




OUR REFERENCE: J038
YOUR REFERENCE: LU/14922 (TP83/2022)
DATE: 29 March 2023

 wilhelm@pieterhuizen.co.za
 +27(0) 83 262 4843
 <https://pieterhuizen.co.za>

Per Email / Per Hand

Dear Sir / Madam

NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2015, refers:

Application Property Address: 50 Brandwacht Street
Application Property Number: Erf 6001 Stellenbosch
Applicant: Wilhelm Esterhuizen, Pieterhuizen Planning (Pty) Ltd - wilhelm@pieterhuizen.co.za - 083 262 4843
Owner: Sovereign Seeker Investments 212 (Pty) Ltd – luzannelg@gmail.com
Application Reference: LU/14922 (TP83/2022)
Application Type: Subdivision of Land

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

Application is made in terms of Section 15(2)(d) of the Stellenbosch Municipality Land Use Planning By-Law, 2015, for the Subdivision of Erf 6001 Stellenbosch into the following:

- a) Portion 1 (857m² in extent)
- b) Remainder Erf 6001 (1 200m² in extent)

Notice is hereby given in terms of the provisions of that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

Written comments, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person in the application, may be submitted in terms of Section 50 of the said Bylaw to the Applicant by electronic mail as follows: [Wilhelm Esterhuizen – wilhelm@pieterhuizen.co.za](mailto:wilhelm@pieterhuizen.co.za). By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.




The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **28 April 2023**.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at **083 262 4843** during normal office hours.

Yours faithfully

Wilhelm Esterhuizen
for Pieterhuizen Planning

ONS VERWYSING: J038
JOU VERWYSING: LU/14922 (TP183/2022)
DATUM: 29 March 2023

 wilhelm@pieterhuizen.co.za
 +27(0) 83 262 4843
 <https://pieterhuizen.co.za>

Per Epos / Per Hand

Geagte Mnr / Me

KENNISGEWING VAN GROND ONTWIKKELINGS AANSOEK AAN GEÏTRESEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR.

Die volgende grondgebruik aansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2015, verwys:

Adres van aansoek eiendom: Brandwacht Straat, 50
Aansoek eiendom beskrywing: Erf 6001 Stellenbosch
Aansoeker: Wilhelm Esterhuizen, Pieterhuizen Planning (Pty) Ltd - wilhelm@pieterhuizen.co.za - 083 262 4843
Eienaar: Sovereign Seeker Investments 212 (Edms) Bpk – luzannelg@gmail.com
Aansoek Verwysing: LU/14922 (TP183/2022)
Tipe Aansoek: Onderverdeling van Grond

Beskrywing van grondontwikkelingsaansoek:

Aansoek word gedoen ingevolge Artikel 15(2)(d) van die Stellenbosch Munisipaliteit Grondgebruikbeplanning verordening, 2015, vir die onderverdeling van Erf 6001 Stellenbosch, as volg:

- a) Gedeelte 1 (857m² in totaal)
- b) Restant Erf 6001 (1200m² in totaal)

Kennis word hiermee gegee in terme van die genoemde Veronrderinge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydskuur van die publieke deelname proses by die volgende adres: <https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, kan ingedien word in terme van Artikel 50 van genoemde Verordeninge aan die Aansoeker by wyse van elektroniese pos as volg: [Wilhelm Esterhuizen – wilhelm@pieterhuizen.co.za](mailto:wilhelm@pieterhuizen.co.za). Deur 'n beswaar, kommentaar of verhoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word. Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: Deur 'n beswaar, kommentaar of verhoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **30 April 2023**.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by **083 262 4843** gedurende normale kantoor ure.

Die uwe

Wilhelm Esterhuizen
vir Pieterhuizen Planning

SUBDIVISION OF LAND

ERF 6001 STELLENBOSCH AT 50 BRANDWACHT ROAD



SUBMITTED TO:

Land Use Management
Stellenbosch Municipality

ON:

August 2022
(As amended February 2023)

BY:

PIETERHUIZEN
P L A N N I N G

PIETERHUIZEN PLANNING (PTY) LTD
2021/472575/07

OUR REFERENCE: J038
YOUR REFERENCE: Case ID to be confirmed.
DATE: 8 February 2023




 wilhelm@pieterhuizen.co.
 +27(0) 83 262 4843
 <https://pieterhuizen.co.za>

Table of Contents

1. EXECUTIVE SUMMARY.....	3
2. INTRODUCTION AND APPLICATIONS REQUIRED	3
3. THE PROPERTY.....	4
3.1 Ownership and Title Deed	4
3.2 Conveyancer Certificate	4
3.3 Surveyor General Documents and Background.....	5
3.4 Locality and Context.....	5
3.5 Zoning.....	8
4. PROPOSED DEVELOPMENT	8
4.1 Summary of Proposal.....	8
4.2 Development Provisions Applicable.....	10
5. APPLICATIONS REQUIRED	11
6. ADJUDICATION AND MOTIVATION	11
6.1 Motivation for the Subdivision.....	11
6.1.1 Status Quo and General Motivation	11
6.1.2 Motivation in Terms of the Stellenbosch Municipality Subdivision Policy	12
6.2 Motivation in Terms of Section 65 of the By-Law.....	13
7. CONCLUSION.....	17

1. EXECUTIVE SUMMARY

Property Description	Erf 6001 Stellenbosch.
Property Address	50 Brandwacht Road, Bradwacht, Stellenbosch
Property Extent	2 057m ²
Registered Owner	Sovereign Seeker Investments 212 (Pty) Ltd
Title Deed Number	T. 28659/2022
Surveyor General Diagram Number	S.G. 815/1972
Applicable Zoning Scheme	Stellenbosch Municipality Zoning Scheme By-Law, 2019
Current Zoning	Conventional Residential Zone
Current Land Use	One (1) Dwelling House
Proposal	Subdivision of Erf 6001 into two (2) portions
Applications Required	In terms of Section 15(2)(d) of the Stellenbosch Municipality Land Use Planning By-Law, 2015, for the subdivision of Erf 6001 Stellenbosch into two erven, being 857m ² and 1 200m ² in extent.

Table 1 Executive Summary

2. INTRODUCTION AND APPLICATIONS REQUIRED

The purpose of this report is to motivate the land use applications required to allow for the subdivision of Erf 6001 Stellenbosch (hereafter referred to as “the property”) into two portions for the purpose of developing a dwelling house on the subdivided portion.

In terms of the Stellenbosch Municipality Land Use Planning By-Law, 2015 (hereafter referred to as “the By-Law”), *Pieterhuizen Planning (Pty) Ltd* hereby officially apply for the following:

In terms of Section 15(2)(d) of the By-Law: For the subdivision of Erf 6001 Stellenbosch into two erven, being 857m² and 1 200m² in extent.

The following documents are attached to this report:

- Annexure A: Application Form
- Annexure B: Copy of Deed of Transfer No. T.28659/2022
- Annexure C: Company Resolution and Power of Attorney
- Annexure D: Conveyancer Certificate

Annexure E:	S.G. Diagram (General Plan) No. 815/1972
Annexure F:	Land Surveyor's Certificate (Subdivision Plan)
Annexure G:	Pre-Application Scrutiny Feedback from the Stellenbosch Municipality

3. THE PROPERTY

3.1 Ownership and Title Deed

Erf 6001 Stellenbosch is currently registered in the name of *Sovereign Seeker Investments 212 (Pty) Ltd* (hereafter referred to as "the owner"), measures 2 057m² in extent, and is held by Deed of Transfer No. T.28659/2022 – see **Annexure B**, attached, for a copy of the title deed.

The owner of the property has duly authorised *Wilhelm Esterhuizen of Pieterhuizen Planning (Pty) Ltd* to submit the required land use applications to the Stellenbosch Municipality. The company resolution and power of attorney is attached to this report as **Annexure C**.

3.2 Conveyancer Certificate

Conveyancer Claire Carey Daly from *C&A Friedlander Attorneys* has certified that the following condition in the said deed, restricts the number of dwellings on the property:

B.6.(a): This erf shall be used solely for the purpose of erecting thereon one dwelling or other buildings for such purposes as the Administrator may from time to time after reference to the Townships board and the local authority, approve provided that if the erf is included within the area of a town Planning Scheme, the local authority may permit such other building as are permitted by the scheme subject to the conditions and restrictions stipulated by the scheme.

However, condition B.6.(c) in the said deed states that *In the event of this erf being subdivided each subdivided portion, other than any portion deducted for road or similar purposes, shall be subject to the conditions herein set forth as if it were the original erf.* Thus, the two portions of the subdivided erf may each be developed with one dwelling house.

The conveyancer certificate is attached to this report as **Annexure D**.

3.3 Surveyor General Documents and Background

The **General Plan**, extracted below and attached as **Annexure E**, (S.G. No. 815/1972) illustrates the cadastral identity of the property within the context of the Stellenbosch Extension No. 15 Subdivision. The restrictive title deed conditions, as identified by the conveyancer certificate and mentioned under Section 2.2 of this report, was imposed by the Administrator of the Cape of Good Hope when the subdivision of this extension was approved in 1973. It is therefore argued that all properties illustrated in the General Plan are (or were at some point) subject to the listed restrictive title deed condition.



Figure 1 General Plan

3.4 Locality and Context

With reference to the **Locality Map** and **Aerial Photograph**, Figures 2 and 3 on page 6 below, the property is situated in south-eastern residential suburb of Stellenbosch, known as Brandwacht. Vehicular and pedestrian access to the existing dwelling house is currently from Brandwacht Road, abutting the property to the north. Furthermore, the property is bounded by Erf 6002 (east) and Erf 6015 (south).

As mentioned under Section 2.3 of this report, Brandwacht forms part of the Stellenbosch Extension No. 15 which was approved in 1973. This part of Stellenbosch is characterised by large erven with low density single residential

dwelling developed on the said erven. Due to the size of the properties and the value associated with the properties within Brandwacht, it is reasonable to argue that this area of Stellenbosch is characterised by higher income individuals and families residing here.

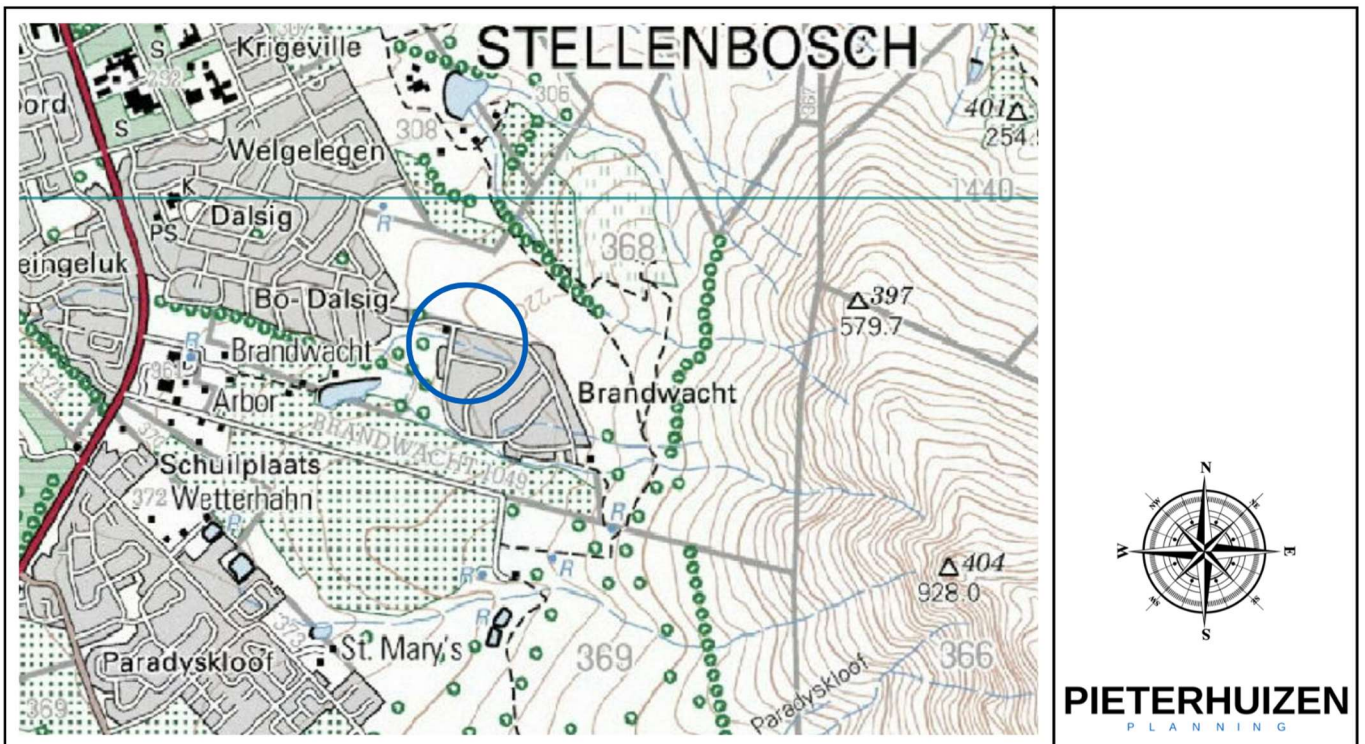


Figure 2 Locality Map of the Property



Figure 4 Aerial Photograph of the Property

The property slopes significantly from the north to the south and from west to east – the latter is because of the groundwork done during the construction of Le Fleur Road. The lowest part of the property is along its southern boundary with a non-perennial river located along the southern boundary of the property.

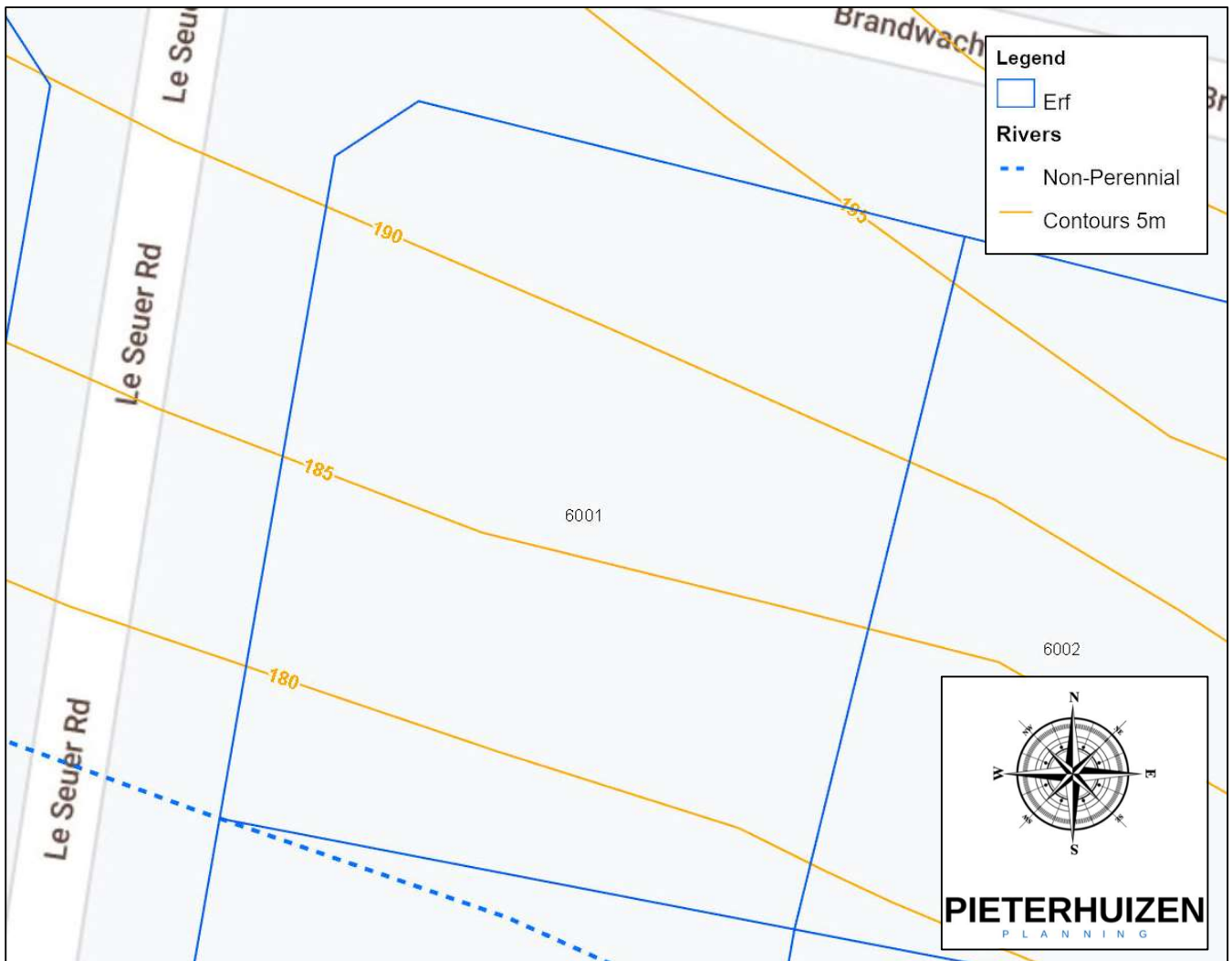


Figure 5 Topographical Map of the Property

Figure 6, to the right, illustrates that Erf 6001 Stellenbosch is currently developed with a single residential dwelling house on the northern portion of the property. This results in a large portion of the property to be vacant and underutilised.

The existing dwelling house on the property is considered relatively small in comparison to the surrounding dwelling houses. A sense of negligence is prevalent as to the status of the existing dwelling house and the property.



Figure 6 Aerial Photo of the Existing Dwelling

3.5 Zoning

The zoning of properties situated in the Stellenbosch Municipality is regulated in terms of the Stellenbosch Zoning Scheme By-Law, 2019 (hereafter referred to as “the Zoning Scheme”). Below is an extract of the Stellenbosch Municipality’s **Zoning Map**, indicating the property zoned Conventional Residential.



Figure 7 Extract of the Zoning Map

According to the Zoning Scheme, the purpose of this zone is to, *inter alia*, make provision for moderate densification through additional dwellings with similar character and built form.

4. PROPOSED DEVELOPMENT

4.1 Summary of Proposal

As mentioned, Erf 6001 Stellenbosch is currently developed with a dwelling house, with a footprint of approximately 170m², situated on the northern portion of the property. With the property measuring 2 057m², the owner of the property seeks to subdivide the erf into two portions for the purpose of developing another dwelling house on the subdivided portion.

With reference to the Land Surveyor Certificate, compiled by *Professional Land Surveyor Ralph O. Middleton*, the remainder portion of the subdivided erf, accommodating the existing dwelling house, will measure 857m². The subdivided portion, which will accommodate a possible new dwelling house, will measure 1200m² in extent. See

Figure 8, below, for an extract of the Land Surveyor Certificate illustrating the proposed subdivision. The complete Land Surveyor Certificate is attached to this report as **Annexure F**.

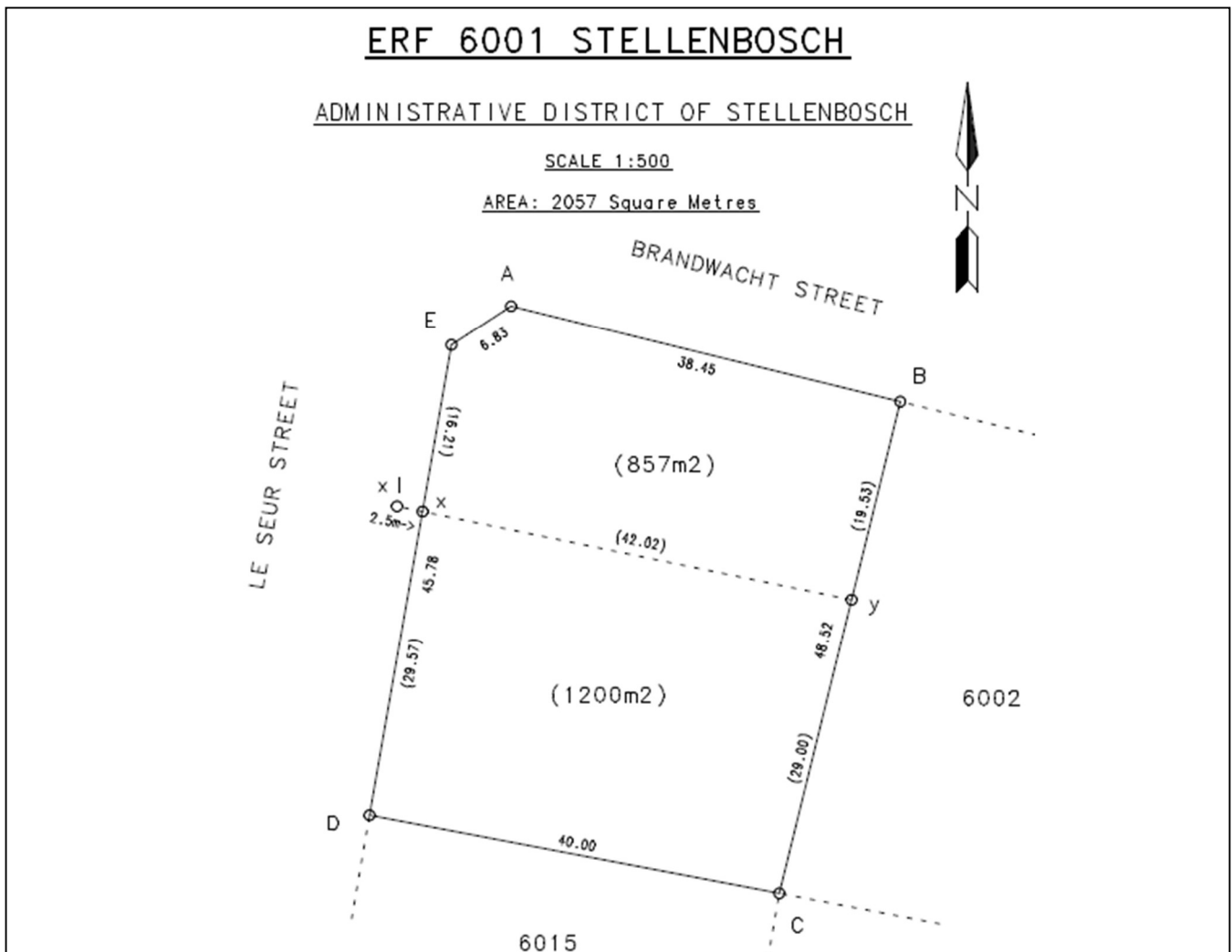


Figure 8 Extract the Land Surveyor Certificate (Subdivision Plan)

Alterations and additions, resulting in an increase of 35m² in coverage, are proposed for the existing dwelling house on the remainder portion of the property. Building plans will be submitted for approval prior to the intended alterations and additions being developed.

In terms of the subdivided portion, the intention of the owner is to develop a single residential dwelling house on the sell the subdivided erf and newly built dwelling house to a prospective buyer. It is planned to develop a dwelling house that is within character of the natural environment of the area, relying heavily on green electricity generation and sustainable resource consumption.

It is important to note that the owner will be directly involved in the additions and alterations proposed to the existing dwelling house as well as the development of the proposed new dwelling house on the subdivided portion of the property.

This proposal might have been possible without the need to subdivide the property (by applying for a technical approval to allow for a second dwelling on the property), but this complicates the ownership model of the property and hence a subdivision of the property is preferred.

4.2 Development Provisions Applicable

In the event of the subdivision being approved, both new erven will be subject to the land use and development parameters applicable to Conventional Residential Zoned properties with areas ranging from 501m² to 1 500m² in extent, as stipulated in Chapter 7 of the Zoning Scheme.

Figure 9, to the right, illustrates the proposed subdivision in relation to the existing dwelling house on the property. It should be noted that the existing dwelling house will be set back further than the prescribed common boundary setback from the new proposed common boundary.



Figure 9 Proposed Subdivision on Aerial Photograph

Table 2, below, is a summary of the applicable development provisions that will be applicable to the two erven.

Conventional Residential Zone (501m ² < Erf Size > 1 500m ²)	
Land Uses / Development Parameters	Zoning Scheme Provisions
Primary Uses	Dwelling House
Additional Uses	Bed and Breakfast Establishment; Home Day Care Centre; Home Occupation Practice; Home Lodging; Second Dwelling; Occasional Use (one event/year); Second dwelling; Private Road.
Consent Uses	Commune; Extramural Facility; Group Housing; Guest House; House Shop; Occasional Use (>one event/year); Tourist Dwelling Unit; Additional Uses exceeding parameters.
Street Boundary Building Lines	4m 0m for carports 1m for garages
Common Boundary Building Lines	2.5m 0m for garages and carports not higher than one storey
Coverage	50%
Height	2 Storeys
Parking: - Dwelling House	2 Bays

Table 2 Development Provisions Applicable

5. APPLICATIONS REQUIRED

It is required to apply for the subdivision of the property into two (2) portions to enable the current owner to develop a dwelling house on the subdivided portion and alienate the new erf and dwelling house by means of full title ownership. In respect of the above, formal applications are hereby made for the following:

In terms of Section 15(2)(d) of the By-Law: For the **subdivision** of Erf 6001 Stellenbosch into two erven, being 857m² and 1 200m² in extent.

6. ADJUDICATION AND MOTIVATION

6.1 Motivation for the Subdivision

6.1.1 Status Quo and General Motivation

This area of Stellenbosch, especially Stellenbosch Town Extension No. 15, comprise of larger erven than what is the norm for single residential erven in the Stellenbosch Municipal Area. With the property currently measuring at 2057m² in extent, it is reasonable to argue that the approximately 170m² existing dwelling house reflects an underdeveloped conventional residential erf within the Stellenbosch Municipal Area.

It is motivated that the proposed subdivision of the property will be in keeping of the area as there are erven similar in size within the immediate vicinity. Whilst precedent is no reason to motivate for the approval of an application, attention is drawn to the sizes of certain erven within this part of Stellenbosch Town Extension No. 15 (Brandwacht), which are illustrated by Figure 10 below:

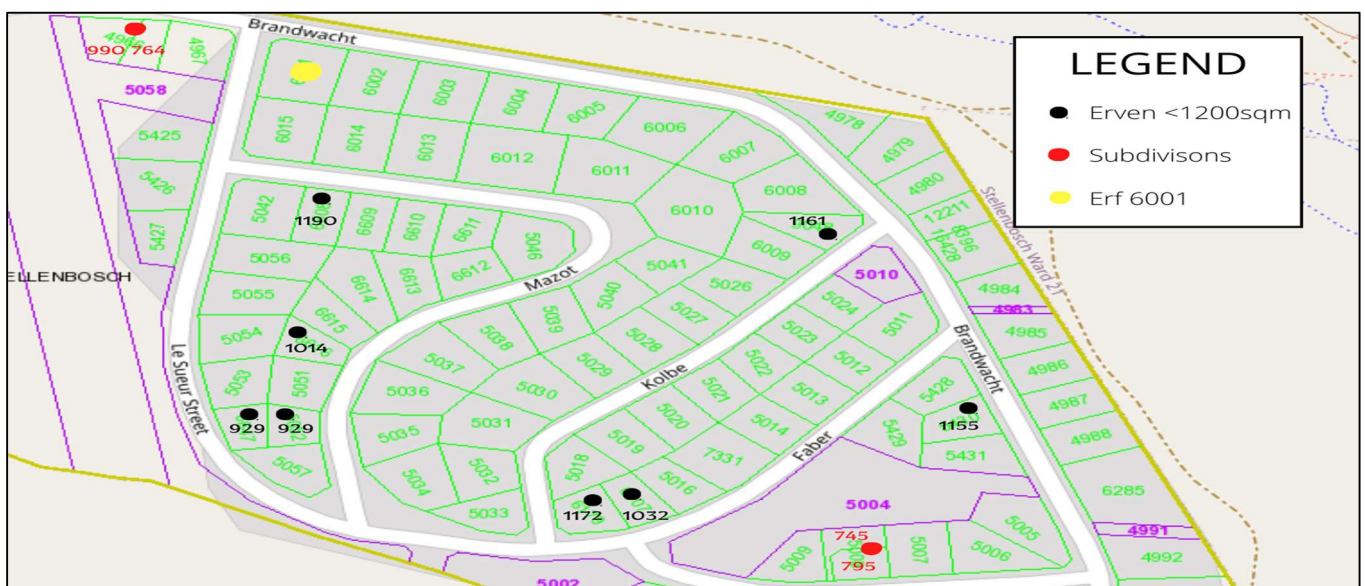


Figure 10 Erf Sizes of Properties in the Surrounding Area

With further reference to Figure 10, above, it should be noted that two properties in this area have been subdivided in recent years – The approved subdivisions are as follows:

Erf 4966 Stellenbosch:

- Subdivision approved in 2017.
- Subdivision of the Erf into two portions, measuring 990.75m² and 764.06m² respectively.

Erf 5008 Stellenbosch:

- Subdivision approved in 2010.
- Subdivision of the Erf into two portions, measuring 745.95m² and 795.53m² respectively.

6.1.2 Motivation in Terms of the Stellenbosch Municipality Subdivision Policy

The Stellenbosch Municipality’s Subdivision Policy, approved on 15 October 2003, states that “A single residential erf may be subdivided if none of the portions that will be formed will be smaller than 50% of the existing average size of the 10 surrounding properties”. The proposed subdivision is assessed in terms of this provision in Table 3, below:

Subdivision Policy Assessment		
Erf Number	Size of Erf (m ²)	50% of Erf Size (m ²)
Re/4966	990.7	495.4
17369	764.1	382.1
4967	1621.4	810.7
6002	1895.4	947.7
6003	1812.5	906.3
6013	2000.2	1000.1
6014	2000	1000
6015	1987.2	993.6
5425	2308.7	1154.4
6004	1723.9	862
Average:		855.2

Table 3 50% of Average Erf Size for Ten Surrounding Erven

With the proposed subdivided portion measuring 1 200m² and 857m² in extent, it may be argued that this proposed subdivision conforms with the first provision of the Stellenbosch Municipality Subdivision Policy, 2003, by being larger than 50% of the average erf size of the surrounding 10 erven.

Nevertheless, the Stellenbosch Municipality Subdivision Policy, 2003, also provides for the deviation from the first provision by stating “that this policy can be deviated from if the new erven are 600m² or larger”. This is the case in this instance, since the proposed portions of Erf 6001 Stellenbosch will measure larger than 600m² in extent.

6.2 Motivation in Terms of Section 65 of the By-Law

Section 65 of the By-Law relates to the adjudication of applications submitted in terms of the By-Law. The applications required, as set out in Section 4 of this report, are assessed in Table 4 below, against the general criteria for the consideration of applications as set out in Section 65(1) of the MPBL:

Assessment of Applications in terms of Section 65(1) of the By-Law	
Section 65(1) Criteria	Assessment of Proposal
a. Application submitted in terms of the By-law.	The application is submitted in terms of Sections 15(2)(d) and 15(f)(a) of the By-law.
b. Procedure followed in processing the application.	To be decided. The proposed development was tested with the Municipality by means of pre-application consultation. See Annexure G for feedback received upon submission of the pre-application scrutiny documentation.
c. Desirability of land use	<p>The land use will remain that of residential and is in line with the current zoning of the property. The application for the subdivision of the property into two erven is considered desirable. The reasons for the desirability of the applications may be summarised as follows:</p> <ul style="list-style-type: none"> - The approval of the applications will not have a negative impact on the surrounding properties. This is due to the land use (residential) being in character with the immediate surrounding area. - The future development of a dwelling house on the subdivided portion will have to comply with the provisions of the applicable Zoning Scheme. - The possible development of a dwelling house on the subdivided portion of the property, resulting in a marginal increase in density, is appropriate in the context of the area and will contribute to a more compact urban environment. - The existing rights of the surrounding neighbours will not be significantly impacted in a negative way. - The proposed land use will not negatively impact the existing infrastructure in the area.
d. Comment in response to public participation.	The application to be advertised in accordance with the Stellenbosch Municipality's requirements.
e. Applicants' response to comments received.	To be submitted as part of the Portfolio of Evidence upon conclusion of the Public Participation Process.
f. Investigations in terms of other laws.	Not Applicable.
g. Written assessment by planner.	To be done by the Stellenbosch Municipality.
h. Impact on municipal engineering services.	The Stellenbosch Municipality will provide input as to where new infrastructure connections to the proposed subdivided Erf is required. Development Contributions will also be payable to the Municipality.
i. The IDP and SDF	The Stellenbosch Municipality's Spatial Development Framework guides land use decisions in both the short and long term. This document conceptualizes

seven core principles. While not all these principles are of pertinence to this application, the relevant principles are indicated below.

Maintain and grow the assets of Stellenbosch Municipality's natural environment and farming areas: This application will not have any impact on the Municipality's natural environment and farming areas as the proposed development is located well within the urban edge.

Respect and grow cultural heritage: In line with the Stellenbosch Municipality's SDF, the future development of a dwelling house on the subdivided portion will contribute to sensitive densification of an established conventional residential area.

Direct growth to area of lesser natural and cultural significance as well as movement opportunity: The proposed development is regarded as a brown field development, making more efficient use of existing municipal infrastructure. The possible future densification of the property will allow for an extra family to live within proximity to the Stellenbosch Central Business District, educational institutes such as schools, as well as natural recreation areas.

Clarify and respect the different roles and potentials of existing settlements: As identified throughout this report, the property is located within an area earmarked for conventional residential development. The proposed development contributes to this since the approval thereof will contribute to realising the potential of conventional residential properties to be sensitively densified.

Address human needs for housing, infrastructure, and facilities: As mentioned, the proposed development will enable an additional family to utilise the existing municipal infrastructure of the area (if a dwelling house were to be developed on the subdivided portion), whilst providing them with a residence close to various amenities and facilities.

Ensure balanced, sustainable communities: It is required that future development within Stellenbosch take cognisance of the fact that the municipality is experiencing increased congestion. Development and densification must be prioritised within a radius of 1km of residential areas. It

	<p>is essential to position work opportunities as well as services, within proximity from where people live. Settlement densities needs to be encouraged to make public transport viable. Considering the location of the property together with the possible land uses, this application is contributing to a less congested municipality.</p> <p>Furthermore, the main principles of the SDF include the following:</p> <ul style="list-style-type: none"> - The principles of walking distance, functional integration, socio-economic integration, appropriate densification, and the urban edge should inform settlement design. - The usage of land should be based on its highest and best long-term sustainable use as opposed to its long-term financial return. - A balanced supply of low, middle- and high-income housing should be ensured in each settlement node to promote integration and minimize the need for travel. - Development approvals should be guided by the need to achieve the settlement densities needed to make the public transport system financially and operationally viable. - Subdivisions, second dwellings, sectional title, re-development of existing low-density areas, infill and brownfield land opportunities should be prioritized over greenfield sites, as guided by the SDF. <p>The application promotes all the above highlighted principles of the SDF.</p>
j. IDP and SDF of district Municipality.	In line with this applicable plan and framework.
k. IDP and SDF of local Municipality	Discussed and addressed under points i and j, above.
l. Applicable structure plans	N/A
m. Applicable policies for decision making	Aligned.
n. Provincial spatial development framework	The application is in line with the Municipal and District SDF and IDP, which is informed by the provincial IDP and SDF which all promotes densification. Thus, the application is in line with the provincial SDF.
o. Regional spatial development framework.	N/A

p. National policies, norms, and criteria.	N/A
q. Section 42 of the Spatial Planning and Land Use Management Act.	The application is considerate towards the requirement and provisions of Section 42 of the Spatial Planning and Land Use Management Act.
r. Chapter VI of the Land Use Planning Act	<p><u>Spatial Justice:</u> Aligned. The proposal includes an opportunity of a new dwelling house within proximity of various schools and other points of interest.</p> <p><u>Spatial Sustainability:</u> Aligned. The proposal complies with this principle by ensuring that the future development of the property will create a more compact Stellenbosch. It will also contribute to the promotion of land development in a location that will limit urban sprawl.</p> <p><u>Efficiency:</u> Aligned. This application entails the utilisation of existing infrastructure on an optimal level. The proposal will allow for the efficient utilisation of the resources on the property.</p> <p><u>Good Administration:</u> The approval of this application will be in the best interest of the Stellenbosch Municipality.</p> <p><u>Spatial Resilience:</u> Through the approval of this application, there will be no material negative impact on the surrounding area; nor would there be any additional risk to the resilience of human residents in the area.</p>
s. Applicable provisions of the zoning scheme	As discussed, the proposed development is in line with the provisions of the Zoning Scheme.

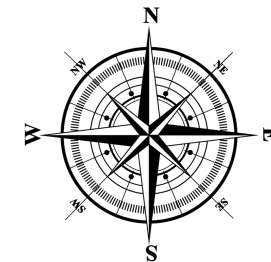
Table 4 Motivation of the Applications

7. CONCLUSION

The applications have been made in terms of Section 15(2) of the By-Law for the subdivision of the property into two erven. This report has demonstrated that the proposed applications will not have a material impact on the surrounding property owners and that the proposal is considerate towards the existing built environment. It is therefore recommended that these applications should be approved.

PIETERHUIZEN PLANNING (PTY) LTD

August 2022 (As amended February 2023)

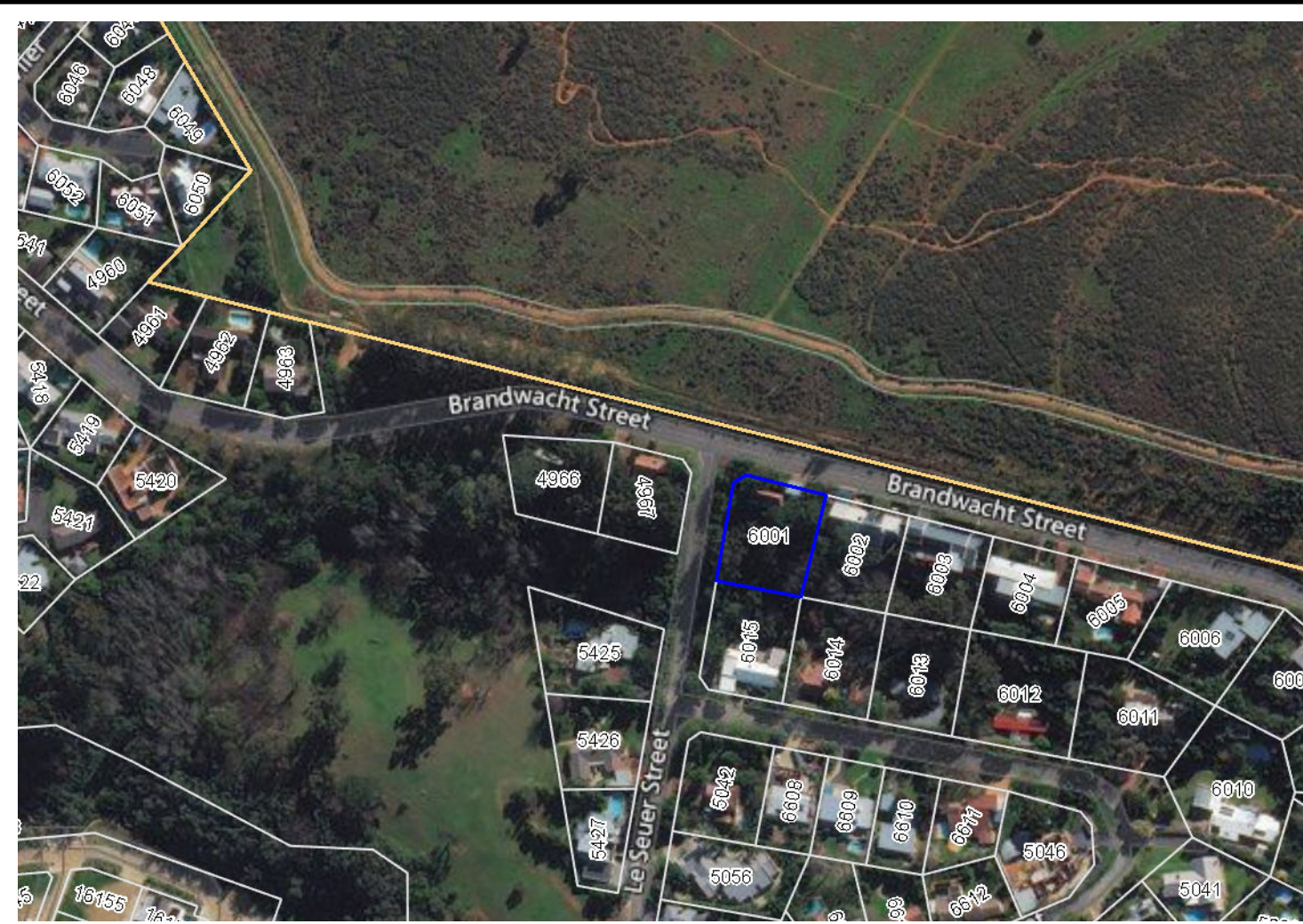


PIETERHUIZEN
P L A N N I N G

1:25 000

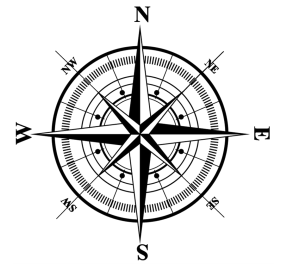
LOCALITY MAP
ERF 6001 STELLENBOSCH

This map is for information purposes only. Pieterhuizen Planning (Pty) Ltd accepts no liability for any error whatsoever.



LEGEND:

- ERVEN
- ERF 6001



PIETERHUIZEN
P L A N N I N G

1:25 000

LOCALITY MAP ERF 6001 STELLENBOSCH

This map is for information purposes only. Pieterhuizen Planning (Pty) Ltd accepts no liability for any error whatsoever.

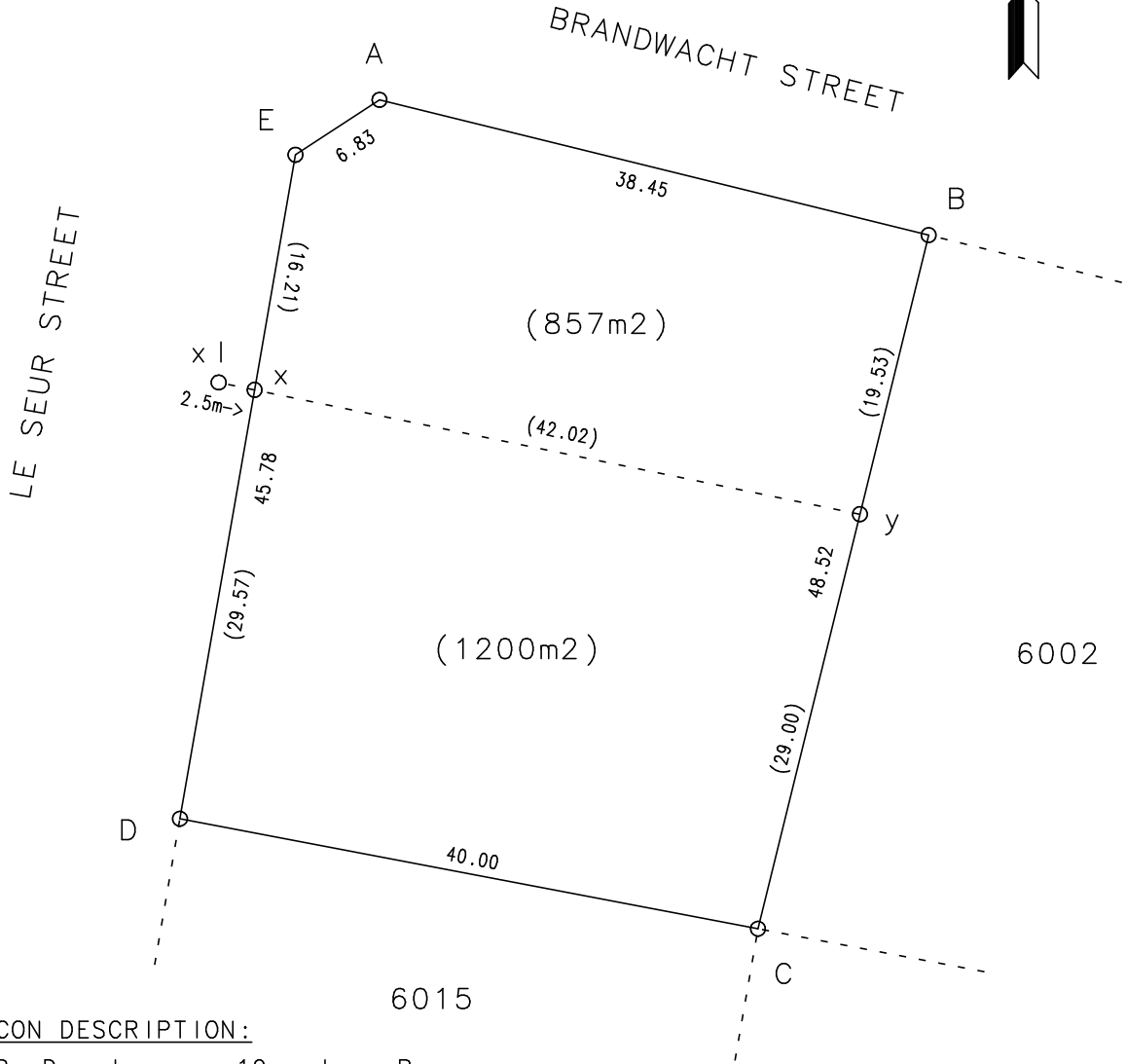
LAND SURVEYOR'S CERTIFICATE

ERF 6001 STELLENBOSCH

ADMINISTRATIVE DISTRICT OF STELLENBOSCH

SCALE 1:500

AREA: 2057 Square Metres



BEACON DESCRIPTION:

- A, B, D, x, y : 12mm Iron Peg
- E : Drill Hole In Rock
- C, x : Not Beacons

I hereby certify that the above property was inspected in Stellenbosch and the beacons defining the boundaries verified as indicated.

Date: 8 June 2022

.....
Ralph O Middleton PLS 0890
Professional Land Surveyor