town Planning Department. The meeting was attended by the following people:

- Stiaan Carstens, Stellenbosch Municipality
- Chrizelle Kriel, Stellenbosch Municipality
- Lester van Stavel, Stellenbosch Municipality
- Shaun October, Stellenbosch Municipality
- Martin Jonker, Plan 4 SA (Pty) Ltd

It was recommended at this meeting that due to, amongst other reasons, the project's history and urgency to finalise the land use rights and transfer of ownership, this land use application be exempted (in terms of Section 60 of the Western Cape LUPA, Act 3 of 2014) from the publication and serving of notices as required by Sections 43 and 44 of LUPA (Act 3 of 2014) and the similarly relevant Sections 45 and 46 of the Stellenbosch Municipality: Land Use Planning By-Law (2015).

A letter was subsequently drafted and submitted to the municipality on 1 September 2021 for their finalisation and submission to the Western Cape Province. The Stellenbosch Municipality's Executive Mayor signed the letter on 22 September 2021 after which it was submitted to the Western Cape MEC of Local Government, Environmental Affairs and Development Planning (DEADP).

In its letter dated 13 October 2021, the Minister of Local Government, Environmental Affairs and Development Planning approved the municipality's exemption request and stated the resolution as follows:

*"That the request by Stellenbosch Municipality for authorisation for exemption in terms of Section 60(1) of the LUPA from the provisions of sections 43, 44 and 47 of LUPA in respect of the intended land use applications for Projects 4A, 4B, 5A, 5B and 8 as contained in your above-mentioned letter, to obtain the necessary land use rights for five housing projects in Kayamandi, Stellenbosch, **BE APPROVED** in terms of Section 60(1) of the LUPA."*

The exemption approval of the Minister was published in the Provincial Gazette on 19 October 2021 (PG Extraordinary 8507, Provincial Notice 129/2021 dated 19 October 2021).

The municipality's motivation letter, the Minister's letter of approval and the Provincial Gazette Notice is attached hereto as **ANNEXURE 2**.

In terms of the aforementioned exemption, it is therefore not required to notify surrounding property owners of the land use application.

3. PROPERTY INFORMATION

3.1 PROPERTY DESCRIPTION & EXTENT

The property descriptions, their extent and relevant General Plan / SG Diagram information is summarised in the table below.

TABLE 4: PROPERTY CADASTRAL INFORMATION

ERF NUMBER	TOWNSHIP	SIZE		GP / SG DIAGRAM
		m ²	ha	
112	Kaya Mandi	3,443	0.3443	L149/87
114	Kaya Mandi	2,406	0.2406	L149/87
115	Kaya Mandi	573	0.0573	L149/87
116	Kaya Mandi	650	0.0650	L149/87
TOTAL		7,072	0.7072	

The SG Diagram(s) / General Plan(s) is attached to the land use application as **ANNEXURE 3**.

3.2 OWNERSHIP & TITLE DEED

The properties are owned by the Stellenbosch Municipality. The Title Deeds associated with each property is shown in the following table.

TABLE 5: TITLE DEED INFORMATION

PROJECT	TITLE DEEDS	ERF NUMBERS	SUBDIVIDED FROM	TOWNSHIP
4B	T10210/2009	112	Erf 288	Kaya Mandi
4B	T10212/2009	114	Erf 288	Kaya Mandi
4B	T10213/2009	115	Erf 288	Kaya Mandi
4B	T10214/2009	116	Erf 288	Kaya Mandi

Proof of registered ownership is attached to the land use application as **ANNEXURE 4**. The Title Deed(s) is attached to the land use application as **ANNEXURE 5**.

3.3 CONVEYANCING CERTIFICATE & TITLE DEED RESTRICTIONS

A Conveyancing Certificate has been issued for each of the properties by Messrs STBB and is attached to the land use application as **ANNEXURE 6**.

Clauses B(l) and C of T10210/2009, T10212/2009, T10213/2009 and T10214/2009 stipulates conditions relating to the use of land, whilst Clause D stipulates servitudes that may be registered over or in favour of the property.

The conditions relating to the use of the land do NOT restrict the existing (proposed) use of the land for residential purposes.

The land surveyor (Mr Damien Burger) confirmed in an email dated 15 November 2021 that the servitudes mentioned in the title deeds and the SG Diagrams are all servitudes that the properties are entitled to, so they will not affect the layout as the properties are not subject to any servitudes.

In an email dated 25 January 2022, Mrs Annemarie van Vuuren (of Messrs STBB) confirmed the following:

"... We have perused all the title deeds and we could not identify any condition restricting the use of the Kaya Mandi properties for residential purposes. We further confirm that it will not be necessary to apply for the removal of any restrictive conditions...."

3.4 CURRENT ZONING

The application properties are currently zoned as follows:

TABLE 6: CURRENT ZONING

PROJECT	EXISTING ERF NUMBERS	TOWNSHIP	CURRENT ZONING
4B	112, 114-116	Kaya Mandi	Multi-Unit Residential Zone (MUR)

The email of Ms Louisa Guntz dated 13 April 2022 which confirms the current zoning is attached to the land use application as **ANNEXURE 7**.


3.5 EXISTING BUILDINGS & LAND USES

The properties are already built-up and includes buildings used for residential purposes.

TABLE 7: EXISTING BUILDINGS & LAND USES

EXISTING BUILDINGS	EXISTING LAND USES	LEGAL STATUS (Authorised or Unauthorised)	IF "UNAUTHORISED", IS THIS APPLICATION TO LEGALIZE THE LAND USE?
Used for Residential purposes	Residential	Unauthorised	Yes

Examples of the existing land uses for each project are shown in the table below.

PROJECT	EXISTING LAND USES	PHOTOS
4B	51 x Formal Dwelling Units currently located on Erven 112, 114, 115 and 116 Kaya Mandi.	 <p data-bbox="948 663 1206 696">View along Mdala Street</p>

3.6 BOND HOLDER

There are no bonds registered against the subject property(ies).

3.7 PENDING LAND CLAIMS

The Office of the Regional Land Claims Commissioner: Western Cape confirmed in a letter dated 13 August 2021 that "...at the date of this letter no land claims appear on our database in respect of ..." the subject properties.

The letter from the Western Cape Regional Land Claims Commissioner is attached hereto as **ANNEXURE 8**.

3.8 PENDING COURT CASES / ORDERS

The conveyancer (Mrs Annemarie van Vuuren of Messrs STBB) confirmed in an email dated 25 January 2022 the following:

"...It is also confirmed that, during our investigation, we did not pick up any pending court cases or orders, noted in the deeds office...."

4. CONTEXTUAL ANALYSIS

4.1 LOCATION & PHYSICAL ADDRESS

Project 4B is located between Manyano, Lamla, Bassi and Noumela Streets in Ward 13, in the Old Township Area of Kayamandi, Stellenbosch. The coordinates of the approximate center point of this project are 33°55'02" S and 18°50'53" E.

The location is shown in the image below and on **PLAN 1: LOCALITY PLAN**.

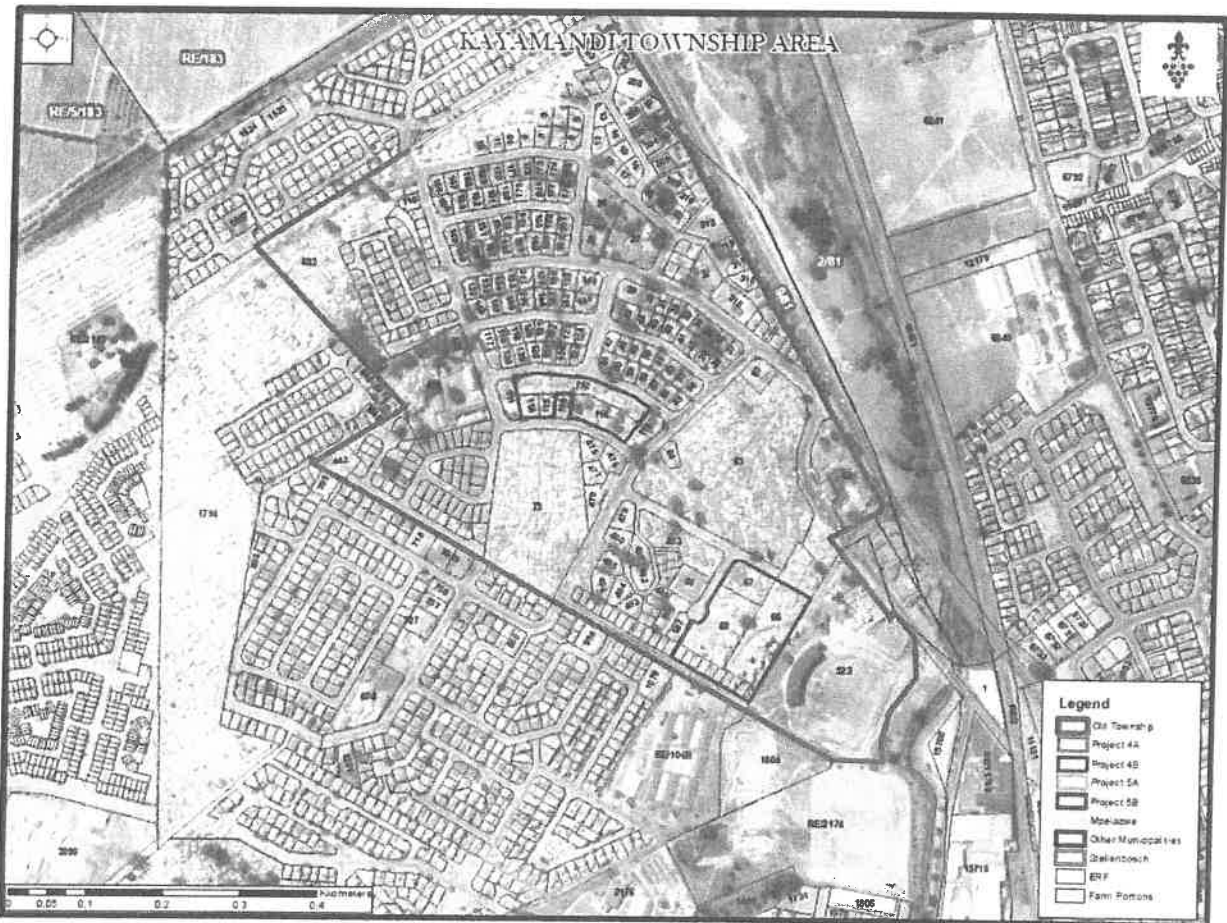


IMAGE 1: LOCATION OF KAYAMANDI PROJECT 4B

4.2 SURROUNDING ZONINGS AND LAND USES

Stellenbosch town has 5 independent urban villages characterised by mixed-uses and mixed-income. Kayamandi is located in the northern part of the town and houses the lower income communities of Stellenbosch.

The subject properties are surrounded by a mix of land uses that includes mainly less formal residential units, multi-unit residential, education uses (school), private open spaces (stadium) and other mixed uses.

The Stellenbosch Municipality Zoning Scheme By-Law's (2019) zoning map for Kayamandi is shown below.

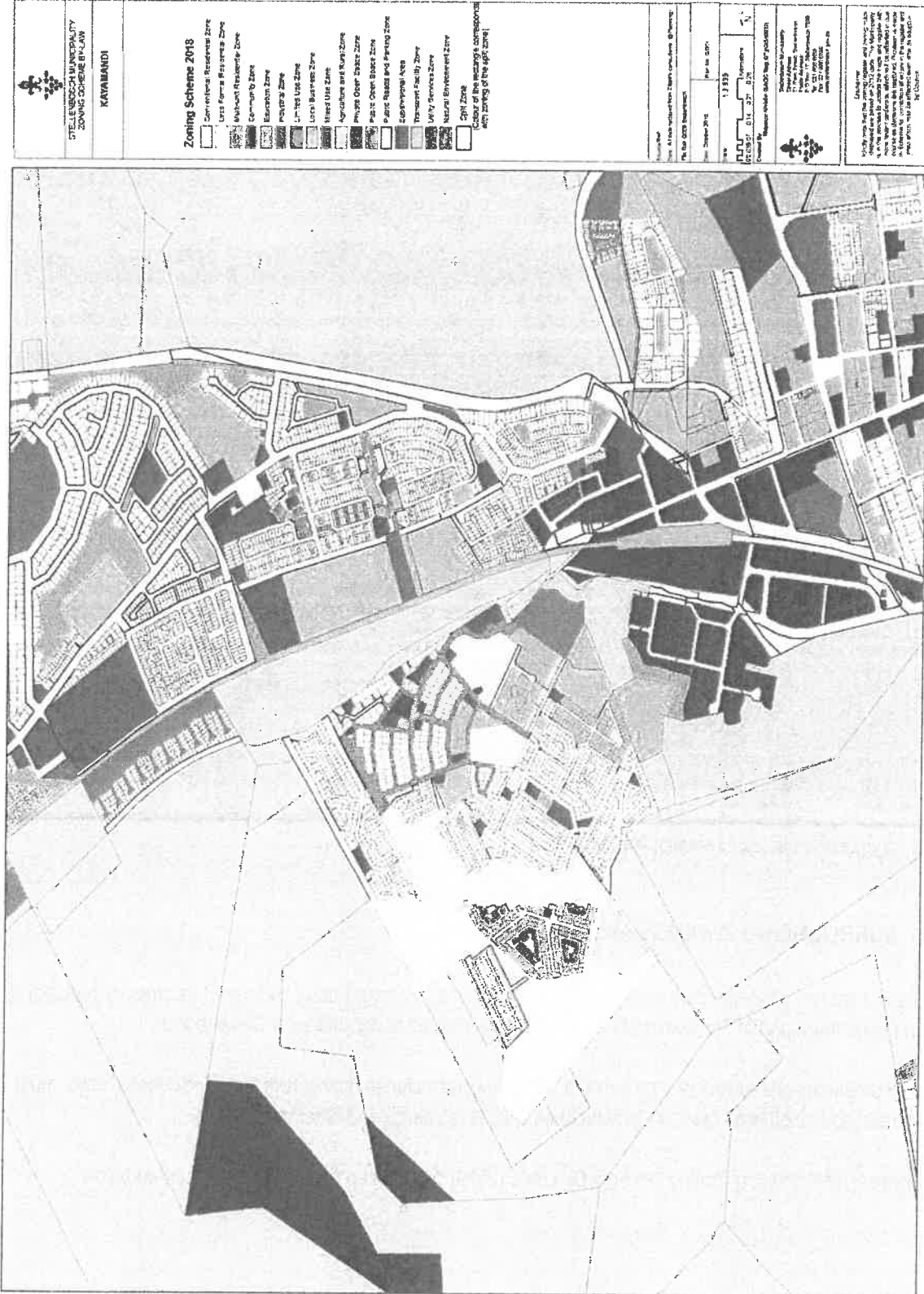


IMAGE 2: KAYAMANDI ZONING MAP (2019)

5. SITE ANALYSIS

An analysis of the key site characteristics is summarised below.

5.1 ENGINEERING SERVICES

The engineering services reports prepared by Messrs GLS and Inani Infrastructure are attached hereto as **ANNEXURE 9**. For detail, please refer to the aforementioned reports.

The proposed project site is located within an established suburb (within the urban edge) with infrastructure, which offers the possibility for service connections to assist with the formalisation of the sites.

GLS Consulting provided the comments on the bulk water supply and sewer discharge for the proposed formalisation of existing structures project. GLS Consulting commented that the water demand for the existing structures was accounted for in the June 2019 master plans for water and sewer networks, however, no provision was made for densification in these areas. **Please note that comment is in some instances given as if the developments are still proposed.**

5.1.1 Water

The reticulation networks for the appropriate zones have sufficient capacity for the development areas but the Kayamandi reservoir has marginally insufficient storage capacity. Since the current Stellenbosch bulk supply to the Papegaaiberg reservoir is at capacity, it does not have sufficient capacity to supply bulk water to the proposed development areas. To augment this, the master plan items SSW6.8a & SSW.B20 (part of the larger Helshoogte transfer system) are proposed, and the master plan items SSW.B29, SSW.B30 & SSW.B31 are required to augment the reservoir storage capacity of the Kayamandi water system.

b) Project 4B

The site for Project 4B is situated within the Kayamandi reservoir PRV4 zone (see Figure 4 or Annexure D). There is an existing 75 / 100mm AC diameter pipeline in Lamla Street and Ndumela Street and an existing 75mm diameter pipe that runs parallel to Makupla Street (GLS Consulting, 2021).

5.1.2 Sewer

The existing Kayamandi sewer reticulation network in Kayamandi and the existing Adam Tas bulk sewer system gravitating from Kayamandi to the Stellenbosch WWTW have sufficient capacity to accommodate the proposed development areas.

b) Project 4B

There is an existing 150mm diameter outfall sewer pipe that runs through the development into in Lamla Street (GLS Consulting, 2021).

5.1.3 Electrical

The Cloetesville HV/MV Electrical Substation and the Switching Stations for the supply areas have sufficient capacity for the development sites. However, the capacity of some of the Internal MV feeders is exceeded and the additional load of Projects 4A, 5A and 5B may not be able to be accommodated. The implementation of a masterplanning item is being planned that will increase the reliability of the internal network.

Projects 4B and 8:

- - Kayamandi SS: MS Mode Crescent Feeder interconnecting with RMU Costa: MS Sesihlanu 16 Feeder
 - The MS Mode Crescent Feeder (35mm² PILC) and RMU Costa MS Sesihlanu 16 Feeder (35mm² PILC) has a capacity of 2.48MVA. These feeders combined therefore have a capacity of 5MVA.
 - These feeders currently supply 4 miniature substations and has an installed capacity of 1.8MVA. An additional load of 700kVA can be accommodated on these feeders
- - The proposed load of 420kVA (0.42MVA) and can be accommodated by this feeder network.

5.1.4 Roads & Transport

The development sites form part of the developed and build-up areas. All properties within the project sites are well served by paved roads, close to public transport routes and can be accessed through the existing road network.

Access to the properties can be obtained from Manyano, Lamla, Bassi and Noumela Streets.

5.2 SERVITUDES

The land surveyor (Mr Damien Burger) confirmed in an email dated 15 November 2021 that the servitudes mentioned in the title deeds and the SG Diagrams are all servitudes that the properties are entitled to, so they will not affect the layout as the properties are not subject to any servitudes.

5.3 TOPOGRAPHY & GEOTECHNICAL STATUS

No information could be sourced on existing topographical and geotechnical conditions; however, it is believed that a topographical survey and geotechnical report are not required due to the fact that the project site has already been developed.

5.4 ENVIRONMENTAL CHARACTERISTICS

The subject properties are located in an established urban area and is already transformed and built-up. The Western Cape Department of Environmental Affairs and Development Planning (DEADP) confirmed in a letter dated 25 August 2021 that no listed activities in terms of the NEMA EIA Regulations 2014 (as amended) are triggered and therefore no environmental authorisation is required for these projects.

The letter from WC DEADP is attached hereto as **ANNEXURE 10**.

5.5 HERITAGE CHARACTERISTICS

The property is located outside the historical centre of Stellenbosch. The buildings are not older than 60-years. An NID was submitted to Heritage Western Cape (HWC) on 8 August 2021. HWC confirmed in a letter dated 3 September 2021 that "since there is no reason to believe that the proposed subdivision and rezoning on various erven in Kyamandi Stellenbosch, will impact on heritage resource, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required".

The letter from HWC is attached hereto as **ANNEXURE 11**.

6. DEVELOPMENT PROPOSAL

6.1 BACKGROUND

This project, also known as Red Bricks Hostels, formed part of the Kayamandi hostel upgrading programme and was constructed in 2004. The project entailed the development of 51 units and 5 public open spaces on Erven 112, 114, 115 and 116.

6.2 PROPOSED DEVELOPMENT CONCEPT

The purpose of this application is thus the following:

- To consolidate Erven 112, 114, 115 and 116 Kaya Mandi
- To subdivide the consolidated erf into 56 erven consisting of 51 residential erven and 5 public places.

The existing cadastral information, the proposed consolidation of the various erven and the proposed subdivision of the consolidated erf are shown in the figures below and on **PLAN 2: CONSOLIDATION PLAN (PROJECT 4B)**, and **PLAN 3: SUBDIVISION PLAN (PROJECT 4B)** respectively. The proposed zonings of the new erven are shown on **PLAN 4: ZONING PLAN (PROJECT 4B)**.

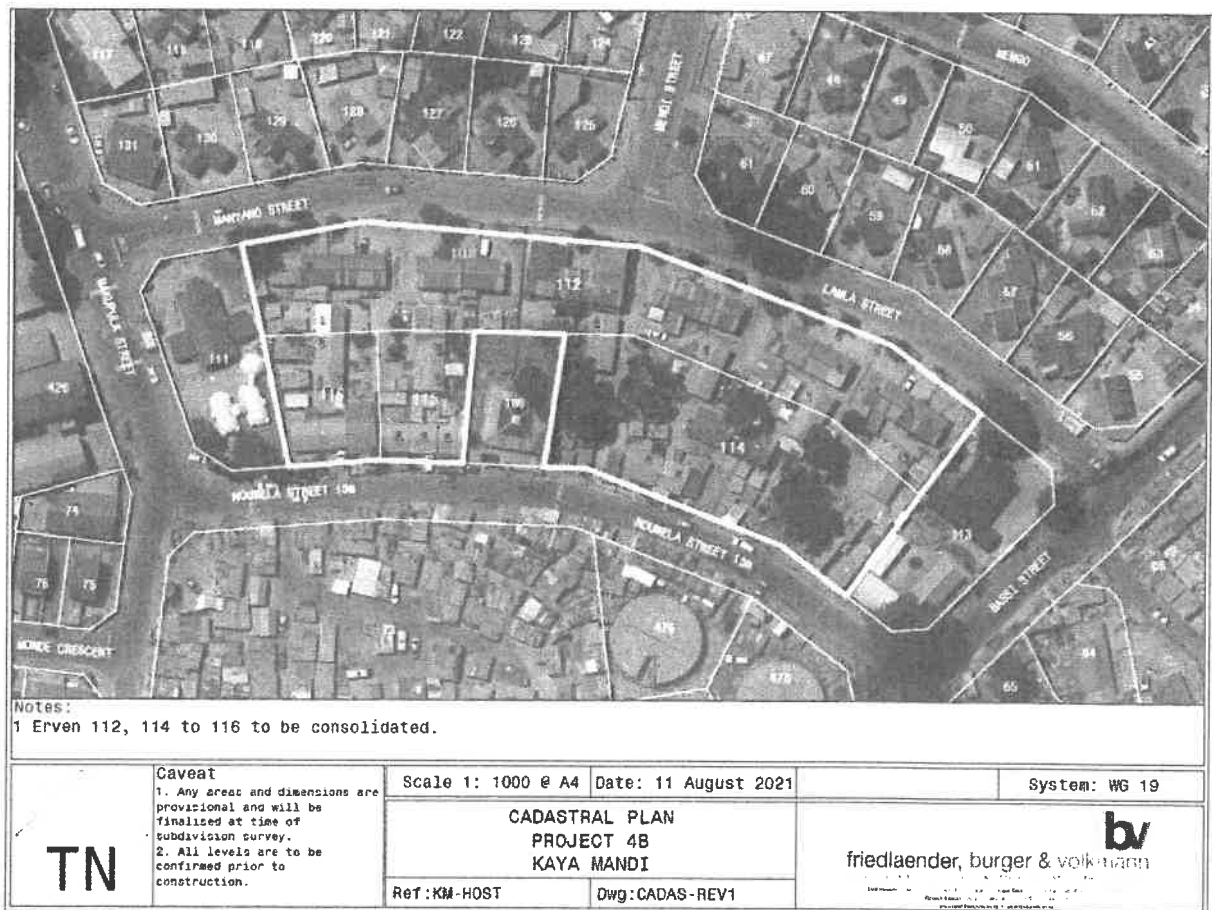


FIGURE 3: PROJECT 4B – EXISTING CADASTRAL PLAN

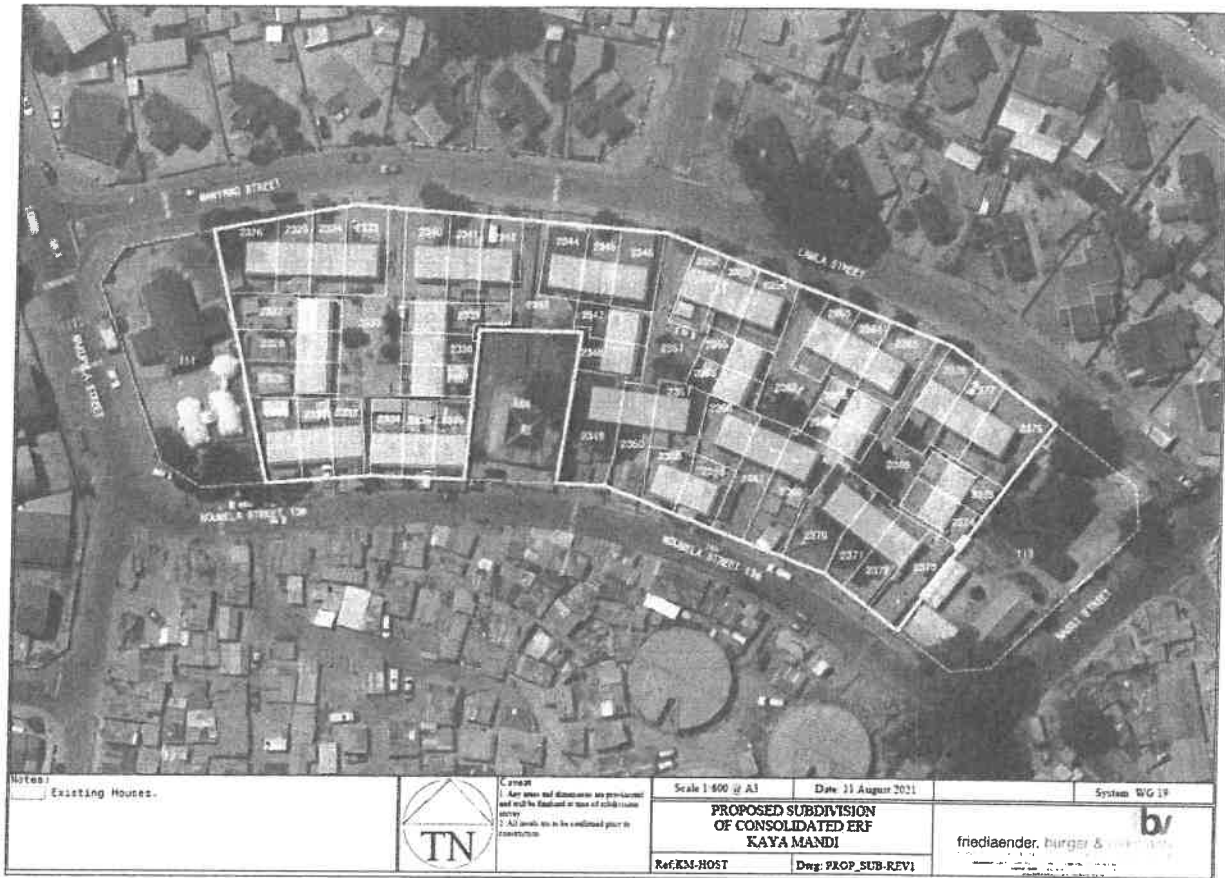


FIGURE 4: PROJECT 4B – PROPOSED CONSOLIDATION & SUBDIVISION

In order to obtain these objectives, the following land use applications are made:

- ✎ The rezoning of Erven 112, 114, 115 and 116 Kaya Mandi in terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 from Multi-Unit Residential Zoning (MUR)⁶ to Subdivisional Area Overlay Zone (SAO) to accommodate Less Formal Residential Zone (LFR) and Public Roads & Parking Zone (PR)⁷ land uses.
- ✎ The consolidation of Erven 112, 114, 115 and 116 Kaya Mandi in terms of Section 15(2)(e) of the Stellenbosch Municipal Land Use Planning By-Law, 2015, to form one erf, namely proposed "Portion A" (approximately 7072m² in extent), as shown on **PLAN 2: CADASTRAL PLAN (4B)**.
- ✎ The subdivision of the consolidated "Portion A" in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 (as shown on **PLAN 3: SUBDIVISION PLAN (4B)**) to the following:
 - 51 x Less Formal Residential Zone (LFR) erven
 - 5 x Public Roads & Parking Zone (PR) erven
- ✎ The compilation and submission of an application to the Surveyor-General for the amendment of General Plan GP 149/1987 in terms of Section 15(2)(k) of the Stellenbosch Municipal Land Use Planning By-Law, 2015.
- ✎ A permanent departure on **coverage** in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2015, as follows:
 - Increase the coverage on unregistered erf 2332 from 80% to 94%
 - Increase the coverage on unregistered erf 2336 from 80% to 91%
 - Increase the coverage on unregistered erf 2344 from 80% to 84%

⁶ The Status Quo Report indicates that the existing zoning is "Conventional Residential Zone". According to the Stellenbosch Municipality's latest zoning map (Kayamandi Zoning Scheme 2018, downloaded from the Municipality's website) the erven is currently zoned "Multi-Unit Residential Zone". Ms Louisa Guntz confirmed in an email dated 13 April 2022 that the current zoning of these properties is Multi-Unit Residential.

⁷ The Status Quo Report proposes the rezoning to Private Open Space (PrOS).

- Increase the coverage on unregistered erf 2359 from 80% to 83%
- A permanent departure on **off-street parking** in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2015, by reducing the minimum required off-street parking bays from 1 bay per dwelling house to 0 bays per dwelling house on all residential erven⁸.
- A permanent departure on building lines (for "All other buildings" in the LFR Zone) in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 as follows⁹:
 - A departure on the street boundary building lines is proposed from 1m to 0m on one of the street building lines on the following unregistered erven: 2327, 2329, 2332, 2334, 2336, 2337, 2342, 2346, 2348, 2352, 2363, 2366, 2367, 2374, 2375, and 2378.
 - A departure on the street boundary building lines is proposed from 1m to 0m on two of the street building lines on the following unregistered erven: 2344
 - A departure on the common boundary building lines is proposed from 0m on one common boundary to 0m on two common boundaries on the following unregistered erven: 2324, 2325, 2328, 2331, 2335, 2336, 2338, 2339, 2341, 2345, 2347, 2348, 2350, 2353, 2355, 2356, 2361, 2364, 2366, 2367, 2371, 2372, and 2377.
- A permanent departure on building lines (for "Shelters" in the LFR Zone) in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2015 as follows¹⁰:
 - A departure on the street boundary building lines is proposed from 1m to 0m on one street building line on the following unregistered erven: 2325, 2331, 2335, 2339, 2347, 2349, 2350, 2356, 2366, 2367, 2372, 2373.
 - A departure on the street boundary building lines is proposed from 1m to 0m on two street building lines on the following unregistered erven: 2334, 2337, 2352, 2368, 2378.
 - A departure on the street boundary building lines is proposed from 1m to 0m on three street building lines on the following unregistered erven: 2332, 2363.
 - A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on one common boundary on the following unregistered erven: 2326, 2334, 2337, 2341, 2347, 2349, 2350, 2352, 2356, 2361, 2363, 2367, 2375, 2378.
 - A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on two common boundaries on the following unregistered erven: 2325, 2327, 2330, 2331, 2335, 2336, 2339, 2358, 2366, 2372, 2373.
 - A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on three common boundaries on the following unregistered erven: 2357, 2359, 2368.

⁸ From an undated aerial photo it seems that 32 of the 51 residential erven does not have sufficient space to allow for off-street parking. Due to the fact that alternative parking is proposed on unregistered erven 2333, 2343, 2351, 2362 and 2369 (which is earmarked for Public Roads & Parking (PR Zone) purposes), it is therefore proposed that the parking bay requirement be amended from 1 bay per dwelling house to 0 bays per dwelling house on all residential erven in this development.

⁹ The building line parameters in the LFR Zone for "all other buildings" (except for shelters) are 1m (5m on a proclaimed road (S69(2)(h))) on the street boundary; 0m on one common boundary; and 1m on all other common boundaries.

¹⁰ The building line parameters in the LFR Zone for "Shelters" are 1m (5m on a proclaimed road (S69(2)(h))) on the street boundary; and 1m on all common boundaries.

6.3 PROPOSED SUBDIVISION, CONSOLIDATION, ZONINGS AND LAND USES

This section must be read with **PLAN 2: CONSOLIDATION PLAN**, **PLAN 3: SUBDIVISION PLAN** and **PLAN 4: ZONING PLAN**.

The area (m²), number of dwelling units, existing land uses, and the proposed zoning of the new properties are shown in the following table.

TABLE 8: PROPOSED SUBDIVISION, ZONING AND LAND USES

TEMP ERF NUMBER	ESTIMATED ERF SIZE		NU OF FORMAL DWELLING UNITS	ESTIMATED NUMBER OF INFORMAL / OTHER STRUCTURES	EXISTING LAND USES	PROPOSED ZONING
	m ²	ha				
2323	140.95	0.0141	1	0	Dwelling Unit	Less Formal Residential Zone (LFR)
2324	107.47	0.0107	1	0	Dwelling Unit	Less Formal Residential Zone (LFR)
2325	96.83	0.0097	1	1	Dwelling Unit	Less Formal Residential Zone (LFR)
2326	145.27	0.0145	1	1	Dwelling Unit	Less Formal Residential Zone (LFR)
2327	138.76	0.0139	1	2	Dwelling Unit	Less Formal Residential Zone (LFR)
2328	116.73	0.0117	1	0	Dwelling Unit	Less Formal Residential Zone (LFR)
2329	116.84	0.0117	1	1	Dwelling Unit	Less Formal Residential Zone (LFR)
2330	129.98	0.0130	1	2	Dwelling Unit	Less Formal Residential Zone (LFR)
2331	95.89	0.0096	1	1	Dwelling Unit	Less Formal Residential Zone (LFR)
2332	91.69	0.0092	1	2	Dwelling Unit	Less Formal Residential Zone (LFR)
2333	346.25	0.0346			Roads & Parking	Public Roads & Parking Zone (PR)
2334	92.00	0.0092	1	1	Dwelling Unit	Less Formal Residential Zone (LFR)
2335	90.81	0.0091	1	2	Dwelling Unit	Less Formal Residential Zone (LFR)
2336	98.95	0.0099	1	3	Dwelling Unit	Less Formal Residential Zone (LFR)
2337	87.19	0.0087	1	2	Dwelling Unit	Less Formal Residential Zone (LFR)
2338	88.19	0.0088	1	0	Dwelling Unit	Less Formal Residential Zone (LFR)
2339	111.91	0.0112	1	2	Dwelling Unit	Less Formal Residential Zone (LFR)

TEMP ERF NUMBER	ESTIMATED ERF SIZE		NU OF FORMAL DWELLING UNITS	ESTIMATED NUMBER OF INFORMAL / OTHER STRUCTURES	EXISTING LAND USES	PROPOSED ZONING
	m ²	ha				
2340	147.40	0.0147	1	0	Dwelling Unit	Less Formal Residential Zone (LFR)
2341	110.22	0.0110	1	2	Dwelling Unit	Less Formal Residential Zone (LFR)
2342	124.91	0.0125	1	0	Dwelling Unit	Less Formal Residential Zone (LFR)
2343	165.67	0.0166			Roads & Parking	Public Roads & Parking Zone (PR)
2344	115.30	0.0115	1	0	Dwelling Unit	Less Formal Residential Zone (LFR)
2345	95.32	0.0095	1	0	Dwelling Unit	Less Formal Residential Zone (LFR)
2346	129.62	0.0130	1	0	Dwelling Unit	Less Formal Residential Zone (LFR)
2347	92.71	0.0093	1	1	Dwelling Unit	Less Formal Residential Zone (LFR)
2348	89.51	0.0090	1	0	Dwelling Unit	Less Formal Residential Zone (LFR)
2349	222.11	0.0222	1	4	Dwelling Unit	Less Formal Residential Zone (LFR)
2350	143.07	0.0143	1	2	Dwelling Unit	Less Formal Residential Zone (LFR)
2351	201.45	0.0201			Roads & Parking	Public Roads & Parking Zone (PR)
2352	100.63	0.0101	1	2	Dwelling Unit	Less Formal Residential Zone (LFR)
2353	89.66	0.0090	1	0	Dwelling Unit	Less Formal Residential Zone (LFR)
2354	116.24	0.0116	1	0	Dwelling Unit	Less Formal Residential Zone (LFR)
2355	82.59	0.0083	1	0	Dwelling Unit	Less Formal Residential Zone (LFR)
2356	84.66	0.0085	1	2	Dwelling Unit	Less Formal Residential Zone (LFR)
2357	119.72	0.0120	1	2	Dwelling Unit	Less Formal Residential Zone (LFR)
2358	88.96	0.0089	1	1	Dwelling Unit	Less Formal Residential Zone (LFR)
2359	100.83	0.0101	1	4	Dwelling Unit	Less Formal Residential Zone (LFR)
2360	115.82	0.0116	1	0	Dwelling Unit	Less Formal Residential Zone (LFR)

TEMP ERF NUMBER	ESTIMATED ERF SIZE		NU OF FORMAL DWELLING UNITS	ESTIMATED NUMBER OF INFORMAL / OTHER STRUCTURES	EXISTING LAND USES	PROPOSED ZONING
	m ²	ha				
2361	155.00	0.0155	1	0	Dwelling Unit	Less Formal Residential Zone (LFR)
2362	194.03	0.0194		1	Roads & Parking	Public Roads & Parking Zone (PR)
2363	101.86	0.0102	1	2	Dwelling Unit	Less Formal Residential Zone (LFR)
2364	92.49	0.0092	1	0	Dwelling Unit	Less Formal Residential Zone (LFR)
2365	134.34	0.0134	1	0	Dwelling Unit	Less Formal Residential Zone (LFR)
2366	80.40	0.0080	1	1	Dwelling Unit	Less Formal Residential Zone (LFR)
2367	79.06	0.0079	1	1	Dwelling Unit	Less Formal Residential Zone (LFR)
2368	205.79	0.0206	1	8	Dwelling Unit	Less Formal Residential Zone (LFR)
2369	205.32	0.0205		1	Roads & Parking	Public Roads & Parking Zone (PR)
2370	189.59	0.0190	1	0	Dwelling Unit	Less Formal Residential Zone (LFR)
2371	112.80	0.0113	1	0	Dwelling Unit	Less Formal Residential Zone (LFR)
2372	117.76	0.0118	1	0	Dwelling Unit	Less Formal Residential Zone (LFR)
2373	138.52	0.0139	1	2	Dwelling Unit	Less Formal Residential Zone (LFR)
2374	96.70	0.0097	1	0	Dwelling Unit	Less Formal Residential Zone (LFR)
2375	95.94	0.0096	1	1	Dwelling Unit	Less Formal Residential Zone (LFR)
2376	189.41	0.0189	1	0	Dwelling Unit	Less Formal Residential Zone (LFR)
2377	111.51	0.0112	1	0	Dwelling Unit	Less Formal Residential Zone (LFR)
2378	134.24	0.0134	1	2	Dwelling Unit	Less Formal Residential Zone (LFR)
TOTAL	7066.86	0.7067	51	59		

6.4 PROPOSED DEVELOPMENT PARAMETERS

The following tables describes the planning parameters (coverage, height, building lines, and parking) for each of the proposed land uses as proposed for this development.

6.4.1 Coverage

Coverage was measured as follows:

- Coverage of formal dwelling units only; and
- Coverage of both formal dwelling units and informal structures (shelters)

Coverage (measured in terms of formal dwelling units only):

- The coverage of all erven, except for unregistered erf 2344, are less than the maximum permitted 80% in the LFR Zone.
- From the undated aerial photo, it looks like additions/extensions to the dwelling unit of unregistered erf 2344 has increased the coverage (measured in terms of formal dwelling units only) to 84%.
- From the undated aerial photo, it looks like additions/extensions have also been made to the dwelling units on unregistered erven 2346 and 2372. However, the coverage on these erven is still below the maximum permitted 80% in the LFR Zone.

Coverage (measured in terms of formal dwelling units & the informal structures):

- From the undated aerial photo, it looks like the combination of formal dwelling units and informal structures on unregistered erven 2332, 2336, 2344 and 2359 have increased the coverage on these erven to more than 80%, which means that departures would be required on these erven if the informal structures are not removed.

The definition of "building" in the Stellenbosch Municipal Zoning Scheme By-Law (2019) includes "... *any structure, whether of a temporary or permanent nature irrespective of the materials used in the erection thereof; ...*". The definition of "coverage" states that it "... *means the total area of a land unit that may be covered by buildings with a roof, expressed in square meters or as a percentage of the area of the land unit*".

The coverage of the existing formal buildings (dwelling houses), except for unregistered erf 2344, does not exceed the permissible coverage in the LFR Zone, however, a number of informal structures are found on many of the erven which increases the coverage on these erven. Based on the aforementioned an amendment of this parameter is therefore required for some of the erven as shown below.

A permanent departure on coverage in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, 2015, as follows:

- Increase the coverage on unregistered erf 2332 from 80% to 94%
- Increase the coverage on unregistered erf 2336 from 80% to 91%
- Increase the coverage on unregistered erf 2344 from 80% to 84%
- Increase the coverage on unregistered erf 2359 from 80% to 83%

Erven 2333, 2343, 2351, 2362, and 2369 is proposed to be used for Public Roads and Parking (PR Zone) and coverage is thus not applicable on these erven. The coverage of the new properties is shown in the following table.

TABLE 9: PROPOSED COVERAGE

TEMP ERF NUMBER	ESTIMATED ERF SIZE		COVERAGE											
	m ²	ha	Max Permitted	Estimated Actual (Formal Structures)		Estimated Actual (Informal Structures)		Estimated Actual Total		Change / Amend				
				m ²	%	m ²	%	m ²	%	From	To			
2323	140.95	0.0141	80%	40.51	29%	0.00	0%	40.51	29%	N/A	N/A			
2324	107.47	0.0107	80%	41.47	39%	0.00	0%	41.47	39%	N/A	N/A			
2325	96.83	0.0097	80%	40.52	42%	13.00	13%	53.52	55%	N/A	N/A			
2326	145.27	0.0145	80%	36.78	25%	20.00	14%	56.78	39%	N/A	N/A			
2327	138.76	0.0139	80%	37.79	27%	28.00	20%	65.79	47%	N/A	N/A			
2328	116.73	0.0117	80%	37.12	32%	0.00	0%	37.12	32%	N/A	N/A			
2329	116.84	0.0117	80%	36.44	31%	25.00	21%	61.44	53%	N/A	N/A			
2330	129.98	0.0130	80%	38.35	30%	23.00	18%	61.35	47%	N/A	N/A			
2331	95.89	0.0096	80%	37.12	39%	19.00	20%	56.12	59%	N/A	N/A			
2332	91.69	0.0092	80%	35.89	39%	40.00	44%	75.89	83%	80%	83%			
2333	346.25	0.0346			0%		0%	0.00	0%	N/A	N/A			
2334	92.00	0.0092	80%	37.15	40%	15.00	16%	52.15	57%	N/A	N/A			
2335	90.81	0.0091	80%	37.12	41%	23.00	25%	60.12	66%	N/A	N/A			
2336	98.95	0.0099	80%	37.09	37%	53.00	54%	90.09	91%	80%	91%			
2337	87.19	0.0087	80%	37.50	43%	19.00	22%	56.50	65%	N/A	N/A			
2338	88.19	0.0088	80%	37.12	42%	0.00	0%	37.12	42%	N/A	N/A			
2339	111.91	0.0112	80%	36.73	33%	39.00	35%	75.73	68%	N/A	N/A			
2340	147.40	0.0147	80%	41.10	28%	0.00	0%	41.10	28%	N/A	N/A			
2341	110.22	0.0110	80%	41.09	37%	20.00	18%	61.09	55%	N/A	N/A			
2342	124.91	0.0125	80%	40.33	32%	0.00	0%	40.33	32%	N/A	N/A			

TEMP ERF NUMBER	ESTIMATED ERF SIZE		COVERAGE										
	m ²	ha	Max Permitted	Estimated Actual (Formal Structures)		Estimated Actual (Informal Structures)		Estimated Actual Total		Change / Amend			
				m ²	%	m ²	%	m ²	%	From	To		
2343	165.67	0.0166				0%			0%	0.00	0%	N/A	N/A
2344	115.30	0.0115	80%	97.17	84%	0%	0.00	0%	84%	97.17	84%	80%	84%
2345	95.32	0.0095	80%	41.10	43%	0%	0.00	0%	43%	41.10	43%	N/A	N/A
2346	129.62	0.0130	80%	84.24	65%	0%	0.00	0%	65%	84.24	65%	N/A	N/A
2347	92.71	0.0093	80%	37.17	40%	11%	10.00	11%	51%	47.17	51%	N/A	N/A
2348	89.51	0.0090	80%	37.07	41%	0%	0.00	0%	41%	37.07	41%	N/A	N/A
2349	222.11	0.0222	80%	39.89	18%	23%	50.00	23%	40%	89.89	40%	N/A	N/A
2350	143.07	0.0143	80%	41.69	29%	17%	24.00	17%	46%	65.69	46%	N/A	N/A
2351	201.45	0.0201			0%	0%			0%	0.00	0%	N/A	N/A
2352	100.63	0.0101	80%	40.04	40%	25%	25.00	25%	65%	65.04	65%	N/A	N/A
2353	89.66	0.0090	80%	41.68	46%	0%	0.00	0%	46%	41.68	46%	N/A	N/A
2354	116.24	0.0116	80%	40.80	35%	0%	0.00	0%	35%	40.80	35%	N/A	N/A
2355	82.59	0.0083	80%	37.20	45%	0%	0.00	0%	45%	37.20	45%	N/A	N/A
2356	84.66	0.0085	80%	37.03	44%	30%	25.00	30%	73%	62.03	73%	N/A	N/A
2357	119.72	0.0120	80%	40.94	34%	18%	21.00	18%	52%	61.94	52%	N/A	N/A
2358	88.96	0.0089	80%	36.51	41%	10%	9.00	10%	51%	45.51	51%	N/A	N/A
2359	100.83	0.0101	80%	37.73	37%	46%	46.00	46%	83%	83.73	83%	80%	83%
2360	115.82	0.0116	80%	40.17	35%	0%	0.00	0%	35%	40.17	35%	N/A	N/A
2361	155.00	0.0155	80%	41.73	27%	0%	0.00	0%	27%	41.73	27%	N/A	N/A
2362	194.03	0.0194			0%	7%	13.00	7%	7%	13.00	7%	N/A	N/A
2363	101.86	0.0102	80%	40.88	40%	25%	25.00	25%	65%	65.88	65%	N/A	N/A

TEMP ERF NUMBER	ESTIMATED ERF SIZE		COVERAGE											
	m ²	ha	Max Permitted	Estimated Actual (Formal Structures)		Estimated Actual (Informal Structures)		Estimated Actual Total		Change / Amend				
				m ²	%	m ²	%	m ²	%	From	To			
2364	92.49	0.0092	80%	41.09	44%	0.00	0%	41.09	44%	N/A	N/A			
2365	134.34	0.0134	80%	40.55	30%	0.00	0%	40.55	30%	N/A	N/A			
2366	80.40	0.0080	80%	35.30	44%	18.00	22%	53.30	66%	N/A	N/A			
2367	79.06	0.0079	80%	38.93	49%	14.00	18%	52.93	67%	N/A	N/A			
2368	205.79	0.0206	80%	40.61	20%	88.00	43%	128.61	62%	N/A	N/A			
2369	205.32	0.0205			0%	23.00	11%	23.00	11%	N/A	N/A			
2370	189.59	0.0190	80%	40.99	22%	0.00	0%	40.99	22%	N/A	N/A			
2371	112.80	0.0113	80%	41.09	36%	0.00	0%	41.09	36%	N/A	N/A			
2372	117.76	0.0118	80%	93.43	79%	0.00	0%	93.43	79%	N/A	N/A			
2373	138.52	0.0139	80%	0.00	0%	25.00	18%	25.00	18%	N/A	N/A			
2374	96.70	0.0097	80%	38.08	39%	0.00	0%	38.08	39%	N/A	N/A			
2375	95.94	0.0096	80%	36.16	38%	13.00	14%	49.16	51%	N/A	N/A			
2376	189.41	0.0189	80%	40.13	21%	0.00	0%	40.13	21%	N/A	N/A			
2377	111.51	0.0112	80%	41.12	37%	0.00	0%	41.12	37%	N/A	N/A			
2378	134.24	0.0134	80%	41.27	31%	20.00	15%	61.27	46%	N/A	N/A			
TOTAL	7066.86	0.7067		2109.02	30%	786.00	11%	2895.02	41%					

6.4.2 Height

The height of the existing buildings does not exceed the permissible height in the LFR Zone and therefore an amendment of this parameter is not required.

The height of the new properties is shown in the following table.

TABLE 10: PROPOSED HEIGHT

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	Max Permitted	HEIGHT		Change / Amend
						Actual / Proposed	From To	
2323	1	0	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2324	1	0	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2325	1	1	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2326	1	1	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2327	1	2	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2328	1	0	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2329	1	1	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2330	1	2	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2331	1	1	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2332	1	4	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	HEIGHT	Max Permitted	Actual / Proposed	Change / Amend	
								From	To
2333			Roads & Parking	PR					
2334	1	1	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A	N/A
2335	1	2	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A	N/A
2336	1	3	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A	N/A
2337	1	2	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A	N/A
2338	1	0	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A	N/A
2339	1	2	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A	N/A
2340	1	0	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A	N/A
2341	1	2	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A	N/A
2342	1	0	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A	N/A

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	HEIGHT			
					Max Permitted	Actual / Proposed	Change / Amend	
							From	To
2343			Roads & Parking	PR				
2344	1	0	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2345	1	0	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2346	1	0	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2347	1	1	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2348	1	0	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2349	1	4	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2350	1	2	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2351			Roads & Parking	PR				
2352	1	2	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	HEIGHT			
					Max Permitted	Actual / Proposed	Change / Amend	
							From	To
2353	1	0	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2354	1	0	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2355	1	0	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2356	1	2	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2357	1	2	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2358	1	1	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2359	1	4	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2360	1	0	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2361	1	0	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2362		1	Roads & Parking	PR				

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	HEIGHT			
					Max Permitted	Actual / Proposed	Change / Amend	
					From	To		
2363	1	2	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	N/A	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A
2364	1	0	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	N/A	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A
2365	1	0	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	N/A	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A
2366	1	1	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	N/A	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A
2367	1	1	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	N/A	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A
2368	1	8	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	N/A	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A
2369		1	Roads & Parking	PR				
2370	1	0	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	N/A	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A
2371	1	0	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	N/A	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A
2372	1	0	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	N/A	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	EXISTING LAND USES	PROPOSED ZONING	HEIGHT			
					Max Permitted	Actual / Proposed	Change / Amend	
							From	To
2373	1	2	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2374	1	0	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2375	1	1	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2376	1	0	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2377	1	0	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
2378	1	2	Dwelling Unit	LFR	2-Storeys (Shelters); 3-Storeys (All other buildings)	Actual storeys are less than what is permitted. Proposed height to be the same as what is permitted.	N/A	N/A
TOTAL	51	61						

6.4.3 Building Lines

The existing properties contain 51 formal dwelling units. In addition to the 51 formal dwelling units, there are approximately 61 informal structures or "Shelters" on the existing properties. This was counted from an undated aerial image obtained from Messrs TV3. Should the municipality require an exact number of informal structures, it is recommended that quotes be obtained for new aerial footage and/or the conducting of physical surveys.

An inspection of the available undated aerial photo reveals the following:

- Many of the informal structures seem to be erected across the proposed erf boundaries.
- Some properties extend into the road reserve.
- On some properties the existing dwelling houses have been extended.
- The erf boundaries of certain properties do not coincide with the proposed erf boundaries on the subdivision plan.
- Some informal structures have been constructed on the erven that is earmarked for use as public road and parking purposes. These erven include unregistered erf numbers 2333, 2343, 2362, and 2369.
- The existing boundary wall between unregistered erven 2342 and 2344 need to be removed to ensure unregistered erf 2343 can be used for public road and parking purposes.

Many of the existing buildings exceed the permissible building lines in the LFR Zone and therefore an amendment of this parameter is required as indicated below.

- Building Lines (for "All Other Buildings" in the LFR Zone):
 - A departure on the street boundary building lines is proposed from 1m to 0m on one of the street building lines on the following unregistered erven: 2327, 2329, 2332, 2334, 2336, 2337, 2342, 2346, 2348, 2352, 2363, 2366, 2367, 2374, 2375, and 2378.
 - A departure on the street boundary building lines is proposed from 1m to 0m on two of the street building lines on the following unregistered erven: 2344
 - A departure on the common boundary building lines is proposed from 0m on one common boundary to 0m on two common boundaries on the following unregistered erven: 2324, 2325, 2328, 2331, 2335, 2336, 2338, 2339, 2341, 2345, 2347, 2348, 2350, 2353, 2355, 2356, 2361, 2364, 2366, 2367, 2371, 2372, and 2377.
- Building Lines (for "Shelters" in the LFR Zone):
 - A departure on the street boundary building lines is proposed from 1m to 0m on one street building line on the following unregistered erven: 2325, 2331, 2335, 2339, 2347, 2349, 2350, 2356, 2366, 2367, 2372, 2373.
 - A departure on the street boundary building lines is proposed from 1m to 0m on two street building lines on the following unregistered erven: 2334, 2337, 2352, 2368, 2378.
 - A departure on the street boundary building lines is proposed from 1m to 0m on three street building lines on the following unregistered erven: 2332, 2363.
 - A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on one common boundary on the following unregistered erven: 2326, 2334, 2337, 2341, 2347, 2349, 2350, 2352, 2356, 2361, 2363, 2367, 2375, 2378.
 - A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on two common boundaries on the following unregistered erven: 2325, 2327, 2330, 2331, 2335, 2336, 2339, 2358, 2366, 2372, 2373.
 - A departure on the common boundary building lines is proposed from 1m on all common boundaries to 0m on three common boundaries on the following unregistered erven: 2357, 2359, 2368.

Information on the building lines of the new properties is shown in the following two tables. The first table shows the building line information for "All Other Buildings" in the LFR Zone whilst the second table provide building line information for "Shelters" in the LFR Zone.

TABLE 11: PROPOSED BUILDING LINES ("ALL OTHER BUILDINGS")

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)					
				Boundary	Rule	Actual / Proposed	Change / Amend	Comments	
2323	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	From N/A To N/A	The property has 3 x street boundaries. Two street boundaries border on Erf 2333 which is earmarked for public roads and parking purposes.	
2324	1	0	LFR	Common:	0m on one boundary; 1m on other boundaries	0m	N/A	The property only has one common boundary. The adjacent Erf 2333 would constitute a street boundary.	
2325	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	The property has 2 x street boundaries. One street boundary borders on Erf 2333 (PR Zone).	
2326	1	1	LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries.	0m on 1 x common boundary	The property has 2 x common boundaries.	
2327	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	A small portion of the rear boundary of the property borders on Erf 2333 (PR Zone)	
2328	1	0	LFR	Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	A small portion of the rear boundary of the property borders on Erf 2333 (PR Zone)	
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	The property has 1 x street boundary	
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	The property has 3 x common boundaries.	
			LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on a portion of the street boundary	1m	0m on 1 x street building line	A portion of the 1 x side boundary also borders on Erf 2333 (PR) and therefore constitute a street boundary.
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	The property has 3 x common boundaries.	
			LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	The property has 1 x street boundary with Erf 2333 (PR Zone)	
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries.	0m on 1 x common boundary	The property has 3 x common boundaries.	

BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)									
TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	Boundary	Rule	Actual / Proposed	Change / Amend	Comments	
							From	To	
2329	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on a portion of the street boundary	1m	0m on 1 x street building line	A portion of the 1 x side boundary also borders on Erf 2333 (PR) and therefore constitute a street boundary.
2330	1	2	LFR	Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	The property has 3 x common boundaries.
				Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m	N/A	N/A	The front yard encroach into the road reserve
2331	1	1	LFR	Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	
				Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The front yard encroach into the road reserve. The property has 2 x street boundaries, 1 x boundary with Erf 2333 (PR Zone)
2332	1	4	LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries.	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries.
				Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary with Erf 2333 (PR Zone), 1m on the remaining street boundaries.	1m	0m on 1 x street boundary with Erf 2333 (PR Zone), 1m on the remaining street boundaries.	The property has 3 x street boundaries. Two street boundaries border on Erf 2333 which is earmarked for public roads and parking purposes.
2333			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	The property only has 1 x common boundary with Erf 2331
2334	1	1	LFR	Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries			Temp structures from Erven 2332, 2334 and 2337 encroach into this erf
				Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary with Erf 2333 (PR Zone), 1m on the remaining street boundaries.	1m	0m on 1 x street boundary with Erf 2333 (PR Zone), 1m on the remaining	The property has 3 x street boundaries. Two of the street boundaries is with Erf 2333 (PR Zone). The front yard encroaches into the road reserve of Noumela Street.

BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)									
TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	Boundary	Rule	Actual / Proposed	Change / Amend	Comments	
							From	To	
								street boundaries.	
2335	1	2	LFR	Common:	0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	N/A	N/A	The property has 1 x common boundary with Erf 2335.
				Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries, 1 x street boundary with Erf 2333 (PR Zone). The front yard encroach into the road reserve of Noumela Street.
				Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries.	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries with Erven 2334 and 2336.
2336	1	3	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on front street boundary and 1m on back street boundary	1m on 1 x street boundary	0m on front street boundary	The property has 2 x street boundaries, one boundary with Erf 2333 (PR Zone). The front yard and what seems to be an extension of the dwelling house encroach into the road reserve of Noumela Street.
				Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries with Erven 2335 and 186. The dwelling encroach on both common boundaries.
2337	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary, 1m on the other street boundary	1m on both street boundaries	0m on 1 x street boundary, 1m on the other street boundary	The property has 2 x street boundaries, bordering on Erf 2333 (PR Zone)
				Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary; 1m on the other common boundary	N/A	N/A	The property has 2 x common boundaries with Erven 2338 and 186.
2338	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 1 x street boundary with Erf 2333 (PR Zone)

BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)								
TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	Boundary	Rule	Actual / Proposed	Change / Amend	Comments
							From To	
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries, 1m on the other common boundary	0m on 1 x common boundary 0m on 2 x common boundaries, 1m on the other common boundary	The property has 3 x common boundaries.
2339	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	The property has 2 x street boundaries with Erf 2333 (PR Zone) and 2343 (PR Zone). The yard of the property seems to encroach into the road reserve of Erf 2333 (PR Zone) and the neighbouring properties (Erven 2340-2342).
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	The property has 2 x common boundaries.
2340	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	See also comments on Erf 2339. The property has 2 x street boundaries, one with Manyano Street and one with Erf 2333 (PR Zone). The front yard encroach into the road reserve of Manyano Street.
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary; 1m on the other common boundary	N/A	The property has 2 x common boundaries
2341	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	The property has 1 x street boundary. The front yard encroach into the road reserve
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries, 1m on the other common boundary	0m on 1 x common boundary 0m on 2 x common boundaries, 1m on the other common boundary	The property has 3 x common boundaries.
2342	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m on 1 x street boundary, 0m on the other street boundary (bordering Erf 2343)	1m on 2 x street boundaries	See comments on Erf 2339. The property has 2 x street boundaries, one with Manyano Street and the other with Erf 2343 (PR Zone). The front yard encroach into the road reserve. However, the yards of Erf 2342 and Erf 2344 shares the same boundary wall and therefore has closed off Erf 2343 (PR Zone).

BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)								
TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	Boundary	Rule	Actual / Proposed	Change / Amend	Comments
							From To	
2343			LFR	Common:	0m on one boundary, 1m on other boundaries	0m on 1 x common boundary, 1m on the other common boundary	N/A N/A	The property has 2 x common boundaries
2344	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries (Manyano Street and Erf 2343), 1m on the other street boundary (with Erf 2343)	1m on 3 x street boundaries (Manyano Street and Erf 2343), 1m on the other street boundary (with Erf 2343)	This erf is not accessible due to the fact that the yards of erven 2342 and 2344 have encroached into erf 2343. See comments on erven 2342 and 2343. This property is supposed to have 3 x street boundaries (including erf 2343). The dwelling seems to have been extended. The front yard encroach into the road reserve of Manyano Street.
2345	1	0	LFR	Common:	0m on one boundary, 1m on other boundaries	0m on the one common boundary	N/A N/A	The neighbouring erf 2343 which shares 2 x boundaries with erf 2344 is earmarked for public road and parking purposes. Erf 2344 therefore has only 1 x common boundary.
2345	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A N/A	The front yard encroach into the road reserve of Manyano Street.
2345	1	0	LFR	Common:	0m on one boundary, 1m on other boundaries	0m on 2 x common boundaries, 1m on the other common boundary	0m on 1 x boundary	The property has 3 x common boundaries.
2346	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary, 1m on the other street boundary (with erf 2351)	1m on 2 x street boundaries (including the boundary with erf 2351 which is earmarked for public road and parking purposes). The dwelling seems to be extended and encroach into the Manyano Street road reserve.	

BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)									
TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	Rule		Actual / Proposed	Change / Amend		Comments
				Boundary			From	To	
				Common:	0m on one boundary; 1m on other boundaries	0m on 1 x boundary; 1m on the other common boundary	N/A	N/A	The property has 2 x common boundaries.
2347	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries with Erven 2343 (PR Zone) and 2351 (PR Zone)
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries. The semi-detached dwelling unit is 0m on one common boundary and less than 1m from the other common boundary.
2348	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary; 1m on the other street boundary	1m on 2 x street boundaries	0m on 1 x street boundary; 1m on the other street boundary	The property has 2 x street boundaries with Erven 2343 (PR Zone) and 2351 (PR Zone). A portion of the dwelling is less than 1m from a portion of the Erf 2351 street boundary.
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries; 1m on the other common boundary	0m on 1 x common boundary	0m on 2 x common boundaries; 1m on the other common boundary	The property has 3 x common boundaries. The dwelling unit is very close to the common boundary with Erf 2349.
2349	1	4	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	Although the property has its main street boundary from Noumea Street, a small portion of the one common boundary gives pedestrian access to Erf 2351 (PR Zone).
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary; 1m on the other common boundaries	N/A	N/A	The property has 3 x common boundaries.
2350	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has two street boundaries, one of which borders on Erf 2351 (PR Zone)
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries; 1m on the other	The property only has two common boundaries and two street boundaries (one street boundary bordering on Erf 2351).

BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)									
TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	Boundary	Rule	Actual / Proposed	Change / Amend	Comments	
							From	To	
2351			PR					common boundary	
2352	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary, 1m on the other 2 x street boundaries.	1m on all 3 x street boundaries	0m on 1 x street boundary, 1m on the other 2 x street boundaries.	The property has 3 x street boundaries and 1 x common boundary. Two street boundaries border on erf 2351 (PR Zone) and one borders on Lamla Street. The dwelling unit encroaches onto one of the Erf 2351 street boundaries.
			LFR	Common:	0m on one boundary, 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary with Erf 2353.
2353	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has mainly one street boundary with a small portion of the erf that can be accessed from Erf 2351 (PR Zone).
			LFR	Common:	0m on one boundary, 1m on other boundaries	0m on 2 x common boundaries, 1m on the other common boundary	0m on 1 x common boundary	0m on 2 x common boundaries, 1m on the other common boundary	The property has 3 x common boundaries
2354	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m on both street boundaries	N/A	N/A	The property has 2 x street boundaries, one which borders on Erf 2362 (PR Zone) and one with Lamla Street.
			LFR	Common:	0m on one boundary, 1m on other boundaries	0m on 1 x boundary, 1m on the other common boundary	N/A	N/A	The property has 2 x common boundaries.
2355	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m on both street boundaries	N/A	N/A	The property has 2 x street boundaries bordering on Erven 2351 (PR Zone) and 2362 (PR Zone).
			LFR	Common:	0m on one boundary, 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries. The main dwelling encroach on both common boundaries.

BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)										
TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	Boundary		Rule	Actual / Proposed	Change / Amend		Comments
				Street:	Common:			From	To	
2356	1	2	LFR	Street:	Common:	1m; 5m on a proclaimed road (S69(2)(h)) 0m on one boundary; 1m on other boundaries	1m on both street boundaries 0m on 2 x common boundaries	N/A 0m on 1 x common boundary	N/A 0m on 2 x common boundaries	The property has 2 x street boundaries bordering on Erven 2351 (PR Zone) and 2362 (PR Zone). The property has 2 x common boundaries. The main dwelling encroach on both common boundaries.
2357	1	2	LFR	Street:	Common:	1m; 5m on a proclaimed road (S69(2)(h)) 0m on one boundary; 1m on other boundaries	1m on the street boundary 0m on 1 x common boundary, 1m on the other common boundaries.	N/A N/A	N/A N/A	The property has 1 x street boundary with Erf 2351 (PR Zone). The property has 4 x common boundaries with other neighbouring properties.
2358	1	1	LFR	Street:	Common:	1m; 5m on a proclaimed road (S69(2)(h)) 0m on one boundary; 1m on other boundaries	1m; 5m on a proclaimed road (S69(2)(h)) 0m on 1 x common boundary, 1m on the other common boundaries.	N/A N/A	N/A N/A	The property has 1 x street boundary with Noumela Street. The front yard seems to encroach into the Noumela Street road reserve. The property has 3 x common boundaries.
2359	1	4	LFR	Street:	Common:	1m; 5m on a proclaimed road (S69(2)(h)) 0m on one boundary; 1m on other boundaries	1m; 5m on a proclaimed road (S69(2)(h)) 0m on 1 x common boundary, 1m on the other common boundaries.	N/A N/A	N/A N/A	The property has 1 x street boundary with Noumela Street. The property has 3 x common boundaries.
2360	1	0	LFR	Street:	Common:	1m; 5m on a proclaimed road (S69(2)(h)) 0m on one boundary; 1m on other boundaries	1m; 5m on a proclaimed road (S69(2)(h)) 0m on 1 x common boundary, 1m on the other common boundaries.	N/A N/A	N/A N/A	This property has a short street boundary where access is obtained from Erf 2362 (PR Zone). The property has 4 x common boundaries with other neighbouring properties.
2361	1	0	LFR	Street:	Common:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries, one with Noumela Street and the other with Erf 2362 (PR Zone)

**BUILDING LINES
(FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)**

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	Boundary		Actual / Proposed	Change / Amend		Comments
				Rule	Rule		From	To	
				Common:	0m on one boundary, 1m on other boundaries	0m on 2 x common boundaries.	0m on 1 x common boundary	0m on 2 x common boundaries.	The property has 2 x common boundaries. The main dwelling encroach on both common boundaries.
2362		1	PR						
2363	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary, 1m on the other street boundaries	1m on all street boundaries	0m on 1 x street boundary, 1m on the other street boundaries	The property has 4 x street boundaries, one with Lamla Street and three with Erf 2362 (PR Zone)
			LFR	Common:	0m on one boundary, 1m on other boundaries	0m on 1 x common boundary.	N/A	N/A	The property has 1 x common boundary.
2364	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 1 x street boundary with Lamla Street. Pedestrian access can also be obtained from Erf 2362 (PR Zone)
			LFR	Common:	0m on one boundary, 1m on other boundaries	0m on 2 x common boundaries, 1m on the other common boundary	0m on 1 x common boundary	0m on 2 x common boundaries, 1m on the other common boundary	The property has 3 x common boundaries.
2365	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries, one with Lamla Street and the other with Erf 2369 (PR Zone)
			LFR	Common:	0m on one boundary, 1m on other boundaries	0m on 1 x common boundary, 1m on the other common boundaries.	N/A	N/A	The property has 2 x common boundaries
2366	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary, 1m on the other street boundary.	1m on all street boundaries	0m on 1 x street boundary, 1m on the other street boundary.	The property has 2 x street boundaries with Erven 2362 (PR Zone) and 2369 (PR Zone). The dwelling unit seems to be closer than 1m from the Erf 2369 road reserve.

BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)									
TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	Boundary	Rule	Actual / Proposed	Change / Amend		Comments
							From	To	
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries. The dwelling unit encroaches onto both common boundaries.
2367	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary; 1m on the other street boundary.	1m on all street boundaries	0m on 1 x street boundary; 1m on the other street boundary.	The property has 3 x street boundaries with Erven 2362 (PR Zone) and 2369 (PR Zone). The dwelling unit seems to be closer than 1m from the Erf 2369 road reserve.
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries. The dwelling unit encroaches onto both common boundaries. It seems that the main dwelling might go slightly over the common boundary with Erf 2368.
2368	1	8	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	This property has 1 x street boundary from Noumela Street and pedestrian accesses from both Erf 2362 (PR Zone) as well as from Erf 2369 (PR Zone). The main dwelling is more than 1m from the street boundaries.
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary; 1m on the other common boundaries.	N/A	N/A	The property has 3 common boundaries.
2369		1	PR						
2370	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries, one with Noumela Street and one with Erf 2369 (PR Zone). The main dwelling is more than 1m from the street boundaries.
			LFR	Common:	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary; 1m on the other common boundaries.	N/A	N/A	The property has 2 x common boundaries.
2371	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries, one with Noumela Street and one with Erf 2369 (PR Zone). The main dwelling is more than 1m from the street boundaries.

BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)								
TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	Boundary	Rule	Actual / Proposed	Change / Amend	Comments
							From To	
2372	1	0	LFR	Common:	0m on one boundary, 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary 0m on 2 x common boundaries	The property has 2 x common boundaries.
			LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	The property has 2 x street boundaries, one with Nourmela Street and one with Erf 2369 (PR Zone). The main dwelling is more than 1m from the street boundaries.
			LFR	Common:	0m on one boundary, 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary 0m on 2 x common boundaries	The property has 2 x common boundaries.
2373	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	The property has 2 x street boundaries, one with Nourmela Street and one with Erf 2369 (PR Zone). It seems that there is no formal dwelling on the property, only 2 x shelters of which the one shelter encroaches onto the Erf 2369 street boundary.
			LFR	Common:	0m on one boundary, 1m on other boundaries	0m on one boundary, 1m on other boundaries	N/A	The property has 3 x common boundaries.
2374	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary, 1m on the other street boundary	1m on all street boundaries 0m on 1 x street boundary, 1m on the other street boundary	The property has 2 x street boundaries with Erf 2369 (PR Zone). The main dwelling encroaches on the 1 x street boundary.
			LFR	Common:	0m on one boundary, 1m on other boundaries	0m on 1 x common boundary, 1m on the other common boundaries.	N/A	The property has 3 x common boundaries.
2375	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary, 1m on the other street boundary	0m on 1 x street boundary, 1m on the other street boundary	The property has 2 x street boundaries with Erf 2369 (PR Zone). The main dwelling encroaches on the 1 x street boundary.
			LFR	Common:	0m on one boundary, 1m on other boundaries	0m on 1 x common boundary, 1m on the other boundaries.	N/A	The property has 3 x common boundaries.

BUILDING LINES (FOR "ALL OTHER BUILDINGS" IN THE LFR ZONE)									
TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	Boundary	Rule	Actual / Proposed	Change / Amend	Comments	
							From	To	
2376	1	0	LFR	Street: 1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 1 x street boundary with Lamla Street and a pedestrian access from Erf 2369.
			LFR	Common: 0m on one boundary; 1m on other boundaries	0m on 1 x common boundary; 1m on the other common boundaries.	0m on 1 x common boundary; 1m on the other common boundaries.	N/A	N/A	The property has 3 x common boundaries.
2377	1	0	LFR	Street: 1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 1 x street boundary with Lamla Street and a pedestrian access from Erf 2369.
			LFR	Common: 0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	0m on 2 x common boundaries	0m on 1 x common boundary	0m on 2 x common boundaries	The property has 2 x common boundaries
2378	1	2	LFR	Street: 1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary; 1m on the other street boundaries	1m on all street boundaries	0m on 1 x street boundary; 1m on the other street boundaries	The property has 4 x street boundaries, one with Lamla Street and three with Erf 2369 (PR Zone). The main dwelling encroaches onto the Erf 2369 road reserve.
			LFR	Common: 0m on one boundary; 1m on other boundaries	0m on one boundary; 1m on other boundaries	0m on 1 x common boundary	N/A	N/A	The property has 1 x common boundary.
TOTAL	51	61							

TABLE 12: PROPOSED BUILDING LINES ("SHELTERS")

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)				Comments
				Boundary	Rule	Actual / Proposed	Change / Amend	
2323	1	0	LFR	Street: 1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	From N/A To N/A	There seems to be no shelters on this property.
2324	1	0	LFR	Common: Street: Common:	1m; 5m on a proclaimed road (S69(2)(h)) 1m	1m; 5m on a proclaimed road (S69(2)(h)) 1m	N/A N/A N/A	There seems to be no shelters on this property. However, a shelter on the adjacent Erf 2325 seems to encroach into this property.
2325	1	1	LFR	Street: Common:	1m; 5m on a proclaimed road (S69(2)(h)) 1m	0m on 1 x street boundary. 1m	1m; 5m on a proclaimed road (S69(2)(h)) N/A	There seems to be 1 x shelter on the boundary of the property with Erven 2324, 2327 and 2333 (PR Zone). There seems to be no shelters on this property. However, a shelter on the adjacent Erf 2325 seems to encroach into this property.
2326	1	1	LFR	Street: Common:	1m; 5m on a proclaimed road (S69(2)(h)) 1m	1m; 5m on a proclaimed road (S69(2)(h)) 0m on 1 x common boundary, 1m on the other 2 x common boundaries	1m on all common boundaries N/A	There seems to be 1 x shelter on the boundary of the property with Erven 2324, 2327 and 2333 (PR Zone). The property seems to have 1 x shelter on its boundary with adjacent Erf 111.
2327	1	2	LFR	Street: Common:	1m; 5m on a proclaimed road (S69(2)(h)) 1m	1m; 5m on a proclaimed road (S69(2)(h)) 0m on 1 x common boundary, 1m on the other 2 x common boundaries	N/A N/A	The property seems to have 2 x shelters located on the back part of the property.

BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)									
TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	Boundary	Rule	Actual / Proposed	Change / Amend	Comments	
							From	To	
			LFR	Common:	1m	0m on 2 x common boundaries, 1m on the remaining common boundary	1m on all common boundaries	0m on 2 x common boundaries, 1m on the remaining common boundary.	The property seems to have 2 x shelters located on the back part of the property. Both shelters seem to be closer that 1m from 2 x common boundaries
2328	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be no shelters on the property
			LFR	Common:	1m	1m	N/A	N/A	There seems to be no shelters on the property
2329	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be 1 x shelter on the back of the property that does not encroach on any of its boundaries.
			LFR	Common:	1m	1m	N/A	N/A	There seems to be 1 x shelter on the back of the property that does not encroach on any of its boundaries.
2330	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	There seems to be 2 x shelters on the back of the property.
			LFR	Common:	1m	0m on 2 x common boundaries, 1m on the remaining common boundary	1m on all common boundaries	0m on 2 x common boundaries, 1m on the remaining common boundary.	There seems to be 2 x shelters on the back of the property.
2331	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary (with Erf 2333), 1m on the other street boundary	1m on all street boundaries	0m on 1 x street boundary (with Erf 2333), 1m on the other street boundary	There seems to be 1 x shelter on the property that encroaches on the boundaries with Erven 2330, 2332 and 2333 (PR Zone)
			LFR	Common:	1m	0m on 2 x common boundaries.	1m on all common boundaries	0m on 2 x common boundaries.	There seems to be 1 x shelter on the property that encroaches on the boundaries with Erven 2330, 2332 and 2333 (PR Zone)

BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)									
TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	Boundary	Rule	Actual / Proposed	Change / Amend	Comments	
							From	To	
2332	1	4	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 3 x street boundaries.	1m on all street boundaries	0m on 3 x street boundaries.	The front yard encroach into the road reserve. There seems to be 2 x shelters that also encroach into the road reserves of Erf 2333 and Noumela Street.
			LFR	Common:	1m	1m	N/A	N/A	It seems as if the main dwelling was extended. Both extensions encroach into the 1 x common boundary with Erf 2331.
2333			PR						Temp structures from Erven 2332, 2334 and 2337 encroach into this erf
2334	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries with Erf 2333 (PR Zone), 1m on the street boundary with Noumela Street	1m	0m on 2 x street boundaries with Erf 2333 (PR Zone), 1m on the street boundary with Noumela Street	The property has 3 x street boundaries. There is 1 x shelter which encroach on the Erf 2333 street boundary.
			LFR	Common:	1m	0m on 1 x common boundary	1m	0m on 1 x common boundary	The property has 1 x common boundary with Erf 2335. The shelter is less than 1m from the common boundary with Erf 2335.
2335	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary (with Erf 2333), 1m on the other street boundary	1m	0m on 1 x street boundary (with Erf 2333), 1m on the other street boundary	The property has 2 x street boundaries, 1 x street boundary with Erf 2333 (PR Zone). A shelter encroaches on the street boundary with Erf 2333 (PR Zone).
			LFR	Common:	1m	0m on 2 x common boundaries	1m	0m on 2 x common boundaries	The property has 2 x common boundaries with Erven 2334 and 2336. The property has 2 x shelters which encroach on the 2 x common boundaries with Erven 2334 and 2336.
2336	1	3	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries, one boundary with Erf 2333 (PR Zone). The front yard and what seems to be an

BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)									
TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	Boundary	Rule	Actual / Proposed	Change / Amend	Comments	
							From	To	
			LFR	Common:	1m	0m on 2 x common boundaries	1m	0m on 2 x common boundaries	The property has 2 x common boundaries with Erven 2335 and 186. It seems that a shelter which is attached to the main dwelling encroaches onto both common boundaries.
2337	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries with Erf 2333 (PR Zone)	1m	0m on 2 x street boundaries with Erf 2333 (PR Zone)	The property has 2 x street boundaries, bordering on Erf 2333 (PR Zone). There is a shelter that encroaches in Erf 2333 (PR Zone).
			LFR	Common:	1m	0m on 1 x common boundary	1m on 2 x common boundaries	0m on 1 x common boundary, 1m on the other common boundary	The property has 2 x common boundaries with Erven 2338 and 186. There seems to be a shelter that encroaches on 1 x common boundary with Erf 2338
2338	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 1 x street boundary with Erf 2333 (PR Zone)
			LFR	Common:	1m	1m	N/A	N/A	The property has 3 x common boundaries.
2339	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary (with Erf 2343), 1m on the other street boundary (with Erf 2333)	1m on 2 x street boundaries	0m on 1 x street boundary (with Erf 2343), 1m on the other street boundary (with Erf 2333)	The property has 2 x street boundaries with Erven 2333 (PR Zone) and 2343 (PR Zone). Two shelters encroach into the road reserve of Erf 2343 (PR Zone).
			LFR	Common:	1m	0m on 2 x common boundaries	1m on 2 x common boundaries	0m on 2 x common boundaries	The property has 2 x common boundaries. It seems that the 2 x shelters encroach into the neighbouring properties.
2340	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	See also comments on Erf 2339. The property has 2 x street boundaries, one with Manyano

BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)									
TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	Boundary	Rule	Actual / Proposed	Change / Amend	Comments	
							From	To	
2341	1	2	LFR	Common:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	Street and one with Erf 2333 (PR Zone). The front yard encroach into the road reserve of Manyano Street. The property has 2 x common boundaries
2342	1	0	LFR	Common:	1m	0m on 1 x common boundary, 1m on the other 2 x common boundaries	1m	0m on 1 x common boundary, 1m on the other 2 x common boundaries	The property has 1 x street boundary. The front yard encroach into the road reserve The property has 3 x common boundaries. Two shelters encroach into the adjacent Erf 2342. See also comments on Erf 2339.
2343			LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	See comments on Erf 2339. The property has 2 x street boundaries, one with Manyano Street and the other with Erf 2343 (PR Zone). The front yard encroach into the road reserve. However, the yards of Erf 2342 and Erf 2344 shares the same boundary wall and therefore has closed off Erf 2343 (PR Zone). The property has 2 x common boundaries
2344	1	0	LFR	Common:	1m	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	This erf is not accessible due to the fact that the yards of erven 2342 and 2344 have encroached into erf 2343. See comments on erven 2342 and 2343. This property is supposed to have 3 x street boundaries (including erf 2343). The dwelling seems to have been extended. The front yard encroach into the road reserve of Manyano Street.

BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)									
TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	Boundary	Rule	Actual / Proposed	Change / Amend	Comments	
							From	To	
			LFR	Common:	1m	1m	N/A	N/A	The neighbouring erf 2343 which shares 2 x boundaries with erf 2344 is earmarked for public road and parking purposes. Erf 2344 therefore has only 1 x common boundary.
2345	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The front yard encroach into the road reserve of Manyano Street.
			LFR	Common:	1m	1m	N/A	N/A	The property has 3 x common boundaries.
2346	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries (including the boundary with erf 2351 which is earmarked for public road and parking purposes). The dwelling seems to be extended and encroach into the Manyano Street road reserve.
			LFR	Common:	1m	1m	N/A	N/A	The property has 2 x common boundaries.
2347	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary, 1m on the other street boundary	1m on 1 x street boundary, 1m on the other street boundary	0m on 1 x street boundary, 1m on the other street boundary	The property has 2 x street boundaries with Erven 2343 (PR Zone) and 2351 (PR Zone). A shelter encroaches on the Erf 2343 street boundary.
			LFR	Common:	1m	0m on 1 x common boundary, 1m on the other common boundary	1m on all common boundaries	0m on 1 x common boundary, 1m on the other common boundary	The property has 2 x common boundaries. A shelter encroaches into the adjacent Erf 2348
2348	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries with Erven 2343 (PR Zone) and 2351 (PR Zone). A portion of the dwelling is less than 1m from a portion of the Erf 2351 street boundary.

BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)									
TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	Boundary	Rule	Actual / Proposed	Change / Amend	Comments	
							From	To	
			LFR	Common:	1m	1m	N/A	N/A	The property has 3 x common boundaries. The dwelling unit is very close to the common boundary with Erf 2349.
2349	1	4	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on the Noumela Street boundary	1m	0m on the Noumela Street boundary	The property seems to have 4 x shelters of which 2 shelters encroach on the Noumela Street boundary.
			LFR	Common:	1m	0m on 1 x common boundary, 1m on the other 2 x common boundaries	1m on all common boundaries	0m on 1 x common boundary, 1m on the other 2 x common boundaries	Of the 4 x shelters, 2 shelters encroach on the common boundary with Erf 2350. The shelters seem to encroach into the Erf 2350 area.
2350	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on the Noumela Street boundary	1m	0m on the Noumela Street boundary	A shelter encroaches on the Noumela Street boundary of the property.
			LFR	Common:	1m	0m on 1 x common boundary, 1m on the other 2 x common boundaries	1m on all common boundaries	0m on 1 x common boundary, 1m on the other 2 x common boundaries	A shelter encroaches on the common boundary with Erf 2358. A portion of a shelter located on Erf 2349 encroaches into this property.
2351			PR						
2352	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries, 1m on the other street boundary.	1m on all street boundaries	0m on 2 x street boundaries, 1m on the other street boundary.	There are 2 x shelters that encroaches onto the Erf 2351 street boundaries.
			LFR	Common:	1m	0m	1m	0m	The property only has 1 x common boundary with Erf 2353. One of the shelters encroaches into the Erf 2353 area.
2353	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has mainly one street boundary with a small portion of the erf that can be accessed from Erf 2351 (PR Zone).

BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)									
TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	Boundary	Rule	Actual / Proposed	Change / Amend	Comments	
							From	To	
			LFR	Common:	1m	1m on all common boundaries.	N/A	N/A	The property has 3 x common boundaries. A shelter of Erf 2352 encroaches into this property area.
2354	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries, one which borders on Erf 2362 (PR Zone) and one with Lamla Street.
			LFR	Common:	1m	1m on all common boundaries.	N/A	N/A	The property has 2 x common boundaries.
2355	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries bordering on Erven 2351 (PR Zone) and 2362 (PR Zone).
			LFR	Common:	1m	1m	N/A	N/A	The property has 2 x common boundaries. There seems to be no shelters on the property. A shelter from Erf 2352 seems to encroach into the one corner of this property.
2356	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary, 1m on the other street boundary	1m on all street boundaries	0m on 1 x street boundary, 1m on the other street boundary	The property has 2 x street boundaries bordering on Erven 2351 (PR Zone) and 2362 (PR Zone). A shelter encroach into the Erf 2362 road reserve.
			LFR	Common:	1m	0m on 1 x common boundary, 1m on the other common boundary	1m on all common boundaries	0m on 1 x common boundary, 1m on the other common boundary	The property has 2 x common boundaries. There seems to be no shelters on the property. A shelter encroach into the Erf 2355 common boundary.
2357	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 1 x street boundary with Erf 2351 (PR Zone).
			LFR	Common:	1m	0m on 3 x common boundaries	1m on all common boundaries	0m on 3 x common boundaries.	The property has 4 x common boundaries with other neighbouring properties. There seems to be 2 x

BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)									
TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	Boundary	Rule	Actual / Proposed	From	To	Comments
2358	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	shelters that encroach onto 3 x common boundaries. The property has 1 x street boundary with Noumela Street. The front yard seems to encroach into the Noumela Street road reserve.
2359	1	4	LFR	Common:	1m	0m on 2 x common boundaries, 1m on the other common boundary	1m on all common boundaries	0m on 2 x common boundaries, 1m on the other common boundary	The property has 3 x common boundaries. There is a shelter that seems to encroach on the common boundaries with Erven 2357 and 2359.
2360	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 1 x street boundary with Noumela Street. There is a shelter that encroaches on Noumela Street.
2361	1	0	LFR	Common:	1m	1m on all common boundaries	1m on all common boundaries	0m on all common boundaries	The property has 3 x common boundaries. There seems to be 3 x shelters that encroaches onto the boundaries of Erven 2358, 2360 and 2361. This property has a short street boundary where access is obtained from Erf 2362 (PR Zone).
			LFR	Common:	1m	1m	N/A	N/A	The property has 4 x common boundaries with other neighbouring properties.
			LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries, one with Noumela Street and the other with Erf 2362 (PR Zone)
			LFR	Common:	1m	0m on 1 x common boundary, 1m on the other common boundary	1m on all common boundaries	0m on 1 x common boundary, 1m on the other common boundary	The property has 2 x common boundaries. There are 2 x shelters that are located on the common boundary with Erf 2359.

BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)									
TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	Boundary	Rule	Actual / Proposed	Change / Amend	Comments	
							From	To	
2362		1	PR					There are 2 x shelters that encroach onto this road reserve whilst a 3rd shelter is located on the Erf 2362 road reserve adjacent to Erven 2363 and 2366.	
2363	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 3 x street boundaries, 1m on the other street boundary.	1m on all street boundaries	0m on 3 x street boundaries, 1m on the other street boundary.	The property has 4 x street boundaries, one with Lamla Street and three with Erf 2362 (PR Zone). There seems to be a shelter that encroaches into the Erf 2362 road reserve
			LFR	Common:	1m	0m on 1 x common boundary.	1m	0m on 1 x common boundary	The property has 1 x common boundary. A small portion of the shelter on this property encroaches onto the common boundary with Erf 2364.
2364	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 1 x street boundary with Lamla Street. Pedestrian access can also be obtained from Erf 2362 (PR Zone)
			LFR	Common:	1m	1m	N/A	N/A	The property has 3 x common boundaries. A shelter of Erf 2363 encroaches into this property area.
2365	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries, one with Lamla Street and the other with Erf 2369 (PR Zone)
			LFR	Common:	1m	1m	N/A	N/A	The property has 2 x common boundaries
2366	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary, 1m on the other street boundary	1m on all street boundaries	0m on 1 x street boundary, 1m on the other street boundary	The property has 2 x street boundaries with Erven 2362 (PR Zone) and 2369 (PR Zone). A shelter encroaches onto the Erf 2362 road reserve.

BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)									
TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	Boundary	Rule	Actual / Proposed	Change / Amend	Comments	
							From	To	
2367	1	1	LFR	Common: 1m	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x common boundaries 0m on 1 x street boundary, 1m on the other street boundary	1m on all common boundaries 1m on all street boundaries	0m on 2 x common boundaries 0m on 1 x street boundary, 1m on the other street boundary	The property has 2 x common boundaries. A shelter encroaches onto both common boundaries. The property has 3 x street boundaries with Erven 2362 (PR Zone) and 2369 (PR Zone). There seems to be a shelter located on the Erf 2369 road reserve right in front of the main dwelling of Erf 2367. Another shelter encroaches onto the Erf 2362 road reserve.
2368	1	8	LFR	Common: 1m	1m	0m on 1 x common boundary, 1m on the other common boundary 0m on both street boundaries	1m on all common boundaries 1m on all street boundaries	0m on 1 x common boundary, 1m on the other common boundary 0m on both street boundaries	The property has 2 x common boundaries. The dwelling unit encroaches onto both common boundaries. A shelter encroaches on the common boundary with Erf 2366. A shelter of Erf 2368 also encroaches into this property. This property has 1 x street boundary from Noumea Street and a pedestrian access from Erf 2362 (PR Zone) as well as from Erf 2369 (PR Zone). There are a number of shelters of which 3 x shelters encroaches onto the Lamla Street boundary as well as the pedestrian accesses from Erf 2362 (PR Zone) and 2369 (PR Zone).
2369	1	1	PR	Common: 1m	1m	0m on all common boundaries	1m on all common boundaries	0m on all common boundaries	The property has 3 common boundaries. A number of shelters encroaches onto all common boundaries. There seems to be a shelter located on the Erf 2369 road reserve right in front of the main dwelling of Erf 2367. A shelter from

BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)									
TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	Boundary	Rule	Actual / Proposed	Change / Amend		Comments
							From	To	
2370	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries, one with Noumela Street and one with Erf 2369 (PR Zone).
2371	1	0	LFR	Common:	1m	1m	N/A	N/A	The property has 2 x common boundaries.
2372	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary, 1m on the other street boundary	1m on all street boundaries	0m on 1 x street boundary, 1m on the other street boundary	The property has 2 x street boundaries, one with Noumela Street and one with Erf 2369 (PR Zone). A shelter encroaches onto the Noumela Street road reserve.
2373	1	2	LFR	Common:	1m	0m on all common boundaries	1m on all common boundaries	0m on all common boundaries	The property has 2 x common boundaries. The shelter on the property encroaches onto both common boundaries whilst a small shelter encroaches into Erf 2373.
				Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 1 x street boundary, 1m on the other street boundary	1m on all street boundaries	0m on 1 x street boundary, 1m on the other street boundary	The property has 2 x street boundaries, one with Noumela Street and one with Erf 2369 (PR Zone). It seems that there is no formal dwelling on the property, only 2 x shelters of which the one shelter encroaches onto the Erf 2369 street boundary.

BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)									
TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	Boundary	Rule	Actual / Proposed	Change / Amend	Comments	
							From	To	
			LFR	Common:	1m	0m on 2 x common boundaries	1m on all common boundaries	0m on 2 x common boundaries	The property has 3 x common boundaries. The one shelter encroaches on the common boundaries with Erf 2372 and 2374 whilst a small shelter from Erf 2372 encroaches into this property.
2374	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries with Erf 2369 (PR Zone).
			LFR	Common:	1m	1m	N/A	N/A	The property has 3 x common boundaries.
2375	1	1	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 2 x street boundaries with Erf 2369 (PR Zone). A shelter encroaches on the pedestrian access from Erf 2369 (PR Zone)
			LFR	Common:	1m	0m on 1 x common boundary, 1m on the other common boundaries	1m on all common boundaries	0m on 1 x common boundary, 1m on the other common boundaries	The property has 3 x common boundaries. A shelter seems to encroach on one of the common boundaries.
2376	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 1 x street boundary with Lamla Street and a pedestrian access from Erf 2369.
			LFR	Common:	1m	1m	N/A	N/A	The property has 3 x common boundaries.
2377	1	0	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	1m; 5m on a proclaimed road (S69(2)(h))	N/A	N/A	The property has 1 x street boundary with Lamla Street and a pedestrian access from Erf 2369.
			LFR	Common:	1m	1m	N/A	N/A	The property has 2 x common boundaries. A shelter from Erf 2378 encroaches into this property.
2378	1	2	LFR	Street:	1m; 5m on a proclaimed road (S69(2)(h))	0m on 2 x street boundaries, 1m on the other street boundaries, 1m on the	1m on all street boundaries	0m on 2 x street boundaries, 1m on the other street boundaries.	The property has 4 x street boundaries, one with Lamla Street and three with Erf 2369 (PR Zone).

BUILDING LINES (FOR "SHELTERS" IN THE LFR ZONE)									
TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	Boundary	Rule	Actual / Proposed	Change / Amend	Comments	
							From	To	
						other street boundaries.			Two shelters seem to encroach on 2 x Erf 2369 street boundaries.
			LFR	Common:	1m	0m on 1 x common boundary	1m on all common boundaries	0m on 1 x common boundary	The property has 1 x common boundary. One shelter seem to encroach into the adjacent Erf 2377.
TOTAL	51	61							

6.4.4 Parking

In terms of the Zoning Scheme, 51 x off-street parking bays are required in this development. A desktop analysis from an undated aerial photo shows that only approximately 32 x off-street parking bays can be provided. However, this should not be a problem since unregistered Erven 2333, 2343, 2351, 2362 and 2369 has been earmarked for parking and circulation purposes and is proposed to be zoned Public Roads and Parking Zone (PR).

It is therefore proposed that a departure be approved on parking by reducing the minimum required off-street parking bays from 1 bay per dwelling house to 0 bays per dwelling house on all residential erven in the development.

Information on off-street parking is shown in the table below.

TABLE 13: PROPOSED PARKING

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	OFF-STREET PARKING (Dwelling House in LFR Zone)					Comments
				Rule	Required	Proposed	Change / Amend		
							From	To	
2323	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking available from Manyano Street. Parking also available on the adjacent Erf 2333 (PR Zone)
2324	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking available from Manyano Street. Parking also available on the adjacent Erf 2333 (PR Zone). Pedestrian access is also available from Erf 2333 (PR Zone).
2325	1	1	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking available from Manyano Street. Parking also available on the adjacent Erf 2333 (PR Zone). Pedestrian access is also available from Erf 2333 (PR Zone).
2326	1	1	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking available from Manyano Street.
2327	1	2	LFR	1 bay / dwelling house	1	0	1	0	Site does not allow for off-street parking. Parking available on the adjacent Erf 2333 (PR Zone)
2328	1	0	LFR	1 bay / dwelling house	1	0	1	0	Site does not allow for off-street parking. Parking available on the adjacent Erf 2333 (PR Zone)
2329	1	1	LFR	1 bay / dwelling house	1	0	1	0	Site does not allow for off-street parking. Parking available on the adjacent Erf 2333 (PR Zone)
2330	1	2	LFR	1 bay / dwelling house	1	0	1	0	Site does not allow for off-street parking. Parking available on the adjacent Erf 2333 (PR Zone) and in Noumela Street. Pedestrian access is also available from Erf 2333 (PR Zone).
2331	1	1	LFR	1 bay / dwelling house	1	0	1	0	Site does not allow for off-street parking. Parking available on the adjacent Erf 2333 (PR Zone) and in Noumela Street.

OFF-STREET PARKING (Dwelling House in LFR Zone)									
TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	Rule	Required	Proposed	Change / Amend		Comments
							From	To	
2332	1	4	LFR	1 bay / dwelling house	1	0	1	0	Pedestrian access is also available from Erf 2333 (PR Zone).
2333			PR		0				
2334	1	1	LFR	1 bay / dwelling house	1	0	1	0	Site does not allow for off-street parking. Parking available on the adjacent Erf 2333 (PR Zone) and in Noumela Street.
2335	1	2	LFR	1 bay / dwelling house	1	0	1	0	Site does not allow for off-street parking. Parking available on the adjacent Erf 2333 (PR Zone) and in Noumela Street.
2336	1	3	LFR	1 bay / dwelling house	1	0	1	0	Site does not allow for off-street parking. Parking available on the adjacent Erf 2333 (PR Zone) and in Noumela Street. Pedestrian access is also available from Erf 2333 (PR Zone).
2337	1	2	LFR	1 bay / dwelling house	1	0	1	0	Site does not allow for off-street parking. Parking available on the adjacent Erf 2333 (PR Zone).
2338	1	0	LFR	1 bay / dwelling house	1	0	1	0	Site does not allow for off-street parking. Parking available on the adjacent Erf 2333 (PR Zone) and Erf 2343 (PR Zone). Pedestrian access is also available from Erf 2343 (PR Zone).
2339	1	2	LFR	1 bay / dwelling house	1	0	1	0	Site does not allow for off-street parking. Parking available on the adjacent Erf 2333 (PR Zone) and Erf 2343 (PR Zone).
2340	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	Rule	Required	Proposed	Change / Amend		Comments
							From	To	
2341	1	2	LFR	1 bay / dwelling house	1	1	N/A	N/A	
2342	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	Parking also available on the adjacent Erf 2343 (PR Zone)
2343			PR		0				The proposed Erf 2343 is currently not accessible. It currently forms part of proposed Erven 2342 and 2344.
2344	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	Parking also available on the adjacent Erf 2343 (PR Zone)
2345	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	
2346	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	
2347	1	1	LFR	1 bay / dwelling house	1	1	N/A	N/A	Parking also available on the adjacent Erf 2351 (PR Zone).
2348	1	0	LFR	1 bay / dwelling house	1	0	1	0	The site does not allow for off-street parking. Parking available on the adjacent Erf 2343 (PR Zone) and Erf 2351 (PR Zone). Pedestrian access is also available from Erf 2343 (PR Zone).
2349	1	4	LFR	1 bay / dwelling house	1	1	N/A	N/A	The site allows for off-street parking from Noumela Street. Parking is also available on the adjacent Erf 2351 (PR Zone). Pedestrian access is also available from Erf 2351 (PR Zone).
2350	1	2	LFR	1 bay / dwelling house	1	1	N/A	N/A	The site allows for off-street parking from Noumela Street. Parking is also available on the adjacent Erf 2351 (PR Zone).
2351			PR		0				

OFF-STREET PARKING (Dwelling House in LFR Zone)									
TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	Rule	Required	Proposed	Change / Amend		Comments
							From	To	
2352	1	2	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking is available from Erf 2351 (PR Zone) if the shelters are removed. The site does provide sufficient space for off-street parallel parking from Lamla Street.
2353	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	The site does provide sufficient space for off-street parallel parking from Lamla Street. Parking is also available on the adjacent Erf 2351 (PR Zone). Pedestrian access is also available from Erf 2351 (PR Zone).
2354	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off-street parking is available from Erf 2362 (PR Zone). The site does provide sufficient space for off-street parallel parking from Lamla Street.
2355	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off street parking is available from Erf 2351 (PR Zone). Parking is also available on the adjacent Erf 2362 (PR Zone).
2356	1	2	LFR	1 bay / dwelling house	1	1	N/A	N/A	Off street parking is available from Erf 2351 (PR Zone), where a shelter might have to be removed. Parking is also available on the adjacent Erf 2362 (PR Zone), where a shelter needs to be removed.
2357	1	2	LFR	1 bay / dwelling house	1	0	1	0	The site does not allow for off-street parking. Parking available on the adjacent Erf 2351 (PR Zone).
2358	1	1	LFR	1 bay / dwelling house	1	0	1	0	The site does not allow for off-street parking. Onstreet parking available along Noumela Street.
2359	1	4	LFR	1 bay / dwelling house	1	0	1	0	The site does not allow for off-street parking. Onstreet parking available along Noumela Street.

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	OFF-STREET PARKING (Dwelling House in LFR Zone)				Comments	
				Rule	Required	Proposed	Change / Amend		
							From	To	
2360	1	0	LFR	1 bay / dwelling house	1	0	1	0	The site does not allow for off-street parking. Parking available on the adjacent Erf 2362 (PR Zone). Pedestrian access is also available from Erf 2362 (PR Zone).
2361	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	The site allows for off-street parking from Noumela Street. Parking is also available on the adjacent Erf 2362 (PR Zone).
2362		1	PR		0				Existing shelters on this erf need to be removed.
2363	1	2	LFR	1 bay / dwelling house	1	1	N/A	N/A	The site allows for off-street parking from Lamia Street as well as from Erf 2362 (PR Zone)(if the existing shelter is removed. Onstreet parking is also available on Erf 2362 (PR Zone).
2364	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	The site allows for off-street parking from Lamia Street. Onstreet parking is also available on Erf 2362 (PR Zone) where shelters need to be removed. Pedestrian access is also available from Erf 2362 (PR Zone).
2365	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	The site allows for off-street parking from Lamia Street.
2366	1	1	LFR	1 bay / dwelling house	1	1	N/A	N/A	The site allows for off-street parking from Erf 2362 (PR Zone) if the existing shelters are removed. Additional onstreet parking is available on Erf 2369 (PR Zone).
2367	1	1	LFR	1 bay / dwelling house	1	1	N/A	N/A	The site allows for off-street parking from Erf 2362 (PR Zone) if the existing shelters are removed. Additional onstreet parking is available on Erf 2369 (PR Zone).

OFF-STREET PARKING (Dwelling House in LFR Zone)									
TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	Rule	Required	Proposed	Change / Amend		Comments
							From	To	
2368	1	8	LFR	1 bay / dwelling house	1	1	N/A	N/A	The site allows for off-street parking from Noumela Street if some of the existing shelters are removed. Additional onstreet parking is available on Erf 2362 (PR Zone) and Erf 2369 (PR Zone).
2369		1	PR		0				Existing shelters on this erf need to be removed.
2370	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	The site provides for off-street parking from Noumela Street. Additional parking is also available on Erf 2369 (PR Zone)
2371	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	The site provides for off-street parking from Noumela Street. Additional parking is also available on Erf 2369 (PR Zone)
2372	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	The site provides for off-street parking from Noumela Street. Pedestrian access is also available from Erf 2369 (PR Zone). A part of the shelter on the property might have to be removed.
2373	1	2	LFR	1 bay / dwelling house	1	1	N/A	N/A	The site provides for off-street parking from Noumela Street. Pedestrian access is also available from Erf 2369 (PR Zone).
2374	1	0	LFR	1 bay / dwelling house	1	0	1	0	The site does not provide sufficient space for off-street parking. Parking for this erf is mainly on Erf 2369 (PR Zone).
2375	1	1	LFR	1 bay / dwelling house	1	0	1	0	The site does not provide sufficient space for off-street parking. Parking for this erf is mainly on Erf 2369 (PR Zone).
2376	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	The site provides sufficient space for off-street parking from Lamla Street. Pedestrian access is also available from Erf 2369 (PR Zone).

TEMP ERF NUMBER	NU OF FORMAL DWELLING UNITS	NU OF INFORMAL STRUCTURES	PROPOSED ZONING	OFF-STREET PARKING (Dwelling House in LFR Zone)						
				Rule	Required	Proposed	Change / Amend		Comments	
							From	To		
2377	1	0	LFR	1 bay / dwelling house	1	1	N/A	N/A	The site provides sufficient space for off-street parking from Lamla Street. Pedestrian access is also available from Erf 2369 (PR Zone).	
2378	1	2	LFR	1 bay / dwelling house	1	1	N/A	N/A	The site provides sufficient space for off-street parking from Lamla Street as well as from Erf 2369 (PR Zone).	
TOTAL	51	61			51	32				

7. PLANNING MOTIVATION IN SUPPORT OF THE APPLICATION

7.1 LAND USE DECISION CRITERIA

Section 65 of the Stellenbosch Land Use Planning By-Law, 2015, sets out the general criteria that needs to be considered when a land use application is submitted. Section 38(1)(f) indicates that the written motivation of the application must be based on the criteria in Section 65.

7.2 CONSISTENCY WITH RELEVANT NATIONAL & PROVINCIAL DEVELOPMENT PRINCIPLES

The proposed land use is consistent with the development principles contained in Chapter 2, Section 7 of SPLUMA (Act 16 of 2013) and Chapter 6, Section 59 of LUPA (Act 3 of 2014).

TABLE 14: CONSISTENCY WITH SPLUMA (Act 16 of 2013) AND LUPA (Act 3 of 2014)

APPLICABLE SECTIONS	DEVELOPMENT PRINCIPLES	COMMENTS
SPLUMA, Section 7(a) LUPA, Section 59(1)	Spatial Justice	The proposed development is consistent with the principle of spatial justice: <ul style="list-style-type: none"> It redresses past spatial and development imbalances by providing access to land for the previously disadvantaged communities in Kayamandi. The aim is to finalise the land use rights on this project that was started many years ago in order to transfer the ownership of the properties to the intended beneficiaries. It therefore provides for security of tenure.
SPLUMA, Section 7(b) LUPA, Section 59(2)	Spatial Sustainability	The proposed development is consistent with the principle of spatial sustainability: <ul style="list-style-type: none"> The properties are located within the existing approved urban edge in the established urban area of Kayamandi. The development already exists and does not encourage urban sprawl. No new development will take place. It is currently and will in future continue to make use of existing available infrastructure services capacity. There are no environmentally or heritage sensitive areas in this part of Kayamandi. It does not have an impact on prime and unique agricultural land.
SPLUMA, Section 7(c) LUPA, Section 59(3)	Efficiency	The development is consistent with the principle of efficiency: <ul style="list-style-type: none"> It optimises the use of existing infrastructure. It optimises the use of existing available state-owned land. It is already integrated in the current urban space economy of Kayamandi and will have no negative financial, social, economic or environmental impacts.
SPLUMA, Section 7(d) LUPA, Section 59(5)	Spatial Resilience	<ul style="list-style-type: none"> A key objective of the development / land use application is to finalise the land use rights on this project that was started many years ago in order to transfer the ownership of the properties to the intended beneficiaries and thereby improving the livelihood of the affected communities to ensure sustainable growth and development.

APPLICABLE SECTIONS	DEVELOPMENT PRINCIPLES	COMMENTS
		<ul style="list-style-type: none"> According to the principle of spatial resilience (S59(5) of LUPA), "flexibility in spatial plans, policy and land use management systems is accommodated to ensure sustainable livelihoods in communities most likely to suffer the impact of economic and environmental shocks".
SPLUMA, Section 7(e) LUPA, Section 59(4)	Good Administration	The application complies with and is submitted in accordance with the legislated land development processes and procedures.

7.3 CONSISTENCY WITH RELEVANT NATIONAL & PROVINCIAL PLANNING FRAMEWORKS AND POLICIES

7.3.1 National Development Plan (NDP), 2012

The National Development Plan identified nine (9) main challenges that need to be addressed in South Africa. The land use(s) in this application contributes as a response to some of those national challenges. The national challenges, the suggested national responses and the relevance to this land use application is highlighted in the table below.

TABLE 15: CONSISTENCY WITH NATIONAL DEVELOPMENT PLAN (NDP), 2012

NDP CHALLENGES	NDP RESPONSE	HOW THIS PROPOSED DEVELOPMENT RESPONDS
1 Unemployment	Create jobs and livelihoods	Not applicable to this application.
2 Infrastructure poorly located and inadequate	Expand infrastructure	The aim is to finalise the land use rights on this project that was started many years ago in order to transfer the ownership of the properties to the intended beneficiaries. There will be no new developments. The existing properties are already making use of the existing infrastructure capacity within Kayamandi.
3 Exclusive spatial patterns	Transform urban and rural spaces	This urban area is already transformed, and the land uses and buildings already exist. The aim with this land use application is therefore to legalise the existing land uses so that ownership can be transferred to the intended beneficiaries.
4 Resource consumptive economy	Transition to a low-carbon economy	Not applicable to this application.
5 Poor quality education	Improve education and training	Not applicable to this application.
6 Widespread disease burden and poor services	Provide quality health care	Not applicable to this application.
7 Poor quality public service	Build a capable state	Not applicable to this application.
8 Corruption	Fight corruption and increase accountability	Not applicable to this application.
9 Divided society	Transform society and unite the nation.	This land use application will contribute to the transformation of society because it will provide security of tenure to the intended beneficiaries in Kayamandi.

7.3.2 OneCape 2040

The OneCape 2040 strategy is a Western Cape initiative that aims to “scope a long-term economic vision and plan involving all key Western Cape economic leaders as well as citizens for the next 30 to 40 years”. Its primary goal is to create “a resilient, inclusive and competitive Western Cape with higher rates of employment producing growing incomes, greater equality and an improved quality of life”. Its vision is to have “a highly-skilled, innovation driven, resource efficient, connected, high opportunity and collaborative society”. Local government’s role in achieving this vision is as follows:

- Integrated neighbourhoods and upgrading the built environment;
- Integrated services planning and provision

Two of the six transitional areas identified in this strategy relates to

- **“Economic Access Transition (Working Cape)”**. The aim is to change from a currently “Factor and efficiency-driven economy with high barriers to entry and low productivity and entrepreneurship rates” to a “Innovation-driven economy with low barriers to entry, high productivity and entrepreneurship rates”.
- **“Settlement Transition (Living Cape)”**. The aim is to change from the current “Unhealthy, low access, often alienated, low opportunity neighbourhoods” to “Healthy, accessible, liveable, multi-opportunity communities.

This project and land uses are part of the municipality’s initiatives to fulfil its role in the OneCape 2040 vision.

7.3.3 WC Provincial Spatial Development Framework (PSDF), 2014

The latest approved PSDF is dated March 2014. The Western Cape PSDF aims to:

- Give spatial expression to the National and Provincial development agendas;
- Serve as a basis for coordinating, integrating and aligning ‘on the ground’ delivery of National and Provincial departmental programmes;
- Support municipalities to fulfil their municipal planning mandate in line with the National and Provincial agendas; and
- Communicates government’s spatial development intentions to the private sector and civil society.

The 2014 PSDF applies five (5) key principles to achieve its spatial vision for the province. These five principles are aligned with the development principles contained in Section 7 of SPLUMA (Act 16 of 2013) and Section 59 of LUPA (Act 3 of 2014) and talks about Spatial Efficiency, Spatial Justice, Sustainability & Resilience, Quality & Liveability and Accessibility. This existing land uses in this project’s consistency with these principles have already been highlighted in a previous section. This proposed land use is also consistent with the three spatial themes of the Western Cape PSDF:

- **Resources:** The existing land uses currently and will in future continue to make use of existing resources within the urban edge. It also does not threaten or impact negatively on any scenic and unique cultural landscapes.
- **Space Economy:** The project and its land uses are already integrated in the space-economy of Kayamandi.
- **Settlement:** The project and its land uses are located within the established urban area of Kayamandi and promotes densification, consolidation, integration and a sense of place. All properties are already occupied for many years and well-integrated with the urban fabric of Kayamandi.

7.4 CONSISTENCY WITH RELEVANT LOCAL PLANNING FRAMEWORKS AND POLICIES

7.4.1 Municipal IDP

Projects 4A, 5A and 5B are located in Ward 12 whilst Projects 4B and 8 (Mpelazwe) is located in Ward 13 of the Stellenbosch Municipality.

The latest IDP summarises the ward priorities in Tables 58 (Ward 12) and 59 (Ward 13) respectively. Ward 12's top five priorities for the 2021/22 financial year are the following:

- Priority 1: Recreation (Swimming Pool)
- Priority 2: Safety & Security
- Priority 3: Elderly & disabled
- Priority 4: Wi-Fi facilities
- Priority 5: ECD Centers

Ward 13's top five priorities for the 2021/22 financial year are the following:

- Priority 1: Housing – Hostels, Shacks and Backyard dwellers
- Priority 2: Old age & youth recreational center
- Priority 3: Community Hall
- Priority 4: Initiation site
- Priority 5: Remembrance Hall in Kayamandi library

Legacy projects are discussed in Table 70 of the IDP with specific reference to human settlements project on pages 193-196. An overview of the Integrated Human Settlements Plan is provided in paragraph 7.4.3 on pages 208-211.

Although this project is not specifically mentioned in the IDP, it is a priority for the Stellenbosch Human Settlement's Department who appointed the professional team through tender number B/SM 42/21 to finalise the land use rights for these properties so that the properties can be transferred to the intended beneficiaries.

7.4.2 Municipal SDF

Section 22 of SPLUMA indicates the following:

“22. (1) A Municipal Planning Tribunal or any other authority required or mandated to make a land development decision in terms of this Act or any other law relating to land development, may not make a decision which is inconsistent with a municipal spatial development framework.

22. (2) Subject to section 42, a Municipal Planning Tribunal or any other authority required or mandated to make a land development decision, may depart from the provisions of a municipal spatial development framework only if site-specific circumstances justify a departure from the provisions of such municipal spatial development framework.”

Similar to SPLUMA, Section 19 of the Western Cape Land Use Planning Act (LUPA), Act 3 of 2014 states the following:

“19. (1) If a spatial development framework or structure plan specifically provides for the utilisation or development of land as proposed in a land use application or land development application, the proposed utilisation or development is regarded as complying with that spatial development framework or structure plan.

(2) If a spatial development framework or structure plan does not specifically provide for the utilisation or development of land as proposed in a land use application or a land development application, but the proposed utilisation or development is not in conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilisation or development is regarded as being consistent with that spatial development framework or structure plan.

(3) If the proposed utilisation or development of land in a land use application or a land development application does not comply with and is not consistent with the relevant designation for the utilisation of land in an applicable spatial development framework or structure plan, the proposed utilisation or development deviates from that spatial development framework or structure plan."

The current approved MSDF of Stellenbosch Municipality is dated 11 November 2019.

The subject properties (Projects 4A, 4B, 5A, 5B and 8) are located in an established urban area within the urban edge and fall within the "Urban Development" spatial planning category (SPC)(MSDF Figure 26, p66).

In terms of the Stellenbosch Framework, Projects 4B, 5B and 8 are also located within the area designated as "Strategic Sites, Projects and/or Infill Opportunities" (MSDF Figure 28, p70).

In conclusion, it can be argued that the currently approved SDF specifically provides for the utilisation of the sites as proposed in this land use application and therefore the existing (and proposed) utilisation of the sites is regarded as compliant with the approved municipal SDF, as described in Section 19(1) of LUPA (Act 3 of 2014).

It is therefore NOT necessary to motivate for deviation from the provisions of the existing approved SDF (2019).

7.5 SUITABILITY OF THE SITE

The suitability of the project site in terms of its location, accessibility and physical characteristics is discussed in the table below.

TABLE 16: MOTIVATION IN TERMS OF SITE SUITABILITY

	SUITABILITY IN TERMS OF	MOTIVATION / COMMENTS
1	Location	The site / properties are well located within the urban edge and within the neighbourhood of Kayamandi, Stellenbosch.
2	Roads & Transport	The area is well served with local roads, public transport routes and public transport services. No additional traffic will be generated because the properties are already developed, and no additional / new development is proposed.
3	Parking	All the properties have already been developed and have people living there for a number of years. A combination of onsite and off-site (on-street) parking is currently used in the area. No additional / new development will take place and therefore no additional parking would be required. The purpose of this land use application is to legalise the status quo, register the properties with the SG's Office and therewith enable the municipality to transfer ownership of the properties to the intended beneficiaries. Existing space for parking is thus sufficient.
4	Engineering Services	The properties are located in an area that is already serviced. No additional / new development will take place in terms of this land use application and therefore there will not be an increase in demand for services. An engineering services report is attached hereto as ANNEXURE 9 .

	SUITABILITY IN TERMS OF	MOTIVATION / COMMENTS
		A CLO has been appointed, on request of the Stellenbosch Municipality, to conduct a survey to determine whether each property has access to a water and electricity meter and to record the location and details of these meters. This survey was completed in 2021 and a separate report was submitted to the Stellenbosch Municipality's Human Settlements Department with detail of the outcome of the aforementioned survey.
5	Servitudes	To the best of our knowledge and interpretation of the existing available information, there are no known servitudes that affects the properties in this land use application.
6	Topography	All the properties are already developed and hence the topographical characteristics of the area does not have a negative impact on the existing land uses.
7	Geotechnical Conditions	All the properties are already developed and hence the geotechnical characteristics of the area does not have a negative impact on the existing land uses.
8	Flood Lines	There are no known floodlines that affects the subject properties.
9	Alternative Uses	All the properties are already developed and therefore discussing alternative uses for these properties is irrelevant to the purpose / objectives of this land use application.

7.6 OTHER IMPLICATIONS OF THE PROPOSED LAND USE(S)

Comments on other possible implications of the proposed land uses are provided in the table below.

TABLE 17: OTHER IMPLICATIONS OF THE PROPOSED LAND USE(S)

IMPACT	MOTIVATION / COMMENT
Environmental Impact	<p>The subject properties are located inside the urban edge in an already developed area. All the sites are already developed, and the intention of this land use application is to formalise what is currently on the ground. There will thus be no negative impact on any environmental resources.</p> <p>The Western Cape Department of Environmental Affairs and Development Planning (DEADP) confirmed in a letter dated 25 August 2021 that no listed activities in terms of the NEMA EIA Regulations 2014 (as amended) are triggered and therefore no environmental authorisation is required for these projects.</p> <p>The letter from WC DEADP is attached hereto as ANNEXURE 10.</p>
Heritage Impact	<p>The subject properties are located inside the urban edge in an already developed area. All the sites are already developed, and the intention of this land use application is to formalise what is currently on the ground. The sites are not located within the historical centre of Stellenbosch and the buildings are not older than 60-years.</p> <p>An NID was submitted to Heritage Western Cape (HWC) on 8 August 2021. HWC confirmed in a letter dated 3 September 2021 that "since there is no reason to believe that the proposed subdivision and rezoning on various erven in Kyamandi Stellenbosch, will impact on heritage resource, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required".</p> <p>The letter from HWC is attached hereto as ANNEXURE 11.</p>
Compatibility with the Surrounding Area	The properties have been well integrated into the space-economy and urban fabric of Kayamandi for a number of years and is fully compatible with the surrounding area.
Socio-Economic Impact	The primary objective is to obtain the necessary land use rights so that the properties can be registered with the SG's Office and then transferred to the intended beneficiaries. This in itself has a positive socio-economic impact on this community.
Social & Public Facilities	There will be no negative impact on the existing number of social and public facilities in the area. The application also does not trigger the need for additional public / social facilities because there will be no densification or additional / new greenfield development.
Surrounding Property Values	There will be no negative impact on surrounding property values.

IMPACT	MOTIVATION / COMMENT
Safety & well-being of the Surrounding Community	There will be no negative impact on safety of the surrounding community. The finalisation of the land use rights, registration and transfer of the properties will have a positive impact on the well-being of the beneficiary community.

8. CONCLUSION

In conclusion, the primary objective of this land use application is to finalise and conclude a process that should have been finalised many years ago. The approval of the land use applications in paragraph 2.3 of this report should therefore be a formality for the following reasons:

- The land use rights for the properties in this project should already have been finalised approximately 20-years ago, however, due to various reasons, beyond the control of Stellenbosch Municipality, these land use rights were not finalised, and ownership of the properties could not yet be transferred.
- The primary objective of this land use application is to legalize the existing land uses on the various properties so that the properties can be registered with the Surveyor-General and thereby enabling the municipality to transfer ownership of the registered properties to the intended beneficiaries.
- The properties in this project are located in an established urban area within the urban edge of Kaya Mandi.
- The properties in this project have already been developed and dwelling units are already occupied.
- The properties in this project have access to existing infrastructure and engineering services within Kaya Mandi.
- No additional dwelling units will currently be constructed on the subject properties.
- The existing land uses are compliant with the Stellenbosch SDF and consistent with other relevant local and provincial policies.
- There are no negative environmental and heritage impacts as confirmed by the Western Cape Department of Environmental Affairs and Development Planning and Heritage Western Cape.
- A letter dated 25 August 2021 from the Western Cape Department of Environmental Affairs and Development Planning (reference: 16/3/3/6/1/B4/22/1270/21) confirmed that no listed activities in terms of the NEMA EIA Regulations 2014 are triggered by the proposed land use applications.
- Heritage Western Cape (HWC) confirmed in a letter dated 3 September 2021 that *“since there is no reason to believe that the proposed subdivision and rezoning on various erven in Kyamandi Stellenbosch, will impact on heritage resource, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required”*.

The finalisation of the land use rights, the registration of the properties with the SG's Office and the transfer of ownership to the beneficiaries has become a matter of extreme urgency. Many of the original intended beneficiaries do not live there anymore and the community is becoming increasingly impatient with the delays in this process.

It is therefore recommended that the land use applications (listed in paragraph 2.3 of this report) be approved in order to comply with / adhere to the principles of good administration listed in Section 7(e) of the SPLUMA (Act 16 of 2013) and Section 59(4) of the Western Cape LUPA (Act 3 of 2014).

ANNEXURE E

**APPLICATION FOR REZONING,
CONSOLIDATION, SUDIVISION, AMENDMENT
OF GENERAL PLAN & DEPARTURES: ERVEN 112,
114, 115 & 116, KAYAMANDI (ALSO KNOWN
AS RED BRICKS HOSTELS, PROJECT 4B)**

**EXEMPTION FROM THE DEPARMENT
OF MINISTRY OF LOCAL
GOVERNMENT, ENVIRONMENTAL
AFFAIRS AND DEVELOPMENT
PLANNING FROM CERTAIN
PROVISIONS FOR PUBLIC
PARTICIPATION**



REFERENCE: 15/3/2/2/1/BS2

ENQUIRIES: Kobus Munro - (021) 483 4638

The Executive Mayor
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Per e-mail: Mayor@stellenbosch.gov.za
Donovan.Muller@stellenbosch.gov.za
Mayor.PA@stellenbosch.gov.za

Dear Mayor van Deventer

STELLENBOSCH MUNICIPALITY: REQUEST FOR AUTHORISATION FOR EXEMPTION FROM CERTAIN PROVISIONS (PUBLIC PARTICIPATION REQUIREMENTS) IN TERMS OF SECTION 60 (1) OF THE LAND USE PLANNING ACT, 2014 (ACT NO 3 OF 2014): FIVE HOUSING PROJECTS IN KAYAMANDI, STELLENBOSCH

1. Your request for the exemption from certain public participation provisions/requirements in terms of Section 60(1)(b) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA), dated 27 September 2021, refers.
2. As the Authorised Decision maker, I hereby confirm that I have had access to and considered all the relevant information and I have accordingly resolved as follows:

That the request by Stellenbosch Municipality for authorisation for exemption in terms of Section 60(1) of the LUPA from the provisions of sections 43, 44 and 47 of LUPA in respect of the intended land use applications for Projects 4A, 4B, 5A, 5B and 8 as contained in your above-mentioned letter, to obtain the necessary land use rights for five housing projects in Kayamandi, Stellenbosch, **BE APPROVED** in terms of Section 60(1) of the LUPA.

3. The reasons for my decision are as follows:

- i) The request satisfies the requirements of the enabling legislative prescript in terms of Section 60(1)(b) of LUPA;
- ii) The request is in the interest of meeting the needs of the poor and vulnerable; and
- iii) The request is reasonable as there has been no change in the applicable spatial planning, policy or development context of the area since the original approval.

Please note that this decision will become effective by notice in the *Provincial Gazette* in accordance with Section 60(1) of LUPA. A copy of the notice will be made available upon publication.

Sincerely

A handwritten signature in black ink, appearing to read 'A. Bredeur', written over a large, light-colored oval shape.

A BREDELL
MINISTER

DATE: 13/10/2021



Western Cape Government • Wes-Kaapse Regering • URhulumente weNtshona Koloni

PROVINCE OF THE WESTERN CAPE

PROVINSIE WES-KAAP

IPHONDO LENTSHONA KOLONI

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Tuesday, 19 October 2021

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Proclamation

Proklamasie

UMpoposho

129 Department of Environmental Affairs and Development Planning: Western Cape Land Use Planning Act, 2014 (Act 3 of 2014): Exemption from Provisions of Act 2

129 Departement van Omgewingsake en Ontwikkelingsbeplanning: Wes-Kaapse Wet op Grondgebruikbeplanning, 2014 (Wet 3 van 2014): Vrystelling van Bepalings van Wet 2

129 Lendawo eziSingqongileyo noCwangciso loPhuhliso loMhlaba: UMthetho woCwangciso loMhlaba wase Mpuma Koloni, ka-2014 (uMthetho 3 ka-2014): isaZiso seSigunyaziso kwiSiphambuko soMthetho weSixeko saseKapa 3

PROVINCIAL NOTICE

The following Provincial Notice is published for general information.

DR H.C. MALILA,
DIRECTOR-GENERAL

Provincial Legislature Building,
Wale Street,
Cape Town.

PROVINSIALE KENNISGEWING

Die volgende Provinsiale Kennisgewing word vir algemene inligting gepubliseer.

DR H.C. MALILA,
DIREKTEUR-GENERAAL

Provinsiale Wetgewer-gebou,
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ISAZISO SEPHONDO

Esi saziso silandelayo sipapashelwe ukunika ulwazi ngokubanzi.

GQIR H.C. MALILA,
MLAWULI-JIKELELE

ISakhiwo sePhondo,
Wale Street,
eKapa.

PROVINCIAL NOTICE

P.N. 129/2021

19 October 2021

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING**WESTERN CAPE LAND USE PLANNING ACT, 2014 (ACT 3 OF 2014)****EXEMPTION FROM PROVISIONS OF ACT**

I, Anton Wilhelm Bredell, Provincial Minister of Local Government, Environmental Affairs and Development Planning in the Western Cape, under section 60(1)(b) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) (the Act), exempt Stellenbosch Municipality from the provisions of sections 43, 44 and 47 of the Act, in respect of the intended land use applications for:

- o Project 4A: 148 x flats currently located on Erven 1091 – 1112 and 1080 – 1090, Kayamandi;
- o Project 4B: 51 x formal dwelling units currently located on Erven 112, 114, 115 and 116, Kayamandi;
- o Project 5A: 175 x formal dwelling units currently located on Erven 1113 – 1122 and 1123 – 1154, Kayamandi;
- o Project 5B: 48 x formal dwelling units currently located on Erven 66, 69, 514 – 522 and a portion of Erf 523, Kayamandi;
- o Project 8: 54 x formal dwelling units currently located on the Remainder of Erf 288, Kayamandi.

Signed at Cape Town on this 13th day of October 2021.

AW BREDELL

PROVINCIAL MINISTER OF LOCAL GOVERNMENT, ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

PROVINSIALE KENNISGEWING

P.K. 129/2021

19 Oktober 2021

DEPARTEMENT VAN OMGEWINGSAKE EN ONTWIKKELINGSBEPLANNING**WES-KAAPSE WET OP GRONDGEBRUIKBEPLANNING, 2014 (WET 3 VAN 2014)****VRYSTELLING VAN BEPALINGS VAN WET**

Ek, Anton Wilhelm Bredell, Provinsiale Minister van Plaaslike Regering, Omgewingsake en Ontwikkelingsbeplanning in die Wes-Kaap, kragtens artikel 60(1)(b) van die Wes-Kaapse Wet op Grondgebruikbeplanning, 2014 (Wet 3 van 2014)(die Wet), stel Stellenbosch Munisipaliteit vry van die bepalings van artikels 43, 44 en 47 van die Wet, ten opsigte van die beoogde grondgebruikaansoeke vir:

- o Projek 4A: 148 x woonstelle wat op Erwe 1091 – 1112 en 1080 – 1090 Kayamandi geleë is;
- o Projek 4B: 51 x formele wooneenhede wat op Erwe 112, 114, 115 en 116, Kayamandi geleë is;
- o Projek 5A: 175 x formele wooneenhede wat op Erwe 1113 – 1122 en 1123 – 1154, Kayamandi geleë is;
- o Projek 5B: 48 x formele wooneenhede wat op Erwe 66, 69, 514 – 522 en 'n gedeelte van Erf 523, Kayamandi geleë is;
- o Projek 8: 54 x formele wooneenhede wat op die Restant van Erf 288, Kayamandi geleë is.

Geteken te Kaapstad op hierdie 13de dag van Oktober 2021.

AW BREDELL

PROVINSIALE MINISTER VAN PLAASLIKE REGERING, OMGEWINGSAKE EN ONTWIKKELINGSBEPLANNING

ISAZISO SEPHONDO

I.S. 129/2021

19 kweyeDwarha 2021

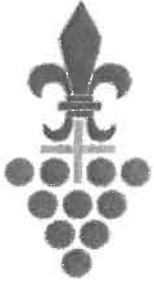
**ISEBE LENDAWO EZISINGQONGILEYO NOCWANGCISO LOPHUHLISO LOMHLABA
UMTHETHO WOCWANGCISO LOMHLABA WASE MPUMA KOLONI, KA-2014 (UMTHETHO 3 KA-2014)
ISAZISO SESIGUNYAZISO KWISIPHAMBUKO SOMTHETHO WESIXEKO SASEKAPA**

Mna, Anton Wilhelm Bredell, uMphathiswa woMasipala beNgingqi, Imicimbi yokusiNggongileyo kunye noCwangciso loPhuhliso eNtshona Koloni, phantsi kwecandelo 60 (1)(b) woMthetho woCwangciso woSetyenziso loMhlaba waseMpuma Koloni, ka 2014 (uMthetho 3 ka 2014)(uMthetho), ndikhulula uMasipala weStellenbosch ukuba aphambuke kwizibonelelo zamacandelo 43, 44, kunye no 47 woMthetho, ngokubhekisele kwinjongo zezicelo ukuze:

- o Iprojekthi 4A: 148 x iiflethi ezibekwe ngoku kwiziza 1091 – 1112 no 1080 – 1090, eKayamandi;
- o Iprojekthi 4B: 51 x yezindlu zokuhla ezisesikweni kwiziza 112, 114, 115 no 116, eKhayamandi;
- o Iprojekthi 5A: 175 x yezindlu zokuhla ezisesikweni kwiziza 1113 – 1122 no 1123 – 1154, eKhayamandi;
- o Iprojekthi 5B: 48 x yezindlu zokuhla ezisesikweni kwiziza 66, 69, 514 – 522 nesahlulo sesiza 523, eKayamandi;
- o Iprojekthi 8: 54 x yezindlu zokuhla ezisesikweni kwi intsalela yesiza 288, eKayamandi.

Sityikitywe eKapa ngomhla woku-13 kwinyanga kweyeDwarha 2021.

AW BREDELL**UMPHATHISWA WEPHONDO, URHULUMENTE WENGINQI, IMICIMBI YOKUSINGQONGILEYO NOCWANGCISO
LOPHUPHISO**



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

Kantoor van die Uitvoerende Burgemeester
Office of the Executive Mayor
iOfisi kaSodolophu olawulayo

Our Ref: G van Deventer (021 808 8002)
Office of the Executive Mayor

Your Reference: 3/5/3 (2021/22)

MEC A Bredell
Minister: Local Government, Environmental Affairs and Development Planning
Western Cape Government
Department of Environmental Affairs and Development Planning
Private Bag X9086
CAPE TOWN
8000

Dear Sir

APPLICATION FOR PROVINCIAL EXEMPTION IN TERMS OF SECTION 60 OF THE WESTERN CAPE LAND USE PLANNING ACT (LUPA), ACT 3 OF 2014: OBTAINING THE NECESSARY LAND USE RIGHTS AND REGISTRATION OF DIAGRAMS IN THE SURVEYOR-GENERAL'S OFFICE FOR FIVE (5) HOUSING PROJECTS IN KAYAMANDI, STELLENBOSCH

Stellenbosch Municipality appointed a Service Provider to assist in obtaining the necessary land use rights and registration of diagrams in the Surveyor General's Office for five (5) **completed** housing projects in Kayamandi, Stellenbosch.

The purpose of this letter is to apply for exemption from the Publication and Serving of Notices (Sections 43 and 44 of LUPA, Act 3 of 2014) for all five (5) completed projects, in terms of Section 60 of the Western Cape Land Use Planning Act (Act 3 of 2014).

More information regarding the five (5) projects in Kayamandi is provided below and in the following **Annexures** to this letter:

1. Annexure 1: Location of the five (5) projects.
2. Annexure 2: Current Cadastral Information for each of the five (5) projects
3. Annexure 3: Proposed consolidations and subdivisions applicable to each of the five (5) projects.

Office of the Executive Mayor – 14 Plein Street – Stellenbosch – 7600
mayor@stellenbosch.gov.za – (t) 021 808 8002 – (f) 021 808 886 6761

The reasons for requesting the aforementioned exemption, follows towards the end of this letter.

BACKGROUND

The Kayamandi Township was originally proclaimed in terms of the Black Communities Development Act, 1984 (Act 4 of 1984) and established as a development area with the creation of Erf 288, Kaya Mandi (34.4957ha in extent). The aforementioned erf was then subdivided in accordance with General Plan L149/1987 after which the township register was opened in terms of the Upgrading of Land Tenure Rights Act, 1991 (Act 112 of 1991).

Kayamandi was then extended in terms of Proclamation Notice G.K. 598/1991 with the acquisition of Portion 56 of Farm 183 (Erf 707), Portion 3 of Farm 181 (Erf 1070) and Portion 59 of Farm 183 (Erf 634). The new development area (18.5ha in extent) was then surveyed and established in terms of the Black Communities Development Act, 1984 (Act 4 of 1984) with the registration of General Plans 7988/1991, 3443/1991 and 7989/1991.

The former Stellenbosch Transitional Council commissioned the preparation of a Spatial Development Framework for Kayamandi in 1995 to guide and direct the severe development pressure that existed in the Kayamandi Township at the time. During this process a number of high priority housing projects were identified. This culminated in the approval of the Kayamandi SDF in September 1996 and the Housing Projects Plan in January 1997. The eight high priority housing projects that were identified included the following:

- Project 1: Costa Land Development (greenfield development)
- Project 2: Snake Valley (greenfield development)
- Project 3: Watergang (greenfield development)
- Project 4A: Rental Apartments (town centre upgrade)
- Project 4B: Red Brick Hostels (town centre upgrade)
- Project 5A: High Density Units (town centre upgrade)
- Project 5B: High Density Units (town centre upgrade)
- Project 8: Mpelazwe (town centre upgrade)

Although the abovementioned projects (excluding Project 3: Watergang) were implemented during this period, the majority of erven have never been formally registered in order to enable the individual transfer of these properties to their respectively beneficiaries. The main reason for the aforesaid challenge was that Stellenbosch Municipality did not have the necessary authority to consider and approve the formal amendments of the General Plans due to the statutory provisions that applied in terms of the Black Communities Development Act, 1984 (Act 4 of 1984).

Stellenbosch Municipality subsequently appointed **Plan 4 SA (Pty) Ltd** and a team of sub-consultants to assist the municipality in obtaining the necessary land use rights for five projects in Kayamandi, known as Projects 4A, 4B, 5A, 5B and 8 (Mpelazwe). This is

necessary to enable the Municipality to finalise the formal registration of these properties with the Surveyor-General and the Deeds Office so that the title deeds of the properties can be transferred to their respective new owners.

The relationship of the aforementioned five projects to the original Erf 288 and Erf 1070 (Portion 3 of Farm 181) is shown in the following two diagrams:

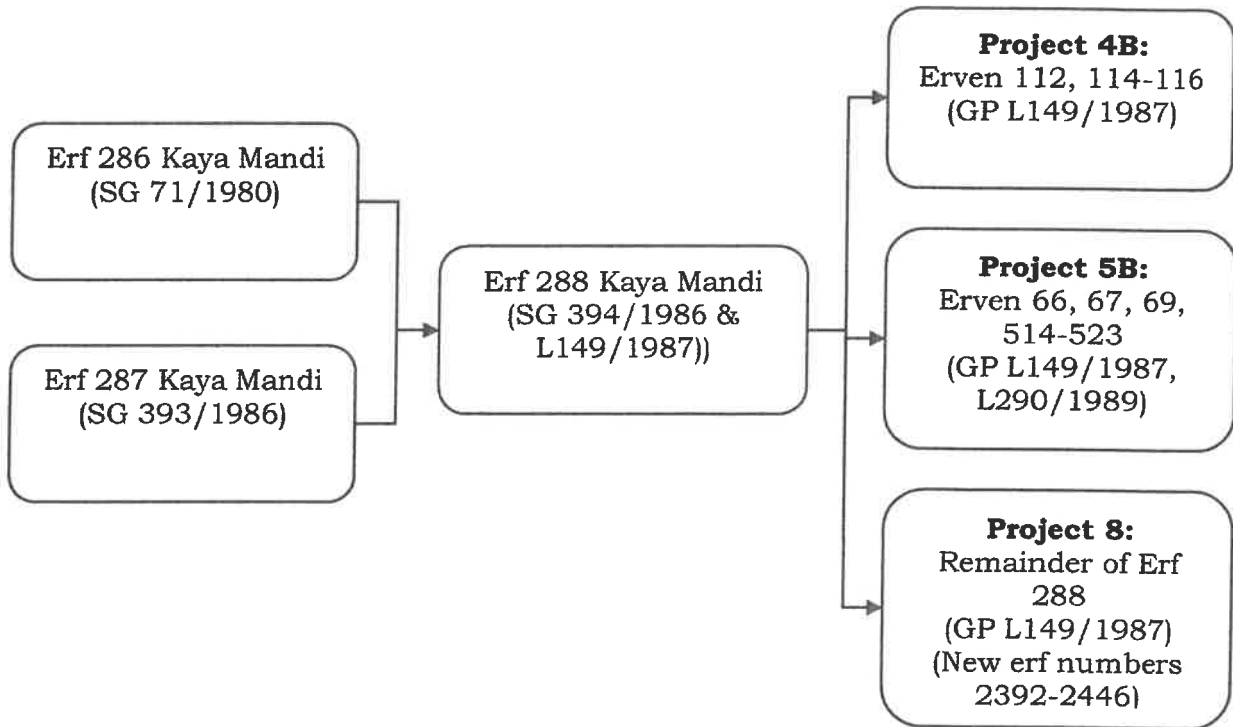


FIGURE 1: "GENEALOGY" OF ERF 288 KAYA MANDI

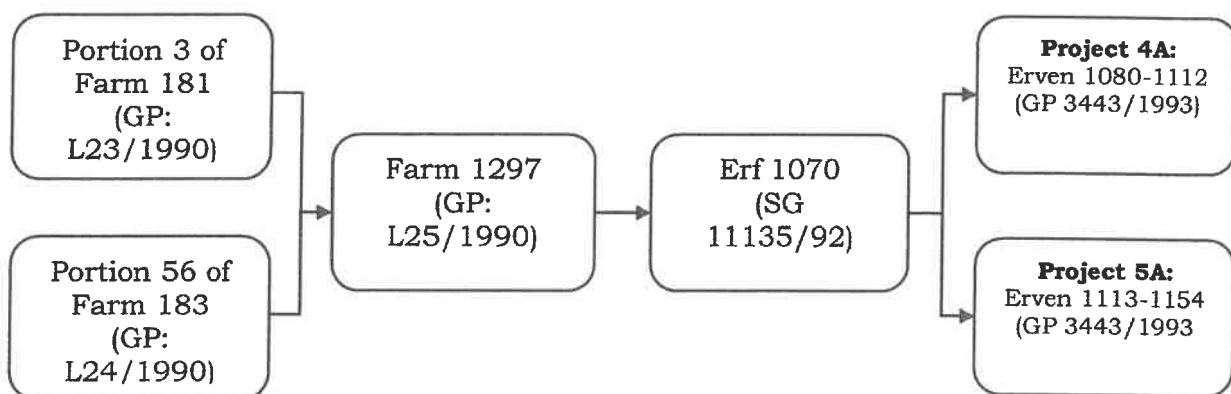




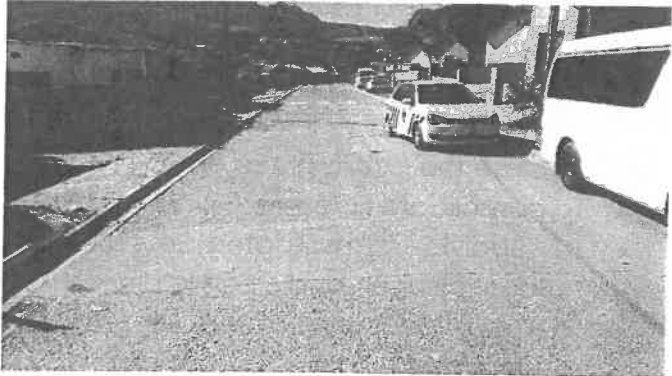


FIGURE 2: "GENEALOGY" OF ERF 1070 KAYA MANDI

EXISTING LAND USES

Examples of the existing land uses for each project are shown in the table below.

PROJECT	EXISTING LAND USES	PHOTOS
4A	148 x Flats currently located on Erven 1091-1112 and 1080-1090 Kaya Mandi.	 <p data-bbox="922 768 1233 801">View along 13th Street</p>
4B	51 x Formal Dwelling Units currently located on Erven 112, 114, 115 and 116 Kaya Mandi.	 <p data-bbox="903 1223 1249 1256">View along Mdala Street</p>
5A	175 x Formal Dwelling Units currently located on Erven 1113-1122 and 1123-1154 Kaya Mandi	 <p data-bbox="879 1677 1273 1711">View along School Crescent</p>

PROJECT	EXISTING LAND USES	PHOTOS
5B	48 x Formal Dwelling Units currently located on Erven 66, 69, 514-522 and a portion of Erf 523 Kaya Mandi	 <p data-bbox="874 658 1283 696">View along Mjandana Street</p>
8	54 x Formal Dwelling Units currently located on the Remainder of Erf 288 Kaya Mandi.	 <p data-bbox="900 1113 1243 1151">View along Luyolo Road</p>

PURPOSE OF EACH LAND USE APPLICATION

Project 4A:

This project was approved by Council in 1996 and comprised the development of 146 family units by Stocks Housing Cape (Pty) Ltd. The 148 units were developed and completed in 1998 as rental stock units on Erven 1080-1112. The purpose of this application is thus the following:

- To consolidate Erven 1091-1112 and 1080-1090 Kayamandi to enable the registration of a Sectional Title Scheme.
- To obtain approval (condonation) of 9 minor encroachments of existing staircases into the street.

Project 4B:

This project, also known as Red Bricks Hostels, formed part of the Kayamandi hostel upgrading programme and was constructed in 2004. The purpose of this application is thus the following:

- To consolidate Erven 112, 114, 115 and 116 Kayamandi
- To subdivide the consolidated erf into 56 erven consisting of 51 residential erven and 5 public places.

Project 5A:

This project entailed the development of 175 high density units and public open spaces on Erven 1113-1154 Kaya Mandi. Although the General Plan was submitted for approval to the Western Cape Government, the registration could not be done since Erf 1120 was not closed as a public place. The purpose of this application is thus the following:

- To close the public place on Erf 1120 Kaya Mandi.
- To consolidate Erven 1113-1122 and 1123-1154 Kaya Mandi
- To subdivide consolidated Erf 1980 Kaya Mandi into 130 erven consisting of 124 residential erven and 6 public places.
- To subdivide consolidated Erf 1981 Kaya Mandi into 54 erven consisting of 51 residential erven and 3 public places.

Project 5B:

This project formed part of the Kayamandi Town Centre upgrade. The development originally made provision for 137 high density units, a new road and several open spaces. Construction of the project was partially completed (48 residential units constructed) in 2004 due to an influx of people who occupied (in informal structures) the remainder of the project area. There will be two land use applications that will be submitted consecutively for this project:

- An application by Plan 4 SA (Pty) Ltd which deals with the area that contains the existing constructed units.
- An application by TV3 which deals with the area that contains the informal settlement.

The purpose of the first application (to be submitted by Plan 4 SA) is thus the following:

- To subdivide Erven 69, 514, 515, 523 and 1969 Kaya Mandi.
- To consolidate the aforementioned subdivided erven with Erven 516-522 Kaya Mandi.
- To subdivide the consolidated erf into 52 erven consisting of 48 residential erven and 4 public open places.

Project 8:

This project, known as Mpelazwe, formed part of the hostel upgrading programme and consists of 54 residential units and 1 public open space. However, it still forms part of the Remainder of Erf 288, Kayamandi. New erf numbers have been allocated but the formal subdivision and closure of a public place have not been completed to date. The purpose of this application is thus the following:

- To close the public road for a portion of Erf 288 Kaya Mandi.
- To subdivide the closed road portion from the Remainder of Erf 288.
- To subdivide the new erf into 55 erven consisting of 54 residential erven and 1 public open place.

OWNERSHIP

All the current properties, except for Erf 66 Kayamandi, is owned by the Stellenbosch Municipality. Erf 66 Kayamandi is currently privately owned however, Stellenbosch Municipality is in the process of negotiating the transfer of this property to the Municipality.

MOTIVATION FOR EXEMPTION FROM SECTIONS 43 AND 44 OF LUPA

As stated earlier, the purpose of this letter is to apply for exemption from the Publication and Serving of Notices (Sections 43 and 44 of LUPA, Act 3 of 2014) for all five (5) completed projects, in terms of Section 60 of the Western Cape Land Use Planning Act (Act 3 of 2014).

We would like to highlight the following, as motivation for our request:

1. All five (5) projects are located in an established urban area within the urban edge of Kayamandi.
2. All five (5) projects have already been developed and dwelling units are already occupied.
3. All five (5) projects have access to existing engineering services within Kaya Mandi.
4. No additional dwelling units will currently be constructed on the subject properties.
5. The primary objective of the five (5) land use applications is to legalize the existing land uses on the various properties so that the properties can be registered with the Surveyor-General and thereby enabling the municipality to transfer ownership of the registered properties to the intended beneficiaries.
6. The land use rights for these projects should already have been finalised approximately 20-years ago, however, due to various reasons, beyond the control

of Stellenbosch Municipality, these land use rights were not finalised, and ownership of the properties could not yet be transferred.

7. A letter dated 25 August 2021 from your department (reference: 16/3/3/6/1/B4/22/1270/21) confirmed that no listed activities in terms of the NEMA EIA Regulations 2014 are triggered by the proposed land use applications.
8. We have submitted an NID to Heritage Western Cape (HWC) on 11 August 2021 and is awaiting the response from HWC. However, to the best of our knowledge and interpretation, the land use applications have no impact on heritage resources and therefore no further heritage studies would be required in terms of the relevant Heritage legislation.

The finalisation of the land use rights the registration of the properties with the SG's Office and the transfer of ownership to the beneficiaries has become a matter of extreme urgency. Many of the original intended beneficiaries do not live there anymore and the community is becoming increasingly impatient with the delays in this process.

We believe that it would be in the best interest of the beneficiary community to shorten the land use authorisation processes for these five (5) projects, due to the historical delays and reasons given above. The opportunity now exists to shorten the land use process for these five (5) projects by dealing with it as a "technical approval" and not putting it through the normal advertisement (publication and serving of notices) processes. In this way, the approval timeframe can be shortened by at least 90-days.

After an approximately 20-year delay, it is also in the best interest of the Stellenbosch Municipality as well as the Western Cape Provincial Government to "pull out all the stops" to finalise this matter.

IN CONCLUSION

We sincerely hope that you will understand the importance and urgency of this matter and we thank you in advance for your favourable consideration of our request.

Yours sincerely



**ADV G VAN DEVENTER
EXECUTIVE MAYOR**

Office of the Executive Mayor – 14 Plein Street – Stellenbosch – 7600
mayor@stellenbosch.gov.za – (t) 021 808 8002 – (f) 021 808 886 6761

ANNEXURE F

**APPLICATION FOR REZONING,
CONSOLIDATION, SUDIVISION, AMENDMENT
OF GENERAL PLAN & DEPARTURES: ERVEN 112,
114, 115 & 116, KAYAMANDI (ALSO KNOWN
AS RED BRICKS HOSTELS, PROJECT 4B)**

**COMMENT FROM HERITAGE
WESTENR CAPE**

Our Ref: HM/ BOLAND/ STELLENBOSCH/ KYAMANDI/ ERF 1080, 1112, 112, 114, 116, 1123, 1154, 66, 67 & PTN OF ERF 523
Case No.: 20210709AM0811E
Enquiries: Ayanda Mdludlu
E-mail: ayanda.mdludlu@westerncape.gov.za
Tel: 021 483 5959



Lester van Stavel
 Lester.vanstavel@stellenbosch.gov.za

RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: FINAL
In terms of Section 38(1) 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 SUBDIVIDE AND REZONE ON VARIOUS ERVEN IN KYAMANDI STELLENBOSCH, SUBMITTED IN TERMS OF SECTION 38(4) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

CASE NUMBER: 20210709AM0811E

The matter above has reference.

Heritage Western Cape is in receipt of additional information for the above matter received. This matter was discussed at the Heritage Officers Meeting held on 26 August 2021.

You are hereby notified that, since there is no reason to believe that the proposed subdivision and rezoning on various erven in Kyamandi Stellenbosch, will impact on heritage resource, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.

However, should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately, and Heritage Western Cape must be notified without delay.

This letter does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

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

Michael Janse Van Rensburg
 Chief Executive Officer

Heritage Western Cape
 Erfenis West-Kaap
 ILifa leMveli le Ntshona kaKapa
 3 SEPTEMBER 2021

www.westerncape.gov.za/cas

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

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

Idilesi yendawo: Iindawo zitho zika Protea Assurance, Greenmarket Square, eKapa, 8000 • Idilesi yeposi: Inombolo yefakho yeposi 1665 eKapa, 8000 • Inombolo zomnxeba: +27 (0)21 483 5959 • Idilesi ye-imeyile: ceo@heritage@westerncape.gov.za

ANNEXURE G

**APPLICATION FOR REZONING,
CONSOLIDATION, SUDIVISION, AMENDMENT
OF GENERAL PLAN & DEPARTURES: ERVEN 112,
114, 115 & 116, KAYAMANDI (ALSO KNOWN
AS RED BRICKS HOSTELS, PROJECT 4B)**

**COMMENT FROM THE DEPARTMENT
OF ENVIRONMENTAL AFFAIRS AND
DEVELOPMENT PLANNING**



Western Cape
Government

Department of Environmental Affairs and Development Planning

D'mitri Matthews

Development Management

D'mitri.Matthews@westerncape.gov.za | Tel: 021 483 8350

REFERENCE: 16/3/3/6/1/B4/22/1270/21
DATE: 25/8/2021

The Municipal Manager
Stellenbosch Municipality
P. O. Box 17
STELLENBOSCH
7600

Attention: Mr. L. van Stavel

Tel.: (021) 808 8462

Email: lester.vanstavel@stellenbosch.gov.za

Dear Sir

RE: APPLICABILITY OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED), WITH RESPECT TO THE PROPOSED REZONING, CONSOLIDATION AND SUBDIVISION OF VARIOUS ERVEN AS WELL AS THE COMPILATION AND SUBMISSION, KHAYAMANDI

1. The electronic correspondence dated 5 August 2021, as received by this Department on the same day, refers.
2. Following the review of the above-mentioned correspondence, this Department draws your attention to the following:
 - 2.1 The project involves obtaining the land use rights for 5 projects in Kayamandi, Stellenbosch. These projects have already been constructed but the majority of the erven however have not been formally registered and individual transfers to the respective end users/beneficiaries cannot take place.
 - 2.2 The projects will therefore involve the rezoning, consolidation and subdivision of various erven as well as the compilation and submission of an application to the Surveyor-General for the registration of the Sectional Title Scheme.

The 5 projects are:

Project 4 A

- The rezoning of Erven 1080 to 1112.
- The consolidation of Erven 1080 to 1112.
- The subdivision of the consolidated property to enable the registration of a sectional title housing scheme (rental stock).
- The compilation and submission of an application to the Surveyor-General for the registration of the Sectional Title Scheme.

Project 4B

- The rezoning of Erven 112, 114, 115 and 116.

- The consolidation of Erven 112, 114, 115 and 116.
- The subdivision of the consolidated property into 51 erven and 5 private open spaces.
- The compilation and submission of an application to the Surveyor-General for the approval of the General Plan.

Project 5A

- The rezoning of Erven 1123 to 1154.
- The consolidation of Erven 1123 to 1154.
- The closure of Erf 1123.
- The subdivision of the consolidated property into 175 erven and remainder public parking and streets.
- The compilation and submission of an application to the Surveyor-General for the approval of the General Plan.

Project 5B

- The rezoning of Erven 513-522, Remainder Erf 66, Erf 67 and a Portion of Erf 523.
- The consolidation of Erven 513-522, Remainder Erf 66, Erf 67 and a Portion of Erf 523.
- The subdivision of the consolidated property to establish 135 erven and remainder Public Road and Parking Zone.
- The compilation and submission of an application to the Surveyor-General for the approval of the General Plan.

Project 8: Mpelazwe

- The rezoning of a Portion of Remainder Erf 288 Kayamandi.
- The closure of a Portion of Remainder Public Road.
- The subdivision of the consolidated property into 65 erven and remainder public parking and streets.
- The compilation and submission of an application to the Surveyor-General for the approval of the General Plan.

3. Your attention is therefore drawn to the listed activities in terms of the NEMA EIA Regulations 2014 (as amended) as defined in Listing Notices ("LN") 1, 2 and 3 of 7 April 2017. Be advised that, based on the information provided, the proposed rezoning, consolidation and subdivision on the above-mentioned properties, **does not** constitute any listed activities as defined in terms of the NEMA EIA Regulations 2014 (as amended). Environmental Authorisation is therefore not required prior to the proposed development.
4. The above-mentioned is based on the following:
 - 4.1 The site is located with the urban area and is completely transformed.
 - 4.2 There are no watercourses on the site.
5. However, should any future development of the consolidated portions trigger any listed activity in terms of the EIA Regulations, 2014 (as amended), an application form for Environmental Authorisation must be submitted to the Competent Authority and the Environmental Authorisation obtained prior to the development proposal being commenced with on the proposed site. The relevant application forms are available on this Department's website: www.westerncape.gov.za/eadp.

6. You are further reminded of your general duty of care towards the environment in terms of section 28(1) of NEMA which states:
"Every person who causes, has caused or may cause significant pollution or degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or, in so far as such harm to the environment is authorised by law or cannot reasonably be avoided or stopped, to minimise and rectify such pollution or degradation of the environment."
7. Please note that the applicant must comply with any other statutory requirements that may be applicable to the undertaking of the activity.
8. Kindly quote the abovementioned reference number in any future correspondence concerning the proposed development.
9. This Department reserves the right to revise or withdraw its comments and request further information based on any information received.

Yours faithfully

Marbe
PP **Coetzee**

Digitally signed
by Marbe Coetzee
Date: 2021.08.25
11:03:29 +02'00'

HEAD OF COMPONENT

ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 1

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Copy to: (1) Ms. S. Nel (Landscape Dynamics Environmental Consultants)

Email: susanna@landscapedynamics.co.za

ANNEXURE H

**APPLICATION FOR REZONING,
CONSOLIDATION, SUDIVISION, AMENDMENT
OF GENERAL PLAN & DEPARTURES: ERVEN 112,
114, 115 & 116, KAYAMANDI (ALSO KNOWN
AS RED BRICKS HOSTELS, PROJECT 4B)**

**COMMENT FROM THE DIRECTOR:
ENGINEERING SERVICES**



STELLENBOSCH MUNICIPALITY
STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag Nolusindiso Momoti
From ▫ Van: Principal Technician: Development (Infrastructure Services)
Author ▫ Skrywer: Abdullah Daniels
Date ▫ Datum: 26 October 2022
Our Ref ▫ Ons Verw: Civil LU 2348
Your Ref: LU/14053
Re ▫ Insake: Erf 112, Kayamandi: The application is made in terms of the

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELOPMENT SERVICES

31 OCT 2021

RECEIVED

Stellenbosch Municipal Land Use Planning By-Law,
promulgated by notice number 354/2015, dated 20 October 2015,
for the following: 1. Rezoning in terms of section 15(2)(a) of the
said bylaw Erven 112, 114, 115 & 16, Kayamandi from Multi-Unit
Residential Zone to Subdivisional Area to accommodate Less
Formal Zone and Public Road & Parking Zone. 2. Consolidation
in terms of section 15(2)(e) of the said bylaw of Erven 112, 114,
115 & 116 Kayamandi to form one erf namely Portion A which is
±7072m² in extent. 3. Subdivision in terms of section 15(2)(d) of
the said bylaw of Portion A (±7 072m²) into the following: (a) 51 x
Less Formal Residential Zone erven; b) 5 x Public Road and
Parking Zone area. 4. Amendment of General Plan GP L149/1987
in terms of section 15(2)(k) of the said bylaw. 5. Departure in
terms of section 15(2)(b) of the said bylaw to increase the
permissible coverage as follows: (a) on unregistered Erf 2332
from 80% to 94%; (b) on unregistered Erf 2336 from 80% to 91%;
(c) on unregistered Erf 2344 from 80% to 84%; (d) on
unregistered Erf 2359 from 80% to 83%;

LE NR: OUTDOOR POST

Erf 112 km

DAN NR:

LABORATOR NR: 737507

6. Departure in terms of section 15(2)(b) of the said bylaw by reducing the minimum required on-site parking bays from one (1) parking bay per dwelling house to 0 bays per dwelling house relaxation of the building lines (for all other buildings) as following unregistered erven: - 2327, 2329, 2332, 2334, 2336, 2337, 2342, 2346, 2348, 2352, 2363, 2366, 2367, 2374, 2375 & 2378; (b) the street building line from 1,0m to 0m on two of the streets for the following unregistered erven: - 2344; (c) the common building lines from 1,0m to 0m on the following unregistered erven: - 2324, 2325, 2328, 2331, 2335, 2336, 2338, 2339, 2341, 2345, 2347, 2348, 2350, 25353, 2355, 2356, 2361, 2364, 2366, 2367, 2371, 2372, & 2377. 8. Departure in terms of section 15(2)(b) of the said bylaw for the relaxation of the building line (for shelters) as follows: (a) the street building lines from 1,0 to 0m on one street building line for the following unregistered erven: - 2325, 2331, 2335, 2339, 2347, 2349, 2350, 2356, 2366, 2367, 2372 & 2373; (b) the street building line from 1,0m to 0m on two streets for the following erven: - 2334, 2337, 2352, 2368 & 2378; (c) the street building line from 1,0 to 0m on three streets for unregistered erven 2332 & 2363; (d) the common building line from 1,0m to 0m for the following unregistered erven: - 2326, 2334, 2337, 2341, 2347, 2349, 2350, 2352, 2356, 2361, 2363, 2367, 2375 & 2378; (e) the common building lines from 1,0m to 0m on two common building lines for the following unregistered erven: - 2325, 2327, 2330, 2331, 2335, 2336, 2339, 2358, 2366, 2372 & 2373; (f) the common building lines from 1,0m to 0m on three common building lines for the following unregistered erven: - 2357, 2359 & 2368.

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

1. Water Connections

1.1 Each erf must have its own water connection and water meter installed.

2. Sewer Connections

2.1 Each erf must have its own sewer connection.

3. Electrical Engineering

3.1 Refer to Annexure: Electrical



Abdullah Daniels

PRINCIPAL TECHNICIAN: DEVELOPMENT (INFRASTRUCTURE SERVICES)

V:\2.0 DEVELOPMENT\00 Developments\2348 () Erf 112 Kayamandi (LU-14053) Project 4B\2348 () Erf 112 Kayamandi (LU-14053)
Project 4B.doc

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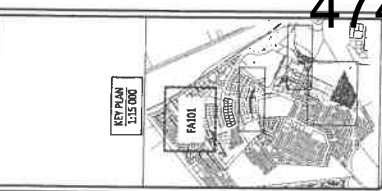
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SEWER LEGEND	EXISTING PIPE	EXISTING MANHOLE	EXISTING HOUSE CONNECTION



DATE	DESCRIPTION	BY	CHECKED



PROJECT:
MAYNARD HOUSING PROJECTS
4A, 4B, 5A, 5B & 6

DRAWING DESCRIPTION:
SEWER AS-BUILT SERVICES
PHASE 8



Checked	DATE	BY	DATE	BY
Drawn	DATE	BY	DATE	BY
Revised	DATE	BY	DATE	BY
Scale	DATE	BY	DATE	BY
Quantity	DATE	BY	DATE	BY



GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

WATER LEGEND:

- EXISTING PIPE
- EXISTING CONNECTIONS
- EXISTING ISOLATION VALVE
- EXISTING ENCAPPS
- EXISTING FIRE HYDRANT

GENERAL NOTES:

- WATER MAINS PROJECT
- WATER AS-BUILT SERVICES PHASE B

STELLENDOSCH

KAWANANGI HOUSING PROJECTS
PHASE B, 3A, 3B & B

WATER AS-BUILT SERVICES PHASE B

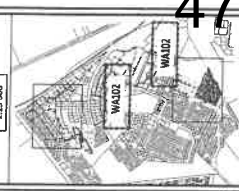
man

Project No.	1000	Date	01/11/2023
Client	Manitowish County	Drawn	J. Smith
Scale	1:1000	Checked	M. Jones
Sheet No.	01	Project	Water Main
Sheet Count	01/02	Phase	Phase B
Project Name	Water Main	Author	J. Smith
Project Location	Manitowish County	Reviewer	M. Jones
Project Status	In Progress	Approver	J. Smith
Project Start Date	01/11/2023	Final	01/11/2023
Project End Date	01/11/2023	Per	01/11/2023
Project Reference	C1942	Rev	01/11/2023



NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WAUWATOSA WATER MAINS SPECIFICATIONS AND STANDARDS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WAUWATOSA.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL EXISTING UTILITIES AND STRUCTURES TO ORIGINAL OR BETTER CONDITION.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY GUARDRAILS AND TRAFFIC CONTROL DEVICES.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY SIGNAGE AND BARRIERS.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY LIGHTING.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY SAFETY MEASURES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY CONSTRUCTION METHODS.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY CONSTRUCTION MATERIALS.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY CONSTRUCTION LABORERS.
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY CONSTRUCTION EQUIPMENT.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY CONSTRUCTION TOOLS.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY CONSTRUCTION SUPPLIES.
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY CONSTRUCTION SERVICES.
 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY CONSTRUCTION SUPPORT.
 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY CONSTRUCTION ASSISTANCE.
 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY CONSTRUCTION AID.
 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY CONSTRUCTION HELP.

MATERIAL LEGEND	
EXISTING PIPE	---
EXISTING CONNECTIONS	---
EXISTING ISOLATION VALVE	---
EXISTING ENCHORS	---
EXISTING FIRE HYDRANT	---



NO.	DATE	DESCRIPTION	BY	CHKD

DESIGNER:
 STELLEROSCH
 1000 W. WISCONSIN STREET
 WAUWATOSA, WI 53090

PROJECT:
 KRYMARDI HOUSING PROJECTS
 4B, 4C, 4D, 4E & 4F

GENERAL DESCRIPTION:
 WATER AS-BUILT SERVICES
 PHASE 4B, 4E, 4F



NO.	DATE	DESCRIPTION	BY	CHKD



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X +3 754.800.00

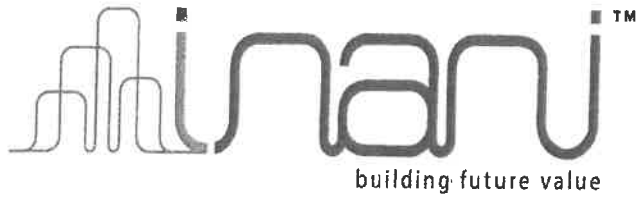
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X +3 754.800.00

ANNEXURE I

**APPLICATION FOR REZONING,
CONSOLIDATION, SUDIVISION, AMENDMENT
OF GENERAL PLAN & DEPARTURES: ERVEN 112,
114, 115 & 116, KAYAMANDI (ALSO KNOWN
AS RED BRICKS HOSTELS, PROJECT 4B)**

CIVIL SERVICES REPORT



PROPOSED FORMALISATION OF EXISTING STRUCTURES IN KAYAMANDI

Bulk Services Report

Date: November 2021

Revision: 0

PROJECT NO. C1942-01

Cape Town Office

Address Unit 8, 30 Bella Rosa Street
Rosenpark, Bellville, 7530

Telephone +27 21 110 0260

Website www.inani.org.za

**BULK SERVICES REPORT FOR PROPOSED FORMALISATION OF EXISTING
STRUCTURES IN KAYAMANDI**
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Annexure B – Bulk water and sewer comment report from GLS Consulting
Annexure C – Kayamandi Housing Development Water Master Plan
Annexure D - GIS information for the Existing Water System
Annexure E – GIS information for the Existing Sewer System
Annexure F – Bulk electrical comment report from GLS Consulting
Annexure G – Existing 11kV Infrastructure in Cloetesville – Medium Voltage Layout

1 Introduction

Inani Infrastructure (Pty) Ltd was appointed by Stellenbosch Municipality as part of the professional team to provide civil engineering services for the planning phases to formalise the existing structures on five proposed project sites in Kayamandi.

2 Site descriptions

Stellenbosch Municipality intends to formalise these land parcels as there are already existing structures on these properties. Table 1 provides a summary of the project sites.

Table 1 Summary of Project Sites

Reference No.	Site Location and Description	Area (ha)	No. of Erven
Project 4A	Erven 1080-1090 along 13 th Street & 1091-1112 along 13 th Street and 10 th Street	0.93	144
Project 4B	Erven 1112 on Manyano Street and 114-116 along Noumela Street	0.71	56
Project 5A	Erven 113-1122 and 1123-1154	1.28	184
Project 5B	Portions of erven 66, 69 and 523 and erven 515-522 along Mjandana Street	4.53	52
Project 8	Portion of erf 288 along Sokuqala Road	34.30	55

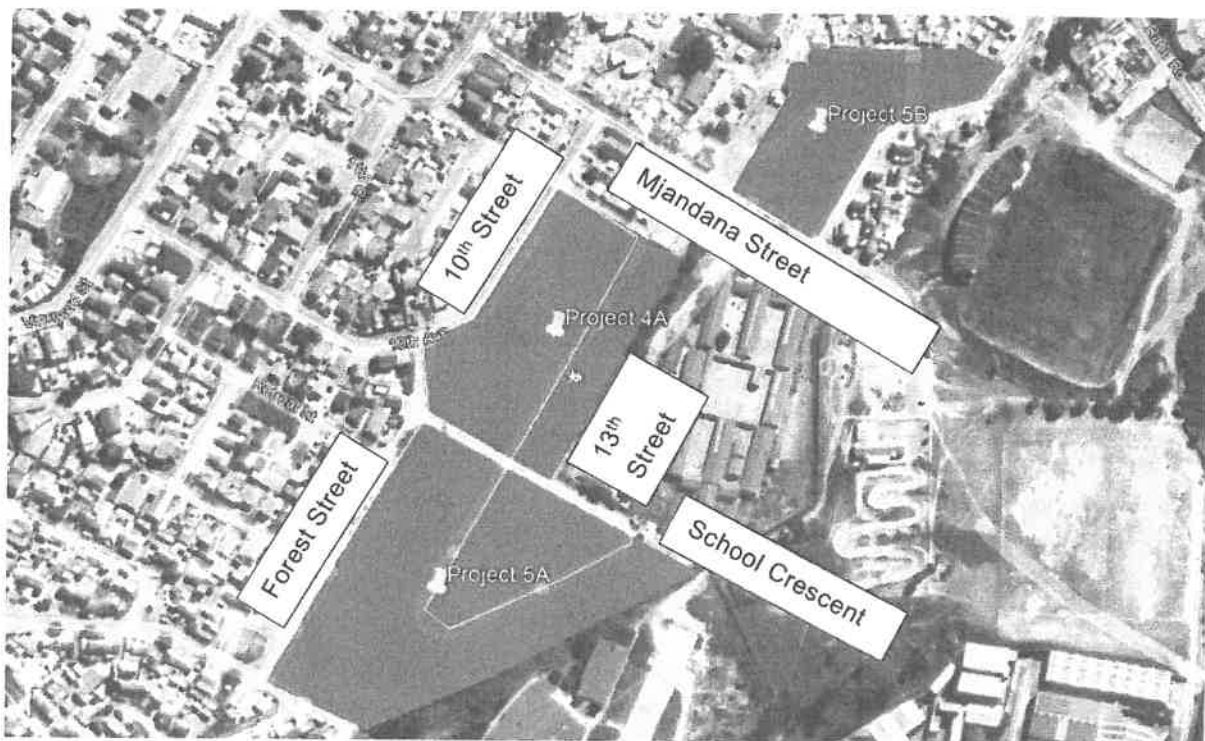


Figure 1 Site locations of Projects 4A, 5A and 5B

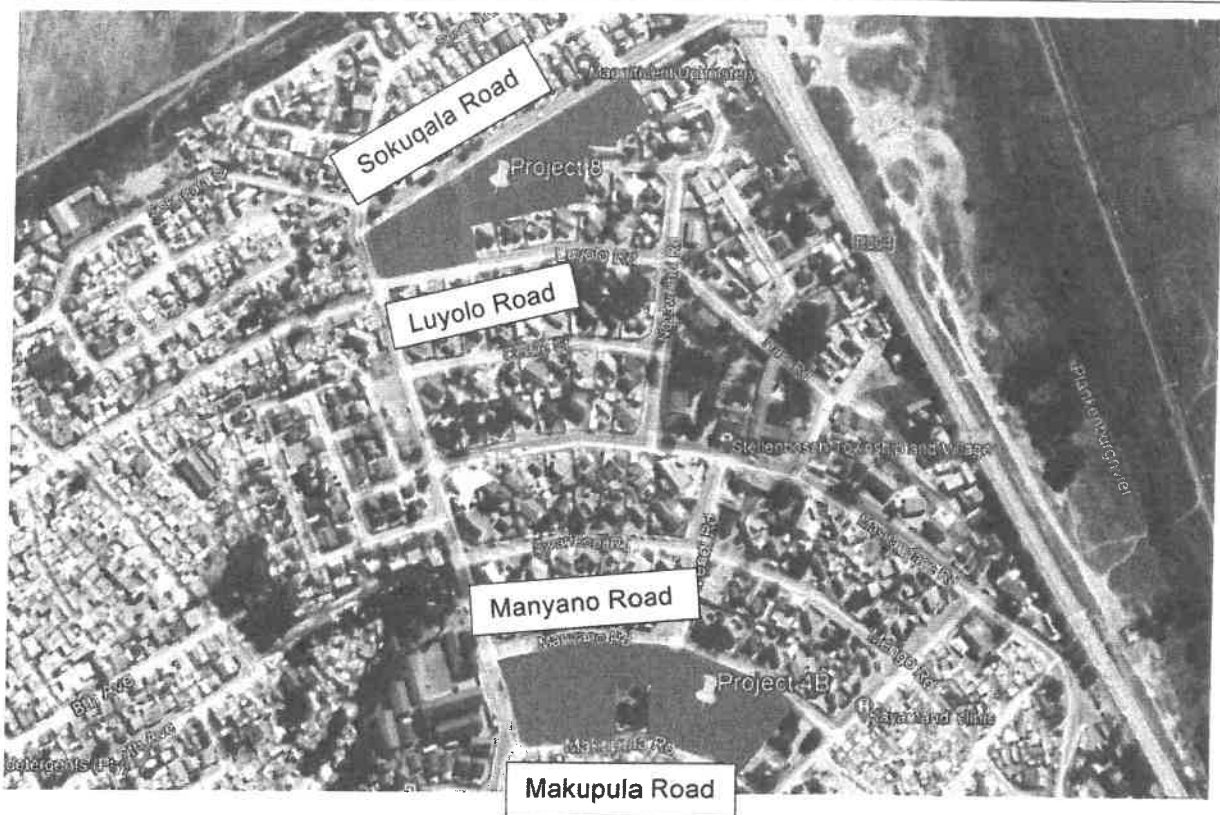


Figure 2 Site location of Project 8 and Project 4B

2.1 Project 4A

Project 4A is bounded by 10th Street and School Crescent with 13th Street separating the project site. The total site area is 0.93 ha. It is proposed to consolidate the erven 1080 to 1090 and 1091 to 1112 and to formalise the sectional title plans for the existing 144 apartments. (Freidland, Burger & Volkmann, 2021).

2.2 Project 4B

Project 4B is located between Manyano Road and Makupula Road and has a total site area of 0.71 ha. The site comprises of erven 112 to 116 and it is proposed to consolidate the erf into 56 erven which will include 51 residential plots and 5 public places (Freidland, Burger & Volkmann, 2021).

2.3 Project 5A

Project 5A is bounded by Forest Street and School Crescent and has a total site area of 1.28ha. It is proposed to close the public space on erf 1120, consolidate the erven 1113 to 1122 and 1123 to 1154. The municipality also proposes to consolidate erf 1980 into 130 erven (124 residential plots and 6 public places) and erf 1981 into 54 erven (51 residential plots with 3 public places) (Freidland, Burger & Volkmann, 2021).

2.4 Project 5B

Project 5B is situated along Mjandana Street with a site area of 4.53ha. It is proposed to subdivide erven 66, 69, 514, 515 and 523, and consolidate erven 516 to 522, which will be consolidated into 52 erven that will comprise of 48 residential plots and 4 public places (Freidland, Burger & Volkmann, 2021).

2.5 Project 8

Project 8 is located between Sokuqala Road and Luyolo Road with a total site area of 34.3ha. It is proposed to close erf 288 and close the road portion for erf 288 and subdivide this into 55 erven which will comprise of 54 residential plots and 1 public place (Freidland, Burger & Volkmann, 2021).

3 Documents and guidelines

The following documents and guidelines were referenced for calculations and design considerations:

- Stellenbosch Municipality's Design Guidelines and Minimum Standards for Civil Engineering Services, June 2015
- Red Book – Guidelines for Human Settlement Planning and Design, 2005 by CSIR for the Department of Human Settlements

4 Existing and proposed engineering services

The proposed project sites are located within an established suburb with infrastructure, which offers the possibility for service connections to assist with the formalisation of the sites. This section of the report discusses the existing services and the availability of services and connection points.

GLS Consulting provided the comments on the bulk water supply and sewer discharge for the proposed formalisation of existing structures project. GLS Consulting commented that the water demand for the existing structures was accounted for in the June 2019 master plans for water and sewer networks, however no provision was made for densification in these areas. Please note that comment is in some instances given as if the developments are still proposed.

4.1 Water distribution system

This section of the report discusses the water distribution network for Kayamandi and the proposed development areas by considering the distribution zones, the water demand and assesses the present situation.

4.1.1 Distribution zone

The Kayamandi reservoirs are divided into four distribution zones, namely PRV1, PRV2, PRV3 and PRV 4. Each project area falls within one of these water distribution zones and is also located within a water priority area.

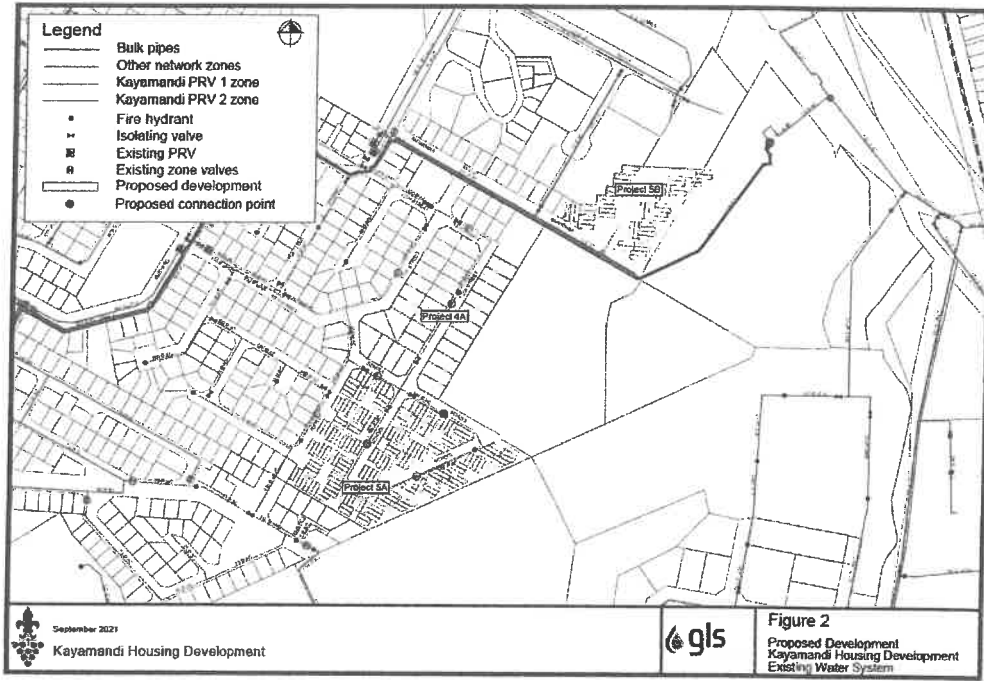


Figure 3 Demand Zones PRV1 and PRV2

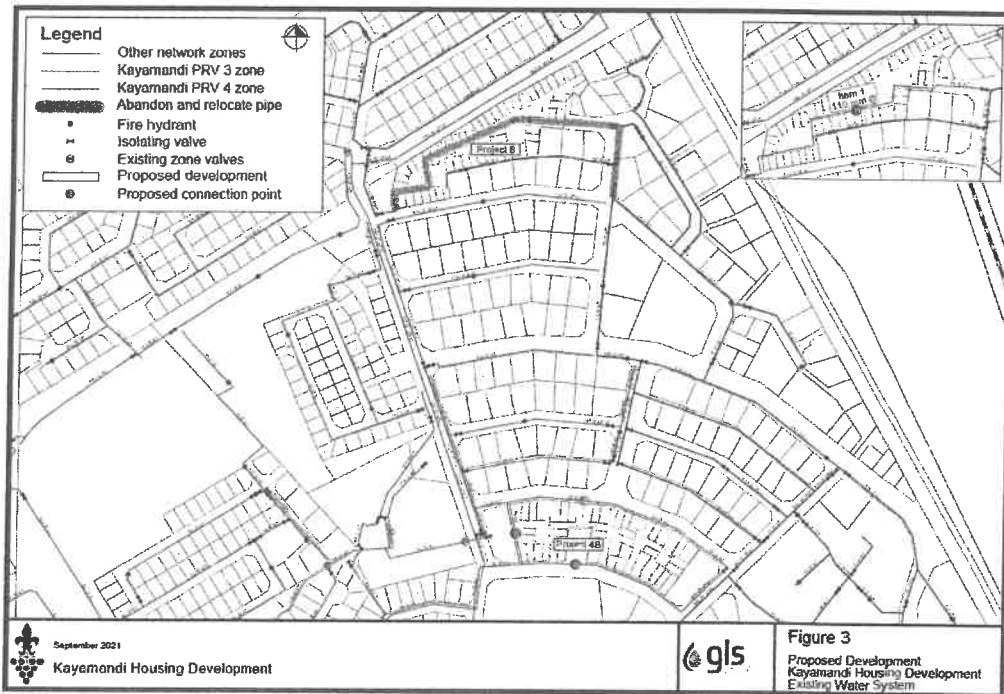


Figure 4 Demand Zones PRV3 and PRV4

a) Project 4A

This site is located within the Kayamandi Reservoir PRV 1 zone (see Figure 3 or Annexure D). There is an existing 100mm AC diameter pipeline in 10th Street, 13th Street and School Crescent for the supply to the area (GLS Consulting, 2021).

b) Project 4B

The site for Project 4B is situated within the Kayamandi reservoir PRV4 zone (see Figure 4 or Annexure D). There is an existing 75 / 100mm AC diameter pipeline in Lamla Street and Ndumela Street and an existing 75mm diameter pipe that runs parallel to Makupla Street (GLS Consulting, 2021).

c) Project 5A

Project 5A is situated within the Kayamandi reservoir PRV1 zone (see Figure 3 or Annexure D) and has an existing 100mm AC diameter pipeline in School Crescent and Forest Drive for supply (GLS Consulting, 2021).

d) Project 5B

Project 5B is located within the Kayamandoi PRV2 zone (see Figure 3 or Annexure D) with a connection point on the existing 75mm AC diameter pipeline along Mjandana Street (GLS Consulting, 2021).

e) Project 8

Project 8 is located within the Kayamandi reservoir PRV3 and PRV4 zones. There is a 50mm AC diameter pipe that serves the properties on Sokuqala Road (PRV3) and a 110mm uPVC diameter pipe in Luyolo Street (PRV4) (GLS Consulting, 2021).

4.1.2 Water demand

In the original water master plan (June 2019), a 68.6 kL/d water demand allowance was made for the existing structures on the proposed development areas. GLS Consulting revised the annual average daily demand (AADD) and fire flow estimations. Table 2 provides a summary of the calculations.

Table 2 Water Demand Estimations

Project Area	No. Residential Units	Demand Factor (kL/unit/day)	AADD (kL/d)
Project 4A	144	0.4	57.6
Project 4B	51	0.45	23.0
Project 5A	175	0.45	78.8
Project 5B	48	0.45	21.6
Project 8	54	0.45	24.3
Total AADD for the proposed development			205.3
Fire flow criteria (Low risk)			15 L/s at 10m

Due to the densification of the project areas 4A, 4B, 5A, 5B and 8, the potential increase in water demand was calculated to be 136.7 kL/d (GLS Consulting, 2021).

4.1.3 Present situation

This section considered the current conditions of the water system and will discuss the water reticulation network, the bulk water supply, reservoir capacity and the implementation of the Water Master Plan.

4.1.3.1 Reticulation network

Within the existing Kayamandi reservoir water distribution network, there is sufficient capacity to accommodate the proposed development. The Kayamandi water reservoir network supplies water via an existing 250mm diameter and 315mm diameter water main from a top water level (TWL) of 224.3 m above mean sea level (GLS Consulting, 2021).

Each project will be supplied with water from different zones within the Kayamandi reservoir, specifically zones 1, 2, 3 and 4 (refer to Figure 3 and Figure 4 or Annexure D). The existing reticulation network of the Kayamandi distribution zones have sufficient spare capacity to accommodate the proposed development areas (GLS Consulting, 2021).

It is recommended that the small 50mm diameter AC water reticulation pipe that runs through the proposed development area of Project 8 be re-routed and replaced to accommodate the proposed development within the existing Kayamandi reservoir PRV 3 zone. This 50mm diameter pipe is located within the proposed development's building footprints and is not sufficient to supply the area (GLS Consulting, 2021). The cost to re-route and replace the pipe with a 110mm diameter pipe is listed in Section 5 in the cost summary as Link Services Item 1.

4.1.3.2 Bulk supply

The bulk water supply originates from Idas Valley no. 2 reservoir, located at the Idas Valley water treatment works (WTW) and is gravity fed to the Papegaaiberg reservoir, where it is then pumped to the Kayamandi no. 1 (2 ML) and Kayamandi no.2 (4 ML) reservoirs.

The bulk system, which includes the Papegaaiberg reservoirs to the Kayamandi reservoirs, has sufficient capacity to accommodate the proposed development areas. However, the existing bulk supply from Idas Valley reservoir no. 2 to the Papegaaiberg reservoir is at capacity and it is recommended to upgrade this in accordance with the water master plan to support any additional development within Kayamandi (GLS Consulting, 2021).

4.1.3.3 Reservoir capacity

The Stellenbosch Water Master Plan uses 48 hours of the AADD (of the reservoir supply zone) as a criterion for determining the total reservoir volume. Based on the 2019 water master plan figures, the combined AADD of Kayamandi reservoir supply areas is currently around 3 050 kL/d. The existing Kayamandi reservoirs have a capacity of 6 000 kL, so there is a storage capacity of approximately 48 hours regardless of the amount of AADD supplied. Consequently, the existing Kayamandi reservoirs do not have sufficient storage capacity (marginal) to accommodate additional development. It is important to note, however, that the proposed development areas will consume approximately 5% of the existing storage capacity of the Kayamandi reservoirs (GLS Consulting, 2021).

It is thus recommended that additional storage capacity be provided to support any additional development within the Kayamandi area.

As part of Stellenbosch's long-term planning to be more resilient to future droughts, to maximize the use of existing water resources, and to safeguard the town's water supply during power outages, a new 10

ML Kayamandi Upper reservoir is proposed (GLS Consulting, 2021). Refer to “Bulk Water Resources: Water Resilience Master Planning for the Stellenbosch System” report.

Within this newly proposed system, bulk water will be transferred from the Papegaaiberg reserve to the proposed Kayamandi Upper reservoir, which will enable Stellenbosch Municipality to supply water to new development projects to the north and to the west of the Kayamandi suburb. It is also proposed that surplus water from the Stellenbosch town system’s resources could possibly be transferred to the Koelenhof system from the Kayamandi Upper reservoir (GLS Consulting, 2021).

Furthermore, the proposed Kayamandi Upper reservoir will provide additional reservoir storage capacity to the existing Kayamandi and Enkanini suburbs that is currently supplied from the existing Kayamandi reservoirs. This system would allow that emergency storage capacity in the proposed Kayamandi Upper reservoir can be transferred to the existing Kayamandi reservoirs if required (GLS Consulting, 2021).

4.1.4 Master plan implementation

It is recommended that the bulk supply from Idas Valley no. 2 reservoir to the Papegaaiberg reservoir be upgraded. The following master plan items were proposed as part of the Helshoogte transfer scheme to augment the bulk water supply to the Papegaaiberg reservoir to support the proposed development areas as well as any other future developments. See Annexure C for the master plan schematic.

Bulk supply (Helshoogte transfer scheme)

- SSW6.8a: 240 m x 560 mm Ø New HDPE bulk supply pipe
- SSW.B20: 4 630 m x 450 mm Ø New HDPE bulk supply pipe

The Kayamandi Upper system is required to transfer bulk water from the Papegaaiberg reservoir to the proposed Kayamandi Upper reservoir. As part of the Kayamandi Upper system the following mater plan items were proposed:

Bulk supply (Kayamandi Upper system)

- SSW.B29 : 150 L/s @ 135 m new bulk pump station
- SSW.B30 : 3 200 m x 450 mm Ø New HDPE Pipe to install
- SSW.B31 : New 10,0 ML (TWL = 246,7 m) Kayamandi Upper reservoir

Note: the routes of the proposed pipelines and locations of the proposed pumpstations and reservoirs are schematically represented in Annexure C and must still be finalised during detail design.

The municipality has already appointed consultants for the design of the bulk pipeline from the Idas Valley reservoir no 2, the proposed pump station at the Papegaaiberg reservoir, the bulk pipeline to the Kayamandi Upper reservoir and the proposed 10,0 ML Kayamandi Upper reservoir (GLS Consulting, 2021).

4.2 Sewer network

This section will discuss the sewer network. Refer to Annexure E for the sewer network plans.

4.2.1 Drainage area

a) Project 4A

There is an existing 150mm diameter sewer outfall that runs parallel to 10th Street and 13th Street for connection (GLS Consulting, 2021).

b) Project 4B

There is an existing 150mm diameter outfall sewer pipe that runs through the development into in Lamla Street (GLS Consulting, 2021).

c) Project 5A

There is an existing 150mm diameter outfall sewer pipe that runs through and adjacent to the proposed project area (GLS Consulting, 2021).

d) Project 5B

There is an existing 200mm diameter outfall sewer pipe to the north of the proposed project area (GLS Consulting, 2021).

e) Project 8

There is an existing 200mm diameter outfall sewer pipe in Sokuqala Road and/or the existing 150mm diameter outfall sewer that run along in Luxolo Street or parallel to Luyolo Street (GLS Consulting, 2021).

4.2.2 Sewer flow

The original analysis of the master plan made allowance for a sewer demand of 48.0 kL/d for the existing structures on the proposed development areas. GLS Consulting revised these estimations and determined that the peak daily dry weather flow (PDDWF) for the proposed development areas is 164.2 kL/d (GLS Consulting, 2021).

Due to the densification of the project areas, the potential increase in sewage flow was estimated to be 116.2 kL/d (GLS Consulting, 2021).

4.2.3 Present situation

The existing Kayamandi sewer reticulation network and Adam Tas bulk sewer system that gravity feeds from Kayamandi to Stellenbosch waste water treatment works (WWTW) has sufficient capacity to accommodate the sewer demands of the proposed project areas (GLS Consulting, 2021).

4.3 Traffic and access

The development sites form part of the developed and build-up areas. All properties within the project sites can be accessed through the existing road network.

4.4 Electrical**4.4.1.1 Bulk Demand**

According to the document provided by GLS and the requirements by Stellenbosch Municipality, the proposed units will be designed at an ADMD of 4kVA per unit.

Table 3 Electrical Demand Estimations

Project Area	No. Residential Units	Demand ADMD (kVA/unit)	Total (kVA)
Project 4A	144	4	576
Project 4B	51	4	204
Project 5A	175	4	700
Project 5B	48	4	192
Project 8	54	4	216
Total kVA proposed for the development			1888
Total Demand (MVA)			1.88MVA

As per the document, the by-laws allow for densification by allowing one additional dwelling on a single residential stand. For estimation GLS allowed one additional dwelling for every second residential stand thus the new estimated demand is as per Table 4 below.

Table 4 Electrical Demand Estimations with backyard dwellers

Project Area	No. Residential Units	Demand ADMD (kVA/unit)	Total (kVA)
Project 4A	144	4	576
Project 4B	77	4	308
Project 5A	263	4	1052
Project 5B	72	4	288
Project 8	81	4	324
Total kVA proposed for the development			2548
Total Demand (MVA)			2.548MVA

For the purposes of this report and as per GLS's information, we will work with a Total demand of 1.88MVA.

4.4.1.2 Bulk Supply

Cloetesville HV/MV Substation does have sufficient capacity for the development sites. Cloetesville supplies Curry Switching Station (SS) which in turn supplies Kayamandi SS, Watergang SS and RMU Costa. The proposed developments fall within the supply areas of Kayamandi SS, Watergang SS and RMU Costa. These Switching Stations have sufficient capacity for the proposed projects.

4.4.1.3 Internal MV Reticulation

The proposed developments are near existing electrical infrastructure. This infrastructure is currently supplying the existing customers in the area.

Projects 4A, 5A and 5B:

- Kayamandi SS: MS Corridor Feeder and MS 6th Avenue Feeder (Ring Network)
 - o The MS Corridor Feeder (35mm² PILC) has a capacity of 2.48MVA and MS 6th Avenue Feeder (35mm² PILC) has a capacity of 2.48MVA. These feeders form a ring therefore the total capacity is 5MVA.
 - o These feeders currently supply 14 miniature substations and have an installed capacity of 5.8MVA which exceeds the capacity of the feeders.
- The proposed additional load of 1.47MVA may not be able to be accommodated.

Note: From the information received and calculated, the feeders will not be able to accommodate the additional load unless the actual loading is less than the installed capacity. Information regarding the actual load vs the installed load is needed to determine the way forward with regards to the supply.

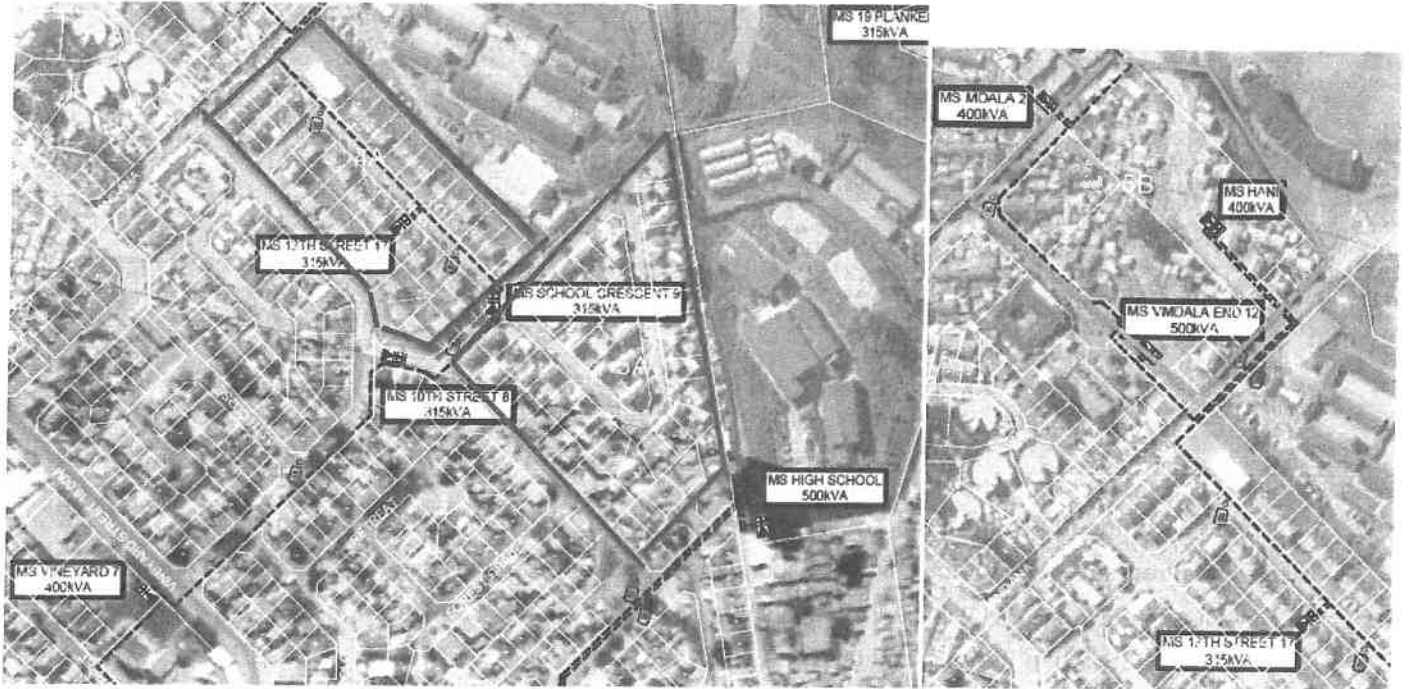


Figure 5 Existing MV Network and Minisubs

Projects 4B and 8:

- Kayamandi SS: MS Mode Crescent Feeder interconnecting with RMU Costa: MS Sesihlanu 16 Feeder
 - o The MS Mode Crescent Feeder (35mm² PILC) and RMU Costa MS Sesihlanu 16 Feeder (35mm² PILC) has a capacity of 2.48MVA. These feeders combined therefore have a capacity of 5MVA.
 - o These feeders currently supply 4 miniature substations and has an installed capacity of 1.8MVA. An additional load of 700kVA can be accommodated on these feeders
- The proposed load of 420kVA (0.42MVA) and can be accommodated by this feeder network.



Figure 6 Existing MV Network and Minisubs

4.4.1.4 Master Plan Implementation

According to the GLS report, part of the Master Planning is the implementation of the planned electrical redundancy project which will soon go out on tender to increase the reliability within the Kayamandi network, this will assist with splitting the load with newly installed feeders between Watergang SS within the ring and between Kayamandi SS.

5 Cost items

Estimated Cost of Water Upgrades

The water master plan proposed upgrades to augment the bulk water system to supply the Kayamandi area. These items are summarised in Table below. All costs include P & G, Contingencies and Fees, but excluding VAT - Year 2020/21 Rand Value. This is a rough estimate, which does not include major unforeseen costs.

Table 5 Water Master plan cost items

Item no.	Description	Price (ex VAT)
Reticulation Network		
Link Services Item 1	210m x 110mm Ø to replace the existing 50mm Ø AC pipe	R230 000
Bulk supply – Helshoogte transfer scheme		
SSW6.8a	240m x 560mm Ø New HDPE bulk supply pipe	R2 600 000
SSW.B20	4 630m x 450mm Ø New HDPE bulk supply pipe	R32 500 000
Bulk supply – Kayamandi Upper system		
SSW.B29	150 L/s @ 135m new bulk pump station	R30 000 000
SSW.B30	3 200m x 450mm Ø New HDPE Pipe to install	R22 500 000
SSW.B31	New 10,0 ML (TWL = 246,7 m) Kayamandi Upper reservoir	R26 500 000
Total		R114 330 000

Estimated Cost of MV Network Upgrade

Table 6 Electrical cost items

Item no.	Description	Price (ex VAT)
MV Reticulation Network		
1	Upgrade MV Cable: Supply and Install 4500m of Cable including terminations.	R4 580 000.00
Total		R4 580 000.00

Note: No upgrade cost estimates provided in Masterplan or GLS report for the Kayamandi SS MV Network.

6 Terms and conditions

The developer of the proposed development areas in Kayamandi may be liable for the payment of a Development Contribution as calculated by Stellenbosch Municipality for the bulk water and sewer infrastructure.

7 Conclusions

The reticulation networks for the appropriate zones have sufficient capacity for the development areas but the Kayamandi reservoir has marginally insufficient storage capacity.

Since the current Stellenbosch bulk supply to the Papegaaiberg reservoir is at capacity, it does not have sufficient capacity to supply bulk water to the proposed development areas. To augment this, the master plan items SSW6.8a & SSW.B20 (part of the larger Helshoogte transfer system) are proposed, and the

master plan items SSW.B29, SSW.B30 & SSW.B31 are required to augment the reservoir storage capacity of the Kayamandi water system.

The existing Kayamandi sewer reticulation network in Kayamandi and the existing Adam Tas bulk sewer system gravitating from Kayamandi to the Stellenbosch WWTW have sufficient capacity to accommodate the proposed development areas.

The Cloetesville HV/MV Electrical Substation and the Switching Stations for the supply areas have sufficient capacity for the development sites. However, the capacity of some of the Internal MV feeders is exceeded and the additional load of Projects 4A, 5A and 5B may not be able to be accommodated. The implementation of a masterplanning item is being planned that will increase the reliability of the internal network.

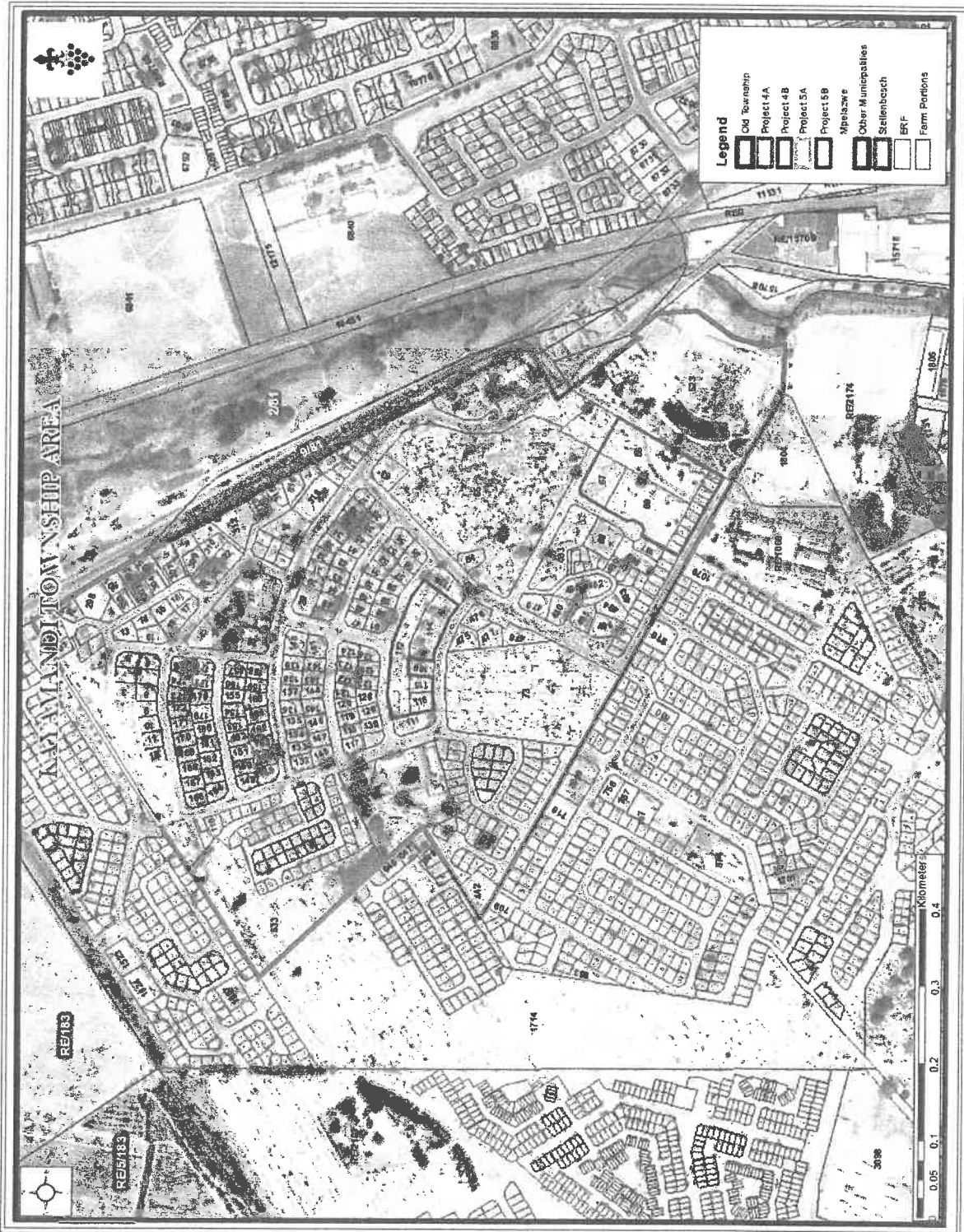
8 References

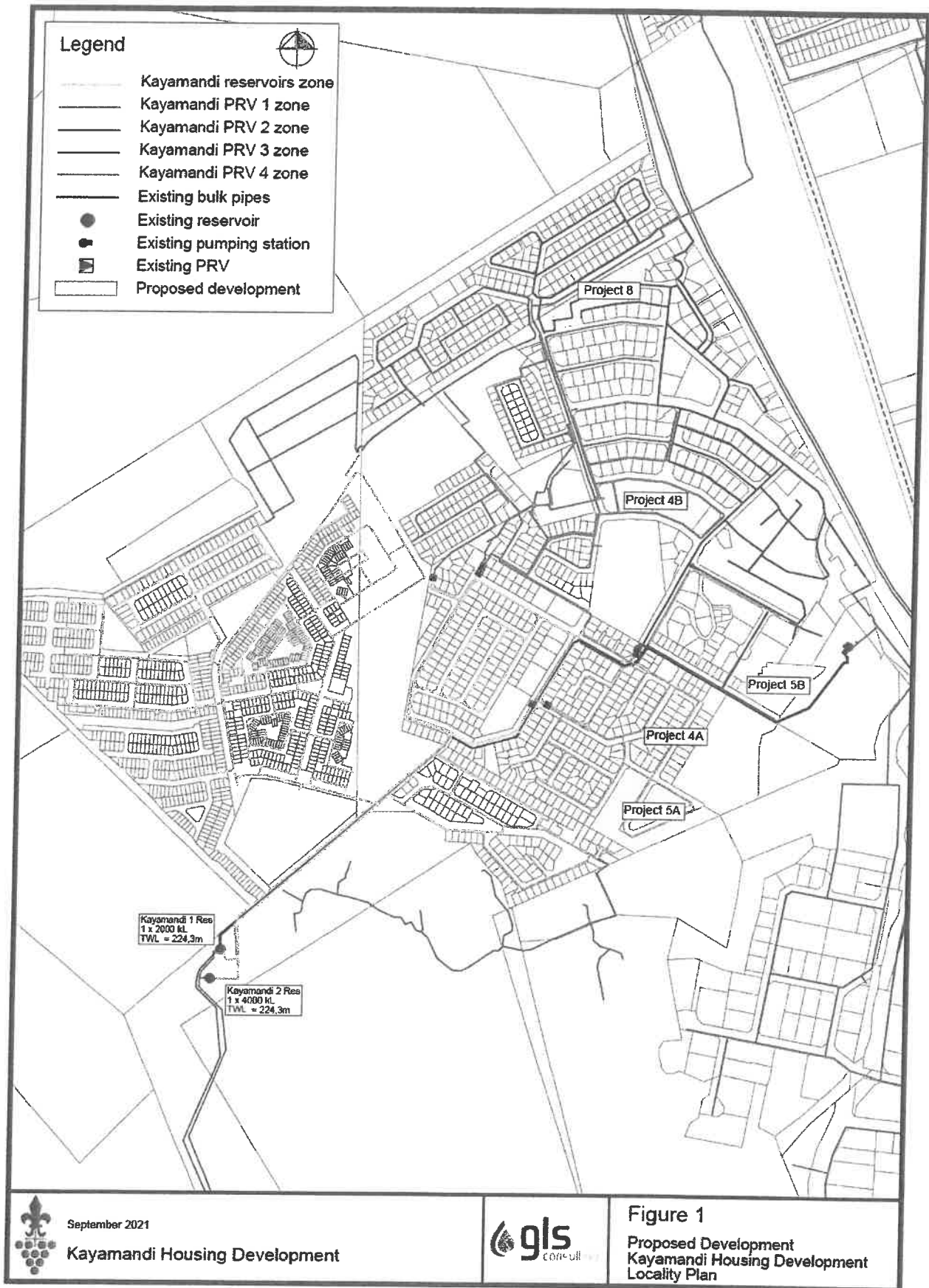
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ANNEXURES

ANNEXURE A

LOCALITY PLANS FOR KAYAMANDI HOUSING DEVELOPMENTS





ANNEXURE B
BULK WATER AND SEWER COMMENTS FROM GLS CONSULTING



20 September 2021

Plan 4 SA (Pty) Ltd
PO Box 1152
Cape Gate
7562

Attention: Mr Martin Jonker

Dear Sir,

PROPOSED FORMALISATION OF EXISTING STRUCTURES ON ERVEN 1080–1090 & 1091–1112 (PROJECT 4A), ERVEN 112 & 114–116 (PROJECT 4B), ERVEN 1113–1122 & 1123-1154 (PROJECT 5A), PORTIONS OF ERVEN 66, 69 & 523 AND ERVEN 515 - 522 (PROJECT 5B) AND A PORTION OF ERF 288 (PROJECT 8), KAYAMANDI: CAPACITY ANALYSIS OF THE BULK WATER AND SEWER SERVICES

Your request regarding comments on the bulk water supply and sewer discharge of the proposed development (proposed formalisation of existing structures in Kayamandi), refers.

This document should inter alia be read in conjunction with the following documents:

- Water Master Plan (performed by GLS for the Stellenbosch Municipality) dated June 2019.
- Sewer Master Plan (performed by GLS for the Stellenbosch Municipality) dated June 2019
- Bulk Water Resources: Drought Intervention Projects (performed by GLS for the Stellenbosch Municipality) dated June 2019.
- Bulk Water Resources: Water Resilience Master Planning for the Stellenbosch System (performed by GLS for Zutari (Pty) Ltd) dated 15 September 2021.

The water demand of the existing structures on the proposed development areas (project areas 4A, 4B, 5A, 5B & 8) was taken into consideration for the June 2019 master plans for the water and sewer networks. No provision was however made in the June 2019 water and sewer master plans for densification on these areas.

1. WATER DISTRIBUTION SYSTEM

1.1 *Distribution zone*

The master plan indicated that the proposed development areas should be accommodated within the following water distribution zones as per Figures 2 & 3 attached:

Project 4A: Proceed by making connections to the existing 100 mm Ø pipes in 10th Street, 13th Street and School Crescent in the Kayamandi reservoir PRV 1 zone;

Project 4B: Proceed by making connections to the existing 75/100 mm Ø pipes in Lamla Street and Ndumela Street as well as the 75 mm Ø pipe running parallel to Makupla Street in the Kayamandi reservoir PRV 4 zone;

Project 5A: Proceed by making connections to the existing 100 mm Ø pipes in School Crescent and Forest Drive in the Kayamandi reservoir PRV 1 zone;

Project 5B: Proceed by making a connection to the existing 75 mm Ø pipe Mjandana Street in the Kayamandi reservoir PRV 2 zone; and

GLS Consulting (Pty) Ltd

T +27 21 880 0388

Stellenpark, Block D North, Cnr of R44 and School Rd, Jamestown, Stellenbosch, 7600, ZA | PO Box 814, Stellenbosch, 7599, ZA

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www.gls.co.za

Directors: HA Baartman, AG Hingeston

Project 8: Proceed by making a connection to the proposed 110 mm Ø pipe in the Kayamandi reservoir PRV 3 zone.

The proposed development is situated inside the water priority area.

1.2 Water demand

Allowance was made for a water demand of 68,6 kL/d for the existing structures on the proposed development areas (project areas 4A, 4B, 5A, 5B & 8) in the original analysis of the water master plan.

For this re-analysis, the average annual daily demand (AADD) and fire flows for the proposed development were calculated as follows:

- Project 4A: 144 Residential flat units @ 0,4 kL/d/unit = 57,6 kL/d
- Project 4B: 51 Residential erven @ 0,45 kL/d/unit = 23,0 kL/d
- Project 5A: 175 Residential erven @ 0,45 kL/d/unit = 78,8 kL/d
- Project 5B: 48 Residential erven @ 0,45 kL/d/unit = 21,6 kL/d
- Project 8: 54 Residential erven @ 0,45 kL/d/unit = 24,3 kL/d

- Total AADD of proposed development = 205,3 kL/d

- Fire flow criteria (Low risk) = 15 L/s @ 10 m

The potential increase in water demand due to the densification of project areas 4A, 4B, 5A, 5B & 8 is therefore calculated at 136,7 kL/d.

1.3 Present situation

1.3.1 Reticulation network

The existing Kayamandi reservoir water distribution network has sufficient capacity in order to accommodate the proposed development within the existing Kayamandi water system. The Kayamandi reservoir water network supplies water via the existing 250 mm Ø and 315 mm Ø water mains from a Top Water Level (TWL) of 224,3 metres above mean sea level (m.a.s.l.). The proposed projects should each be supplied by different water demand zones within the Kayamandi reservoir, namely: Kayamandi reservoir PRV zones 1, 2, 3 & 4 (refer to Par 1.1 above). The existing reticulation networks of the Kayamandi reservoir PRV zones have sufficient spare capacity available to accommodate the proposed development within the existing Kayamandi water system.

The small 50 mm Ø AC water reticulation pipe running through the proposed development area of Project 8 will however have to be replaced and re-routed to accommodate the proposed development within the existing Kayamandi reservoir PRV 3 zone. The 50 mm Ø pipe is not only insufficient to supply the development but is also located inside the building footprints of the current site development plan.

Link services item:

Item 1: 210m x 110 mm Ø replace existing 50 mm Ø AC pipe R 230 000 *

(* Including P & G, Contingencies and Fees, but excluding VAT - Year 2020/21 Rand Value. This is a rough estimate, which does not include major unforeseen costs).

Take note that the route of the proposed pipeline is schematically shown on Figure 3 attached, but have to be finalised subsequent to detail pipeline route investigations.

1.3.2 Bulk supply

Bulk water is supplied from the Idas Valley no. 2 reservoir (located at the Idas Vallei WTW site) to the Papegaaiberg reservoir under gravity and then pumped from the Papegaaiberg reservoir to the Kayamandi no. 1 (2.0 ML) and Kayamandi no. 2 (4.0 ML) reservoirs.

The bulk system from the Papegaaiberg reservoir to the Kayamandi reservoirs has sufficient capacity to accommodate the proposed development areas.

The existing bulk supply from the Idas Valley reservoir no. 2 to the Papegaaiberg reservoir is however at capacity and should be upgraded according to the water master plan in order to accommodate any additional development in Kayamandi.

1.3.3 Reservoir capacity

The criteria for total reservoir volume used in the Stellenbosch Water Master Plan is 48 hours of the AADD (of the reservoir supply zone).

According to the water master plan the combined AADD of the Kayamandi reservoirs supply areas is currently approximately 3 050 kL/d (based on the 2019 Water Master Plan demand figures). The capacity of the existing Kayamandi reservoirs is 6 000 kL, which results in a current reservoir storage capacity of approximately 48 hours of the AADD supplied.

The existing Kayamandi reservoirs therefore have insufficient storage capacity (only marginally) to accommodate additional development. The impact of the proposed development areas on the existing Kayamandi reservoirs storage capacity is however significant as the development areas will use approximately 5% of the existing storage capacity available.

Additional reservoir storage capacity should therefore be provided in order to accommodate any additional development in Kayamandi.

As part of the longer term planning of Stellenbosch town to be more resilient against future droughts, to utilise existing water resources optimally and to plan for water security during potential power outages, a new 10,0 ML Kayamandi Upper reservoir is proposed as part of the Kayamandi Upper system (refer to "Bulk Water Resources: Water Resilience Master Planning for the Stellenbosch System" report).

The Kayamandi Upper system is required to transfer bulk water from the Papegaaiberg reservoir to the proposed Kayamandi Upper reservoir. This will enable the SM to supply water to affordable housing projects to the north and west of the existing Kayamandi suburb. Surplus water from the Stellenbosch town system's resources could possibly be transferred to the Koelenhof system from the Kayamandi Upper reservoir.

The proposed Kayamandi Upper reservoir will provide additional reservoir storage capacity for the existing Kayamandi and Enkanini suburbs that is supplied with water from the existing Kayamandi reservoirs (the system allows that emergency storage capacity in the proposed Kayamandi Upper reservoir can be transferred to the existing Kayamandi reservoirs if required)..

1.4 Implementation of the master plan

Bulk supply from the Idas Valley no. 2 reservoir (located at the Idas Vallei WTW site) to the Papegaaiberg reservoir is at capacity and should be upgraded. The following master plan items are proposed as part of the so-called "Helshoogte transfer scheme" (refer to "Bulk Water Resources: Water Resilience Master Planning for the Stellenbosch System" report) to augment bulk supply to the Papegaaiberg reservoir in order to accommodate the proposed development together with other future development areas, as shown on Figure 4:

Bulk supply (part of Helshoogte transfer scheme)

• SSW6.8a:	240 m x 560 mm Ø New HDPE bulk supply pipe	R 2 600 000 *
• SSW.B20:	4 630 m x 450 mm Ø New HDPE bulk supply pipe	R 32 500 000 *
	Total	R 35 100 000 *

The following master plan items are proposed to implement the so-called "Kayamandi Upper system" (refer to the "Bulk Water Resources: Water Resilience Master Planning for the Stellenbosch System" report). The Kayamandi Upper system is required to transfer bulk water from the Papegaaiberg reservoir to the proposed Kayamandi Upper reservoir. This will enable the SM to supply water to affordable housing projects to the north and west of the existing Kayamandi suburb and will provide additional reservoir storage capacity for the existing Kayamandi and Enkanini suburbs that is supplied with water from the existing Kayamandi reservoirs:

Bulk supply (Kayamandi Upper system)

• SSW.B29 :	150 L/s @ 135 m new bulk pump station	R 30 000 000 *
• SSW.B30 :	3 200 m x 450 mm Ø New HDPE Pipe to install	R 22 500 000 *
• SSW.B31 :	New 10,0 ML (TWL = 246,7 m) Kayamandi Upper reservoir	R 26 500 000 *
	Total	R 79 000 000 *

(* Including P & G, Contingencies and Fees, but excluding VAT - Year 2020/21 Rand Value. This is a rough estimate, which does not include major unforeseen costs).

Take note that the routes of the proposed pipelines and locations of the proposed pump station and reservoir are schematically shown on Figure 4 attached, but have to be finalised subsequent to detail pipeline route and location investigations.

Stellenbosch Municipality has already appoint consultants for the design of the bulk pipeline from the Idas Valley reservoir no. 2, the proposed pump station at the Papegaaiberg reservoir, the bulk pipeline to the Kayamandi Upper reservoir and the proposed 10,0 ML Kayamandi Upper reservoir.

2. SEWER NETWORK

2.1 Drainage area

The development falls within the existing Adam Tas sewer drainage area. The connections to the existing Kayamandi sewer system can be done as per Figures 5 & 6 attached.

Project 4A: Proceed by making connections to the existing 150 mm Ø outfall sewer pipes running parallel to 10th Street and 13th Street;

Project 4B: Proceed by making connections to the existing 150 mm Ø outfall sewer pipe running through the development into Lamla Street;

Project 5A: Proceed by making connections to the existing 150 mm Ø outfall sewer pipes running through and adjacent to the proposed development;

Project 5B: Proceed by making a connection to the existing 200 mm Ø outfall sewer pipe to the north of the proposed development; and

Project 8: Proceed by making a connection to the existing 200 mm Ø in Sokuqala Street and/or 150 mm Ø outfall sewers running in Luxolo Street or parallel to Luyolo Street.

The proposed development is situated inside the sewer priority area.

2.2 Sewer flow

Allowance was made for a sewer demand of 48,0 kL/d for the existing structures on the proposed development areas (project areas 4A, 4B, 5A, 5B & 8) in the original analysis of the sewer master plan..

For this re-analysis, the peak daily dry weather flow (PDDWF) for the proposed development was calculated as 164,2 kL/d.

The potential increase in sewage flow due to the densification of project areas 4A, 4B, 5A, 5B & 8 is therefore calculated at 116,2 kL/d.

2.3 Present situation

The existing Kayamandi sewer reticulation network in Kayamandi and the existing Adam Tas bulk sewer system gravitating from Kayamandi to the Stellenbosch waste water treatment works (WWTWs) have sufficient capacity to accommodate the proposed development areas.

3. CONCLUSION

The developer of the proposed development areas in Kayamandi 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.

The existing reticulation networks of the Kayamandi reservoir PRV zones have sufficient spare capacity available to accommodate the proposed development within the existing Kayamandi water system. The existing Kayamandi reservoir has insufficient storage capacity (only marginally) to accommodate the proposed development. Connections to the existing water system can be made as stated in Paragraph 1.1 and shown on Figures 1 & 2.

The existing Stellenbosch bulk supply to the Papegaaiberg reservoir is at capacity and therefore has insufficient capacity in order to accommodate the proposed development.

Master plan items SSW6.8a & SSW.B20 (part of the larger Helshoogte transfer system) are proposed to augment bulk water supply to the Papegaaiberg reservoir. Master plan items SSW.B29, SSW.B30 & SSW.B31 are required to augment the reservoir storage capacity of the Kayamandi water system.

The existing Kayamandi sewer reticulation network in Kayamandi and the existing Adam Tas bulk sewer system gravitating from Kayamandi to the Stellenbosch WWTW have sufficient capacity to accommodate the proposed development areas. Connections to the existing sewer system can be made as stated in Paragraph 2.1 and shown on Figures 5 & 6.

We trust you find this of value.

Yours sincerely

GLS CONSULTING (PTY) LTD
REG. NO.: 2007/003039/07

PC Du Plessis

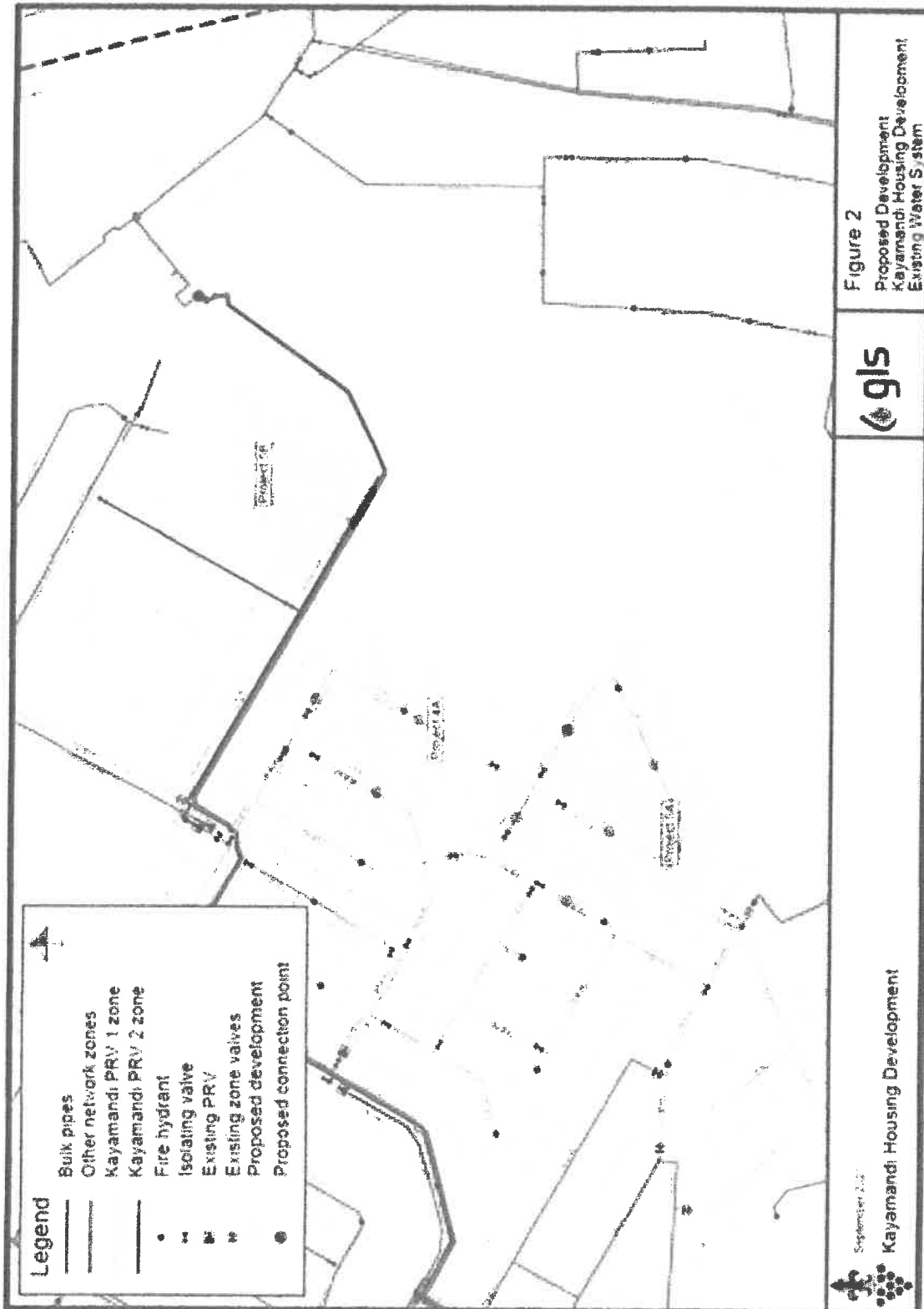
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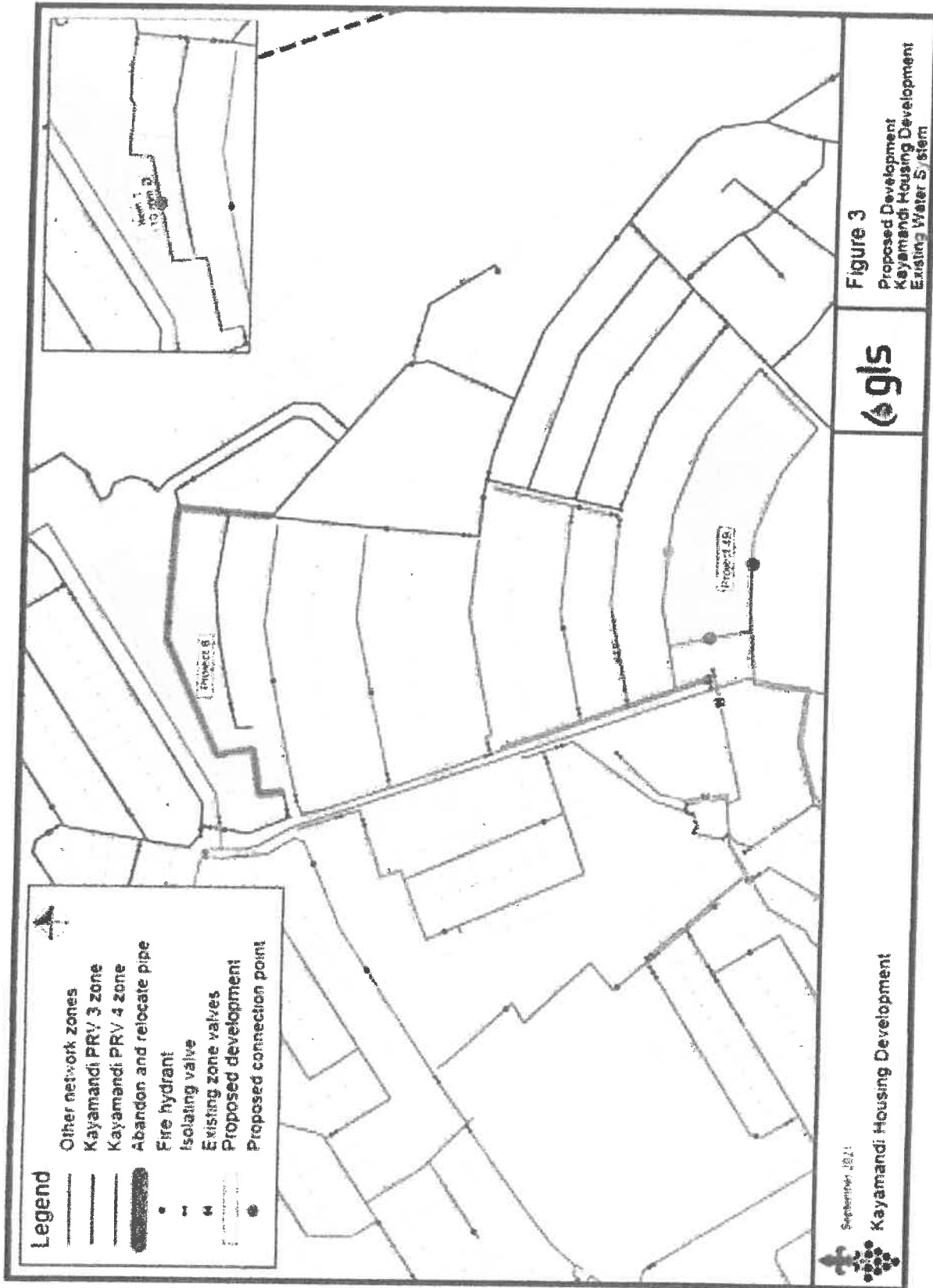
cc. The Director:
Directorate: Public Works
Stellenbosch Municipality
P.O. Box 17
STELLENBOSCH
7599

Attention: Mr Adriaan Kurtz

ANNEXURE D

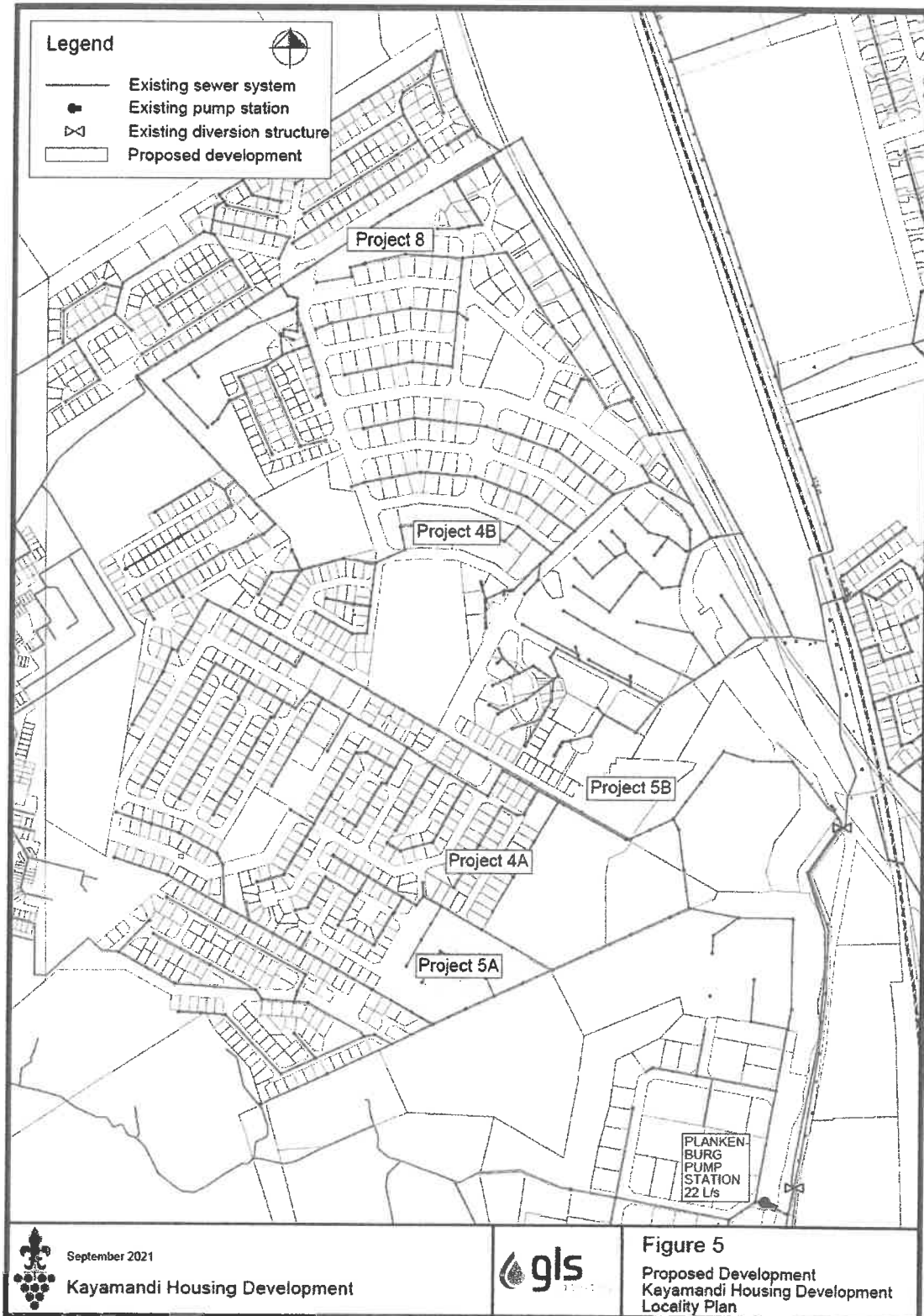
GIS INFORMATION FOR THE EXISTING WATER SYSTEM





ANNEXURE E

GIS INFORMATION FOR THE EXISTING SEWER SYSTEM



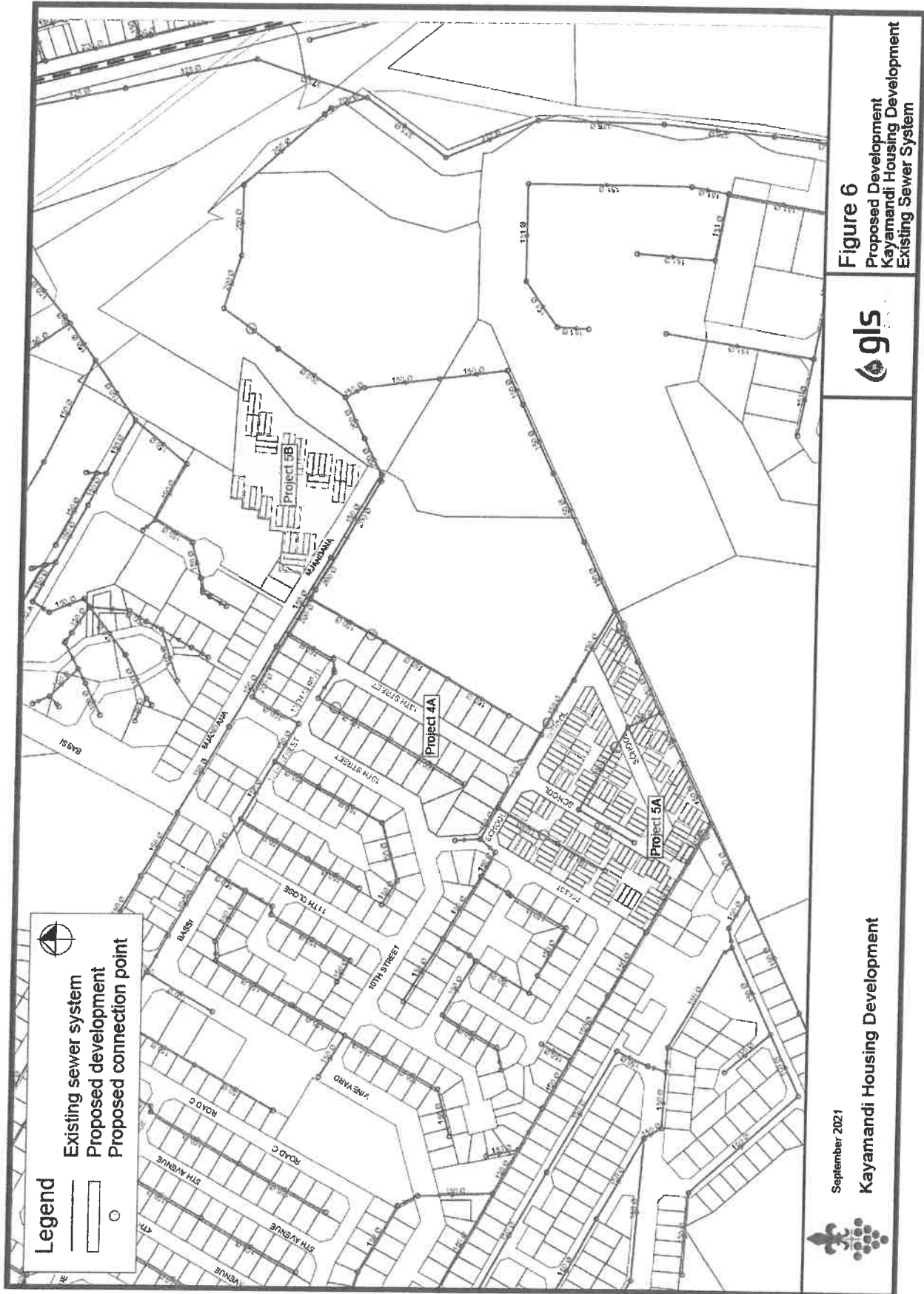
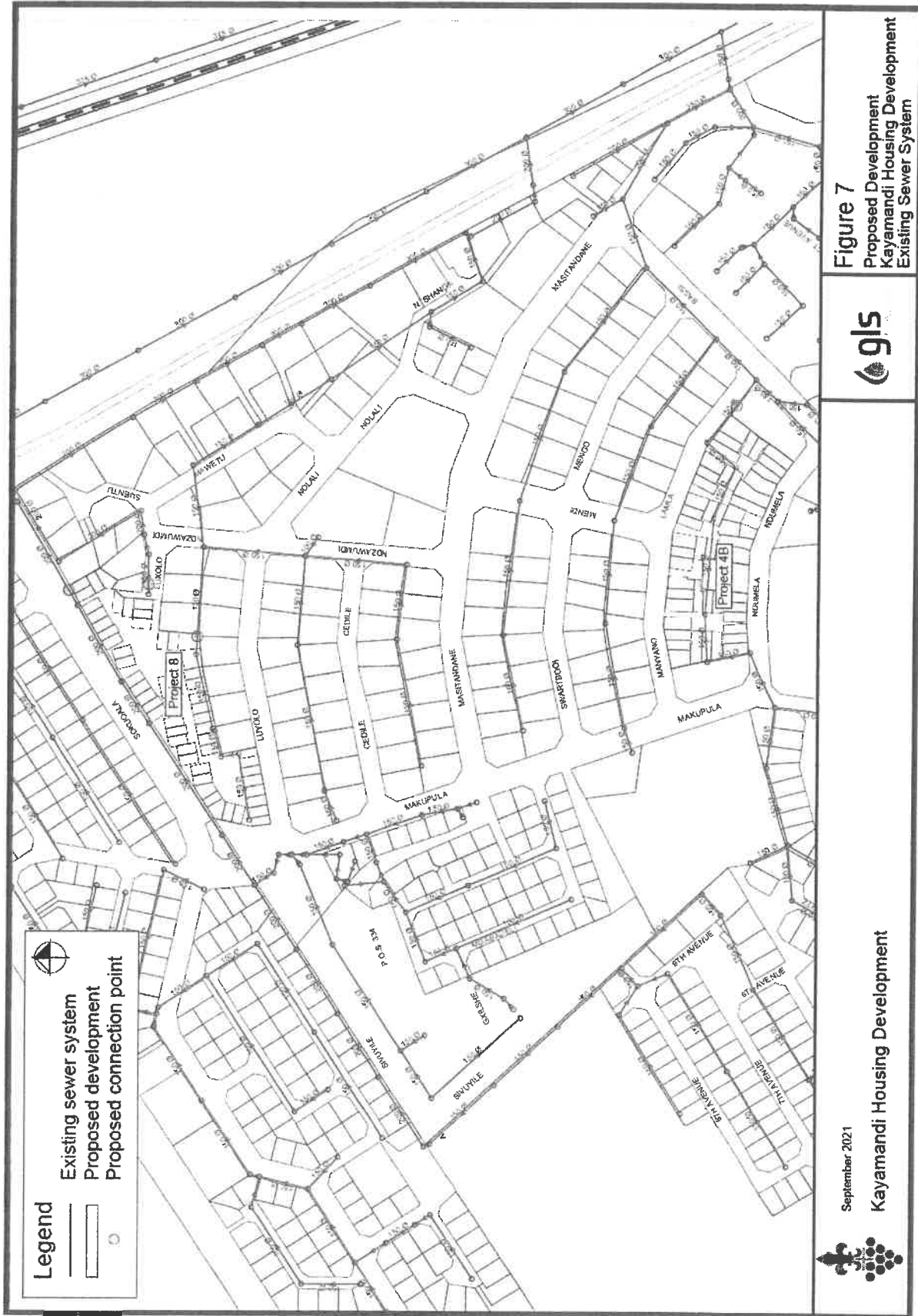


Figure 6
Proposed Development
Kayamandi Housing Development
Existing Sewer System



September 2021
Kayamandi Housing Development





ANNEXURE F
BULK ELECTRICAL COMMENT REPORT FROM GLS CONSULTING



10 November 2021

Plan 4 SA (Pty) Ltd
PO Box 1152
Cape Gate
7562

Attention: Mr Martin Jonker

Dear Sir,

PROPOSED FORMALISATION OF EXISTING STRUCTURES ON ERVEN 1080–1090 & 1091–1112 (PROJECT 4A), ERVEN 112 & 114–116 (PROJECT 4B), ERVEN 1113–1122 & 1123-1154 (PROJECT 5A), PORTIONS OF ERVEN 66, 69 & 523 AND ERVEN 515 - 522 (PROJECT 5B) AND A PORTION OF ERF 288 (PROJECT 8), KAYAMANDI: CAPACITY ANALYSIS OF THE BULK ELECTRICAL SERVICES

Your request regarding comments on the bulk electrical supply and reticulation of the proposed development (proposed formalisation of existing structures in Kayamandi), refers.

This document should inter alia be read in conjunction with the following documents:

- Electrical Master Plan (performed by Royal HaskoningDHV for the Stellenbosch Municipality) dated September 2015.
- NRS 034-1 (2007) /SANS 507 (2007): Electricity distribution — Guidelines for the provision of electricity distribution networks in residential areas
- Information document no 1 Stellenbosch Municipality zoning scheme by-law November 2016
- Latest electrical network diagrams for Stellenbosch Municipality from Lyners and Partners:
 - E19191-01 Existing MV Layout - OVERALL (4000)
 - E19191-02 Existing Single line Diagram - Colours

The calculated demand of the existing structures on the proposed development areas (project areas 4A, 4B, 5A, 5B & 8) were considered in this assessment. Some provision was however made in the September 2015 electrical master plan for densification on these areas and there is an existing load demand for the proposed formalised areas.

1. HIGH AND MEDIUM VOLTAGE DISTRIBUTION SYSTEM

1.1. Distribution Zone

The proposed formalised areas resides in the Kayamandi suburb. The suburb falls within the Cloetesville HV (High Voltage)/MV (Medium Voltage) Substation distribution zone. The 2015 electrical master plan indicated that the proposed development areas should be accommodated within the Cloetesville HV/MV Substation distribution zone. The Cloetesville HV/MV Substation has two incoming feeders from Eskom supplying the substation at 66kV. The substation is currently fitted with 2x 20 MVA 66/11 kV Transformers, and 1x 300kVA local transformer. The substation has an installed capacity of 40 MVA, firm capacity of 20 MVA and a NMD (Notified Maximum Demand) of 16 MVA.

As per the latest MV reticulation diagrams created by Lyners and Partners, the Cloetesville HV/MV Substation transforms the incoming 66kV to 11kV and distributes the power through the Curry SS(Switching Station) to Kayamandi SS. Curry SS is fed through 4x 11kV 95mm² copper cables from Cloetesville HV/MV Substation. There are two switching stations supplying power in the area and a RMU (Ring Main Unit), these include Kayamandi SS, Watergang SS and Costa RMU respectively. The Kayamandi SS is the station supplying to the proposed formalised area and receives 11kV through 2x 185mm² copper conductors.

GLS Consulting (Pty) Ltd

T +27 21 880 0388

Stellenpark, Block D North, Cnr of R44 and School Rd, Jamestown, Stellenbosch, 7600, ZA | PO Box 814, Stellenbosch, 7599, ZA

Reg no: 2007/003039/07

www.gls.co.za

Directors: HA Baartman, AG Hingeston

1.2. Electrical Demand

The Stellenbosch Municipality electrical master plan utilises the SANS 507 recommendations (Standards South Africa, 2007) to guide the After Diversity Maximum Demand (ADMD) estimates for developments. The ADMD used for the future demand of 4 kVA/Unit for Lower Income Residential Areas is used. The existing structures on the proposed development region of Kayamandi will be assessed based on the latest demand provided by the Stellenbosch Municipality.

For this re-analysis, the demand for the proposed development were calculated as follows: With a ADMD of 4 kVA/unit:

Table 1: Demand calculation

Project	No. Units	Estimated Demand [kVA]
Project 4A	144	576
Project 4B	51	204
Project 5A	175	700
Project 5B	48	192
Project 8	54	216
Total	472	1,888

The estimated demand utilised in these proposed formalised areas due to the densification of project areas 4A, 4B, 5A, 5B & 8 is therefore calculated at 1888 kVA.

According to the Stellenbosch 2017-2022 Integrated Development Plan, Kayamandi has experienced significant population growth with the number of residents having more than doubled in the past ten years. This has created a backlog in housing needs within the municipality. Another key feature is the cost of housing in Stellenbosch has become expensive with many opting to commute from outside of the Stellenbosch municipal area to work. For those who cannot afford to commute from outside of Stellenbosch for work, affordable rental accommodation is still the best option.

Due to the nature of the land use in the area, there is a high possibility of backyard dwellers occupying some of these estimated number of units. This will result in the increase in demand as there will be more electricity users occupying these units. For this report, the number of dwellings on one residential dwelling will be guided by the Stellenbosch municipal zoning scheme by-laws for conventional residential zones. The by-law allows limited densification through allowing one additional dwelling on a single residential dwelling. For this assessment an assumption that only the second erven will have an additional dwelling. An increase of 1.5 times the units will represent this assumed uptake of back dwellers is utilised to estimate the potential increase in the number of units on these proposed projects.

With the potential backyard dwellers, the demand for the proposed formal development were calculated as follows: With a ADMD of 4 kVA/unit:

Table 2: Demand calculation including the potential of backyard dwellers

Project	No. Units (Including potential backyard dwellers)	Estimated Demand [kVA]
Project 4A	144	576
Project 4B	77	306
Project 5A	263	1050
Project 5B	72	288
Project 8	81	324
Total	637	2,544

The estimated demand utilised due to the impact of backyard dwellers for the project areas 4A, 4B, 5A, 5B & 8 is therefore calculated at 2544 kVA. This is an increase of 656 kVA.

1.3. Present Situation

1.3.1. Reticulation Network

The existing Cloetesville HV/MV Substation distribution network has sufficient capacity to accommodate the proposed development within the existing Kayamandi area. The loading on the substation is sitting at around 16 MVA and the substation installed capacity is 40 MVA. The Kayamandi SS and Watergang SS supply electricity through the Kayamandi area via the existing 35mm² Cu PILC network. The proposed project areas are supplied by different miniature substations in the suburb.

Project 4A: The proposed project is situated between 13th and School Streets. The area has 3x 315 kVA Miniature substations (MS) installed in close proximity, namely, MS 13th Street, MS School Crescent and MS 10th Street; The estimated demand for this project is 576 kVA as calculated above in 1.2

Project 4B: The proposed project is situated between Noumela and Manyano Streets. The area has 2x 500 kVA Miniature substations installed in close proximity, namely MS Makapula and MS Mondi Crescent End; The estimated demand for this project is 204 kVA as calculated above in 1.2

Project 5A: Situated between School and Forest Streets. The area has 2x 315 kVA and 1x 500 kVA Miniature substations installed in close proximity, namely, MS School Crescent, MS 10th Street and MS Highschool; The estimated demand for this project is 700 kVA as calculated above in 1.2

Project 5B: Situated along Mjandana Street. The area has 1x 400 kVA and 1x 500 kVA Miniature substations installed in proximity, namely, MS Hani and MS VMdala End; The estimated demand for this project is 192 kVA as calculated above in 1.2 and,

Project 8: Situated along Luyolo Street. The area has 1x 400 kVA Miniature substation installed in proximity, namely, MS Luyolo. The estimated demand for this project is 216 kVA as calculated above in 1.2

The total miniature substation installed capacity in the proposed formalised areas is 4060 kVA. The estimated electrical demand for the projects is sitting at 1888 kVA. This leaves an excess of 2172 kVA. This is not including the other existing loads within the area.

The medium voltage reticulation is connected via of 11 kV 35mm² copper cables as per the E19191-02 Existing Single line Diagram from Lyners and Partners. The network is primarily fed from Kayamandi SS at the moment, with the exception of MS Mondi Crescent and MS Luyolo, the rest of the miniature substations form a ring from Kayamandi SS. The feeder supplying MS Mondi Crescent and MS Luyolo interconnects Costa RMU which is also supplied by Curry SS through 1x 11 kV 70mm² copper cable with Kayamandi SS.

1.3.2. Substation Capacity

The existing Stellenbosch northern region 11 kV distribution network is supplied from a 66 kV HV network from Eskom which has adequate capacity and provides good operational flexibility under contingency conditions. Eskom's 66 kV rural network supplies Cloeteville HV/MV Substation. According to the Stellenbosch electrical master plan, the HV/MV substations has sufficient transformer capacity and the voltage regulation within the network is within accepted limits.

1.3.3. Switching Station Capacity

The Kayamandi residential area is supplied 11 kV by two switching stations, namely Kayamandi SS and Watgang SS. Kayamandi SS is fed from two 185mm² copper PILC conductors from Curry SS. The total carrying capacity of the feeders supplying power to the switching station is 12 MVA as calculated in the below Table 1 and the loading on the switching station currently is sitting on 5.5 MVA from the loading data provided by Lyners and Partners.

The switching station feeds all the proposed project areas with one ring feeding Projects 4A, 5A and 5B and one feeder supplying Projects 4B and 8 which is interconnected with Costa RMU. The ring which feeds Projects 4A, 5A and 5B has a total of 14 miniature substation connected on the ring with a total capacity of 5.8 MVA and the feeders connecting the ring are made up of 35mm² copper PILC conductors, the capacity of this conductor is 2.45MVA and since it forms a ring, it is 5 MVA. This implies the full capacity of the miniature substation exceed the maximum capacity of the conductors which is a cause of concern.

Table 3: Kayamandi SS Intake Carrying Capacity

Intake Feeder	Conductor Type	Material	Size (mm ²)	Voltage (V)	Ampacity	MVA
Feeder 1	PILC	Copper	185	11000	335	6.38
Feeder 2	PILC	Copper	185	11000	335	6.38
Total Installed Capacity						12.77

The N-1 intake feeder capacity for the switching station is sitting on 6.4 MVA. The loading on the switching station is around 5.5 MVA.

Watgang SS is also supplied by Curry SS but by two 70mm² copper PILC conductors. The total carrying capacity of the feeders supplying the Watgang SS is 7.43 MVA in total as calculated in the below Table 2 and the loading on the switching station is currently sitting on 0.8 MVA from the loading data provided by Lyners and Partners. The switching station does not directly supply power to any of the proposed projects.

Table 4: Watgang SS Intake Carrying Capacity

Intake Feeder	Conductor Type	Material	Size (mm ²)	Voltage (V)	Ampacity	MVA
Feeder 1	PILC	Copper	70	11000	195	3.72
Feeder 2	PILC	Copper	70	11000	195	3.72
Total Installed Capacity						7.43

The N-1 intake feeder capacity for the switching station is sitting at 3.72 MVA. With the current loading on the switching station, the feeder has enough capacity to carry this contingency load.

Costa RMU also receives a supply of power from Curry SS through two 70mm² copper PILC conductors. The RMU feeds a portion of the Kayamandi area network. Particularly the line feeding Projects 4B and 8, this line is interconnected with Kayamandi SS. The line has a total of 4 miniature substations connected with a total

capacity of 1.8 MVA. The feeders connecting the line is also made up of 35mm² copper PILC conductors, this means the total carrying capacity for the line is 3.72 MVA as calculated in the below Table 3, a total of almost 7.43 MVA. There is not much concern as this line can carry a higher capacity than the full load from the miniature substations.

Table 5: Costa RMU Intake Carrying Capacity

Intake Feeder	Conductor Type	Material	Size (mm ²)	Voltage (V)	Ampacity	MVA
Feeder 1	PILC	Copper	70	11000	195	3.72
Feeder 2	PILC	Copper	70	11000	195	3.72
Total Installed Capacity						7.43

The N-1 intake feeder capacity for the RMU feeders is 3.72 kVA. This capacity is sufficient to sustain portions of the loads carried by Kayamandi SS and Watergang SS.

1.3.4. Network Feeder Capacity

The individual rings feeding the proposed project areas include a ring connected to and from Kayamandi SS, and a feeder interconnecting Kayamandi SS and Costa RMU. The first ring connected to and from Kayamandi SS, is made up of 35mm² copper PILC conductors connected through the ring. The ring feeds the 4A, 5A and 5B projects. The total carrying capacity of the ring is 4.95 MVA.

Table 6: Ring 1 feeding proposed projects 4A, 5A, and 5B

Feeder Number	Conductor Type	Material	Size (mm ²)	Voltage (V)	Ampacity	MVA
Feeder 1	PILC	Copper	35	11000	130	2.48
Feeder 2	PILC	Copper	35	11000	130	2.48
Ring 1 Total Installed Capacity						4.95
Ring 1 Firm (N-1) Capacity						2.48

The N-1 capacity of the ring supplying the proposed projects 4A, 5A and 5B is sitting on 2.48 MVA. This value is lower than the installed capacity of the ring. The total installed capacity of miniature substations on the ring is 5.76 MVA and the estimated demand for the above-mentioned projects is 1.47 MVA. During a contingency, the feeder will be constraint and will potentially carry a load higher than it's carrying capacity as the load continues to grow.

The second ring feeding the proposed project area is the feeder interconnecting Kayamandi SS and Costa RMU. The line is comprised of 35mm² copper PILC conductors. The line feeds the 4B and 8 projects. The total carrying capacity of the line is 4.95 MVA.

Table 7: Ring 2 feeding proposed projects 4B and 8

Feeder Number	Conductor Type	Material	Size (mm ²)	Voltage (V)	Ampacity	MVA
Feeder 1 (Kayamandi SS)	PILC	Copper	35	11000	130	2.48
Feeder 2 (Costa RMU)	PILC	Copper	35	11000	130	2.48
Ring 2 Total Installed Capacity						4.95
Ring 2 Firm (N-1) Capacity						2.48

The N-1 capacity of the ring supplying the proposed projects 4B and 8 is sitting on 2.48 MVA. This value is sufficient to carry the installed capacity of the ring. The total installed capacity of miniature substations on the

ring is 1.8 MVA and the estimated demand for the above-mentioned projects is 0.42 MVA. During a contingency, the feeder will be able to carry this load and higher as the load continues to grow.

1.4. Implementation of Planned Projects

The Stellenbosch integrated development plan signals out several land that may be available for potential future housing and industrial developments. Kayamandi and Groendal expansions are the notable low-income housing developments with 4600 and 1500 units planned for each. The Stellenbosch electrical master plan makes mention of the planned housing projects and pro-active electrical redundancy projects in the Kayamandi area have been proposed and planned to accommodate this anticipated growth. This electrical redundancy will protect the reliability and ensure the integrity of the network.

A tender for the first phase will be advertised soon, which will include a new PILC cable feeder from Cloeteville HV/MV substation directly to Watergang switching station. This project will increase the capacity of the switching station, provide redundancy, and share the load in the Kayamandi area between the Watergate and Kayamandi switching station, allowing for further development projects in the Kayamandi area. If there is sufficient funding available, the first phase will also include additional feeders between the Watergate and Kayamandi switching stations.

2. CONCLUSION

Cloeteville HV/MV Substation currently has enough capacity to carry the estimated existing load on the proposed formalised ervens. The network supplying the proposed projects area is said not to be experiencing major trips, recurring failures, and power interruptions due to overloading.

The ervens identified for formalisation are situated on an existing area which is currently utilising demand. The network around these ervens are currently mainly supplied by the Kayamandi SS. The switching stations supplying the Kayamandi area has sufficient capacity to carry the existing load including the proposed projects capacities and other existing loads.

One concern within the Kayamandi area network is the capacity of the ring feeding Projects 4A, 5A and 5B from Kayamandi SS, the estimated demand from the projects is higher than the N-1 carrying capacity of the feeder connected on the ring. This can potentially pose a problem with overloading the feeder and any future increased loads on that ring. A possible solution will be implementing the planned electrical redundancy project which will soon go out on tender to increase the reliability within the Kayamandi network, this will assist with splitting the load with newly installed feeders between Watergang SS within the ring and between Kayamandi SS.

We trust you find this of value.

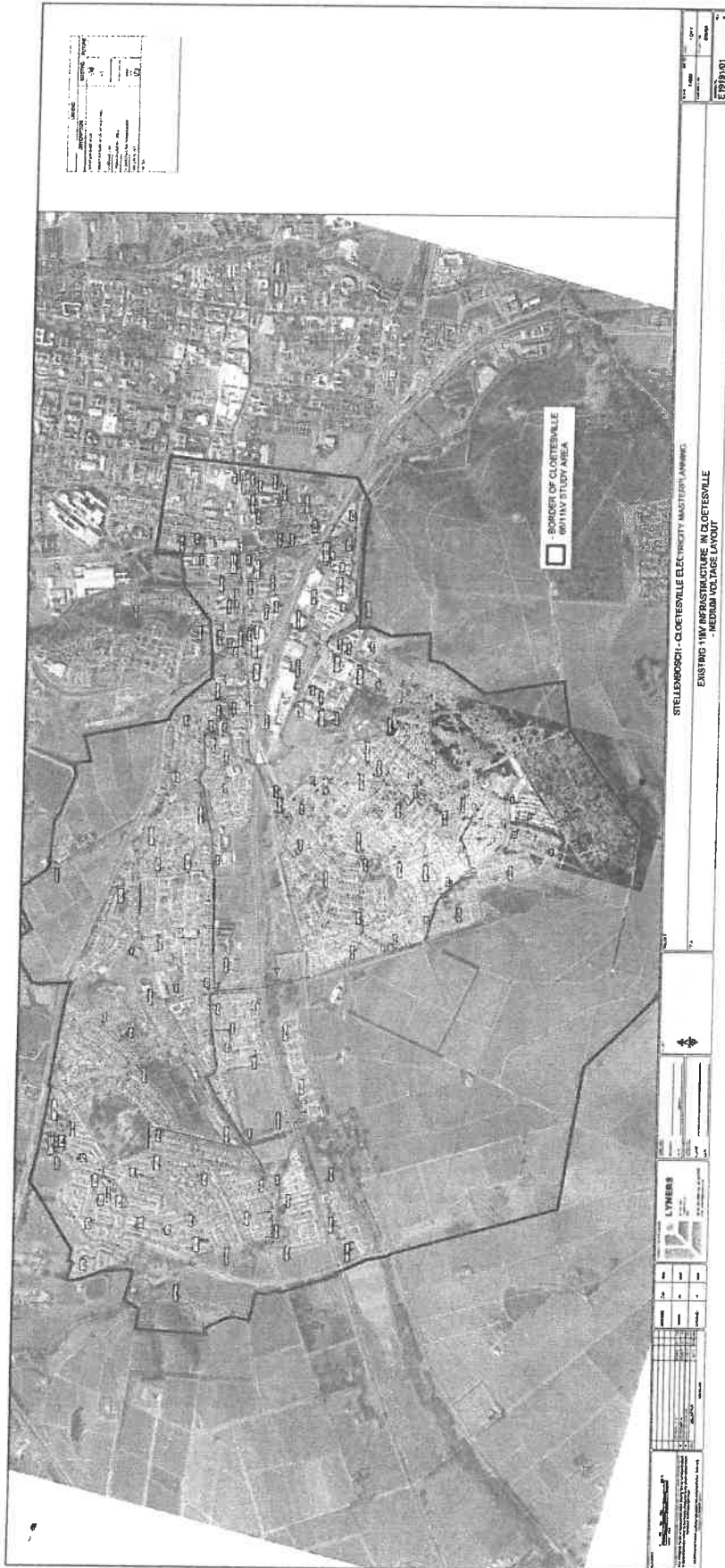
Yours sincerely

GLS CONSULTING (PTY) LTD
REG. NO.: 2007/003039/07


T MOKOENA

ANNEXURE G

EXISTING 11KV INFRASTRUCTURE IN CLOETESVILLE – MEDIUM VOLTAGE LAYOUT



ANNEXURE J

**APPLICATION FOR REZONING,
CONSOLIDATION, SUDIVISION, AMENDMENT
OF GENERAL PLAN & DEPARTURES: ERVEN 112,
114, 115 & 116, KAYAMANDI (ALSO KNOWN
AS RED BRICKS HOSTELS, PROJECT 4B)**

PHOTOS

Project 4B

