

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

Neem asseblief kennis dat hierdie kennisgewing in Afrikaans hieronder volg.

Dear Sir/Mam

To Whom it may concern

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

Application Property Address: 19 Herold Street, Stellenbosch

Application Property Number: Erf 6086, Stellenbosch

Applicant: ICatPlan CC (t/a I.C.@Plan), Cornelia van Zyl – 082 978 7151

Owner: 19 Herold Street, Stellenbosch CC (c/o Deon Rademeyer – 0828681112)

Application Reference: LU/13998

Application Type: Rezoning and consent

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

1. Application in terms of Section 15(2)(a) of the Stellenbosch Municipality Land Use Planning By-Law (2015) for the rezoning of Erf 6086, Stellenbosch from Local Business Zone (restricted to offices) to Local Business Zone.
2. Application in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-Law (2015) for a consent use for a place of education in order to allow the operation of a private high school on Erf 6086, Stellenbosch.

Notice is hereby given in terms of the provisions of Section 46 of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/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.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw with the following requirements and particulars:

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address;
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:
 - Indicate the facts and circumstances that explain the comments;
 - Where relevant demonstrate the undesirable effect that the application will have if approved;

- o Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
- o Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: Cornelia van Zyl, cornelia@icaplan.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 **19 September 2022**.

It should be noted that the Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

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 **082 978 7151** during normal office hours. (Monday to Thursday 8:00-17:00 & Friday 8:00-15:00)

Yours faithfully



A.C. van Zyl

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

Wie dit mag aangaan

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

Adres van aansoek eiendom: Herold Straat 19, Stellenbosch

Aansoek eiendom beskrywing: Erf 6086, Stellenbosch

Aansoeker: ICatPlan BK (t/a I.C.@Plan) - Cornelia van Zyl (0829787151)

Eienaar: 19 Herold Street, Stellenbosch CC (c/o Deon Rademeyer – 0828681112)

Aansoek Verwysing: LU/13998

Tipe Aansoek: Hersonerig & Vergunningsgebruik

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

1. Aansoek in terme van Artikel 15(2)(a) van die Stellenbosch Munisipaliteit se Verordening op Grondgebruiksbeplanning (2015) vir die hersonerig van Erf 6086, Stellenbosch van Plaaslike Besigheid Sone (beperk tot kantore) na Plaaslike Besigheid Sone.
2. Aansoek in terme van Artikel 15(2)(o) van die Stellenbosch Munisipaliteit se Verordening op Grondgebruiksbeplanning (2015) vir 'n vergunningsgebruik vir 'n plek van onderrig om 'n privaat hoërskool op Erf 6086, Stellenbosch te kan bedryf.

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 van die genoemde Verordeninge 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 tydsduur 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.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening wat die volgende vereistes en besonderhede moet bevat:

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsite van die volgende aspekte:
 - Die feite en omstandighede aantoon wat die die kommentaar toelig;
 - Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
 - Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;

- o Dat die insette voldoende inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: Cornelia van Zyl – cornelia@icaplan.co.za. Deur 'n beswaar, kommentaar of versoë 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 **19 September 2022**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

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 voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by **082 978 7151** gedurende normale kantoor ure (Maandag-Donderdag 8:00 – 17:00 & Vrydag 8:00-15:00).

Die uwe



A.C. van Zyl

**ERF 6086,
STELLENBOSCH**

**Prepared by IC @ Plan Town Planners
on behalf of
19 Herold Street, Stellenbosch CC**

July 2022

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1. BACKGROUND

Erf 6086, Stellenbosch is situated at 19 Herold Street, Stellenbosch. The property currently contains two structures and are zoned Local Business Zoning. Access to the property is obtained from Station Avenue.



Figure 1: Locality of Erf 6086

The original approval for the rezoning was issued in 1993 and granted rights for Specific Business, limit to offices only. Due to Covid 19, the property has been unoccupied since the beginning of 2020, at the start of lock down. Since then, the owner has been struggling to secure tenants for the use of the building as offices as many people and companies stopped making use of office buildings. Towards the end of 2021, the owner was approached by Delicium Academic Centre who are currently situated in Technopark and who wishes to move their middle and high school pupils to separate premises closer to town which will provide access to amenities such as sports facilities.

The owner of the property accordingly appointed I.C.@Plan Town Planners to apply for the necessary land use rights to allow for the use of the property as a place of education.

The power of attorney and company resolution is attached herewith in **Annexure B**.

2. THE APPLICATION

Application is hereby made for:

- I. The **Rezoning** of Erf 6086, Stellenbosch in terms of Section 15(2)(a) of the Stellenbosch Municipality Land Use Planning By-Law from Local Business Zone for offices, to Local Business Zone; &
- II. A **Consent use** in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-Law to allow the use of the existing structures for a place of education.

The application form duly completed and signed is herewith attached in **Annexure A**.

3. PROPERTY DETAILS

| | |
|-----------------------------|-----------------------------------|
| PROPERTY DESCRIPTION | Erf 6086, Stellenbosch |
| ADDRESS | 19 Herold Street, Stellenbosch |
| EXTENT | 1016m ² |
| TITLE DEED NO | 83866/1999 |
| REGISTERED OWNER | 19 Herold Street, Stellenbosch CC |
| APPLICANT | I.C.@Plan Town Planners |
| CURRENT ZONING | Local Business Zone for offices |
| PROPOSED USE | Place of education (high school) |

Table 1: Property details

3.1 Locality and Accessibility

The property is situated in close proximity to the Stellenbosch CBD and is bordered by Herold Street, Station Avenue and the R44. The locality plan is attached in **Annexure E**. Access to the property can be obtained via both Station Avenue and Herold Street. The intersection of Station Avenue with the R44 has been closed off and no access is therefore allowed from the R44. The train station is situated to the west

and a signalized pedestrian crossing provide safe access to cross the R44. The property is accordingly located in a highly accessible area – for vehicles and pedestrians.

4. THE PROPOSAL & MOTIVATION

As mentioned in 1. the owner of the property has been struggling to secure office tenants (in terms of the existing rights) mainly due to the impact of Covid19 and the changing trend for businesses to operate from home. He was approached by a private school who would like to move a portion of their school closer to Stellenbosch town and accordingly wishes to rezone the property to MU and obtain a consent use for a place of education. The site development plan is attached in **Annexure E**.

The school which wants to occupy the premises (Delicuim Training Centre) is currently operating a creche and a training centre from Techno Park. They wish to split the school into two to accommodate the elementary school pupils at one premises and the middle school and high school pupils at a separate premises. It is therefore proposed to accommodate the last-mentioned group on the property. A maximum of 95 learners will be accommodated, from Gr. 5 – Gr. 12.

One of the main focuses of Delicuim is to assist children who cannot cope in mainstream schools and who needs additional assistance and a difference learning environment. The school does not only accommodate children in the area, but also reaches out to less fortunate communities which does not have similar facilities close to them. These children are transported by the school's private mini busses (17 seaters).

The school will employ six (6) teachers, and administrative assistants, two drivers and a gardener/cleaner.

The proposed school will be accommodated in the existing structures on the property which consist of the original structure (house) and an annex. Although the original structure has historical value, internal renovations was done when the old dwelling was converted into offices. It is not proposed to change anything further on the building and the proposal will accordingly not have any impact on heritage.

The ground floor of the original house will consist of four classrooms, the headmaster's office, a tuck shop, administrative office, a sick room and bathrooms whilst the first floor will be used as a teachers' recreation room. The first floor of the annex will be used for a classroom and will also host the library, whilst the second floor will contain a classroom. A total of six (6) classrooms are therefore proposed.

One of the reasons the school identified this specific property is due to its proximity to Van Der Stel Sportsgrounds which provide the opportunity for the learners to use the facilities for extramural activities and for which they have already obtained permission. The sports facility is withing walking distance from the school which will allow children to walk there after school and be collected at the facilities when they are finished.

The only departures from the By-Law which are required is due the existing structures which encroaches.

The parameters for Local Business Zone is set out in the table below:

| Local Business Zone parameters | | |
|---------------------------------------|--------------------------|-------------------|
| | Required | Proposed |
| Coverage: | 75% | 40.51% |
| Building lines | | |
| Common | 1m | 1.836m (existing) |
| Street (Station & Herold) | 2m | 4,5m |
| Street (R44) | 5m | 3m (existing) |
| Parking: | 6 bays (1 bay/classroom) | 10 Bays |

Table 2: Zoning parameters vs. Actual

4.1 Traffic and Parking

Access to the property will be gained via Station Avenue and Herold Street. Ten (10) onsite parking bays has been provided, which is four (4) more than required in terms of the By-Law. UDS Africa has compiled a traffic impact statement (TIS) to address the traffic and parking on the site and which supports the use of the property for the proposed school (see **Annexure D**). Delicuim owns 2 mini-busses (17 seaters) which will be used for the transport of some of the children to and from school, as well as some of the employees to and from work. Some of the children who live in the area will also have the option to ride their bikes to school. The property is also situated in close proximity to the railway station and a signalized pedestrian crossing over the R44 will provide safe access to any of the pupils or staff who might make use of this mode of transport. As recommended by UDS, parking bays 3, 4, 9 and 10 will be allocated to teachers who will not have to move their vehicles during the peak traffic times on the site.

4.2 Engineering Services

The property is situated in an established area in Stellenbosch town and no problems are foreseen with regard to the provision of services for the proposed use. An open refuse area currently makes provision for three refuse bins behind the wall along the R44 and should be sufficient for the proposed use.

5. CHARACTER OF THE SURROUNDING AREA

The surrounding area is characterised by a mix of uses which include residential dwellings, flats, business uses and community uses. Due to the property's location in relation to the surrounding transport network, the school will be very accessible from within Stellenbosch Town as well as the surrounding areas. No changes are proposed to the existing structures and the proposal will therefore fit into the scale and character of the area and is compatible with the surrounding uses.




Figure 2: Zoning Map


6. PLANNING LEGISLATION & POLICIES

6.1 Spatial Planning Land Use Management Act (Act 16 of 2013) (SPLUMA) and the Western Cape Land Use Planning Act (Act 3 of 2014) (LUPA)


Chapter VI and Section 7 of SPLUMA & Section 59 of LUPA prescribes five development/planning principles that a new development should consider. Given the existing right (MU for offices) the proposal for Erf 6086, Stellenbosch adheres to these principles as follow:

- 
Spatial Justice focusses on redressing spatial imbalances by improving access to and use of land with particular focus on access to those who were previously excluded.


The proposed school will provide a much-needed service to learners whose needs cannot be accommodated within mainstream schools and therefore provide access to education resources not previously accessible to them. The school has two mini busses which transport learners from previously disadvantaged communities and is also easily accessible to the community as it is within walking distance from public transport.

- 
Spatial Sustainability refers to the protection of valuable agricultural and environmental sensitive land. Spatial sustainability also refers to the prevention of urban sprawl and the consideration of current and future costs of infrastructure.

The application proposes 'infill' development through the provision of a community use within an existing developed area. The proposal will not require any additional infrastructure upgrades and are in line with the spatial sustainability principle will be upheld by the proposed development.

- 
Spatial Efficiency dictate the optimum use of existing resources and infrastructure. It also requires the minimalization of negative impacts in terms of financial, economic and environmental impacts.

The proposal upholds the principle of spatial efficiency as it reflects the optimum use of existing buildings and infrastructure within the urban area.

- 
Spatial resilience refers to flexibility in spatial plans, land use management and policies to ensure sustainable livelihoods most likely to suffer the impact of environment or economic shocks.

The application proposes social/community infrastructure which will assist greatly with the most vulnerable in the community and will give children the opportunity to build a foundation for further education.

- 
Good Administration principles focus on an integrated development approach.

The principles of integrated development will be successfully applied due to the nature of the application as community facility will be provided in an existing developed area which is highly accessible to and from the surrounding area.

Section 65 (1) (c) of the Land Use Planning Act states that when the Municipality considers an application, it must have regard for the desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister regarding the desirability of proposed land uses.

The use of the property for a place of education can be seen as desirable for the context in which the property is situated. The area surrounding the property consist of residential and other mixed uses.

Section 59 (2) (b) of the Land Use Planning Act states that land use planning should be guided by certain principles of **spatial sustainability**. *"This includes the sustained protection of the environment by having regard to the following:*

- a) *natural habitat, ecological corridors and areas with high biodiversity importance;*
- b) *the provincial heritage and tourism resources;*
- c) *areas unsuitable for development, including flood plains, steep slopes, wetlands and areas with a high water table and landscapes and natural features of cultural significance; and*
- d) *the economic potential of the relevant area or region".*

The proposal does not impose on any natural environmental or agricultural land. The existing structures will be retained and use as such and the heritage value thereof will therefore be retained. The proposed use will contribute greatly to the educational industry and economic potential of the

Section 59 (3) (a) and (b) of the Land Use Planning Act stipulates that that land use planning should be guided by the following principles of **efficiency**:

- a) *land development should optimise the use of existing resources, infrastructure, agriculture, land, minerals and facilities;*
- b) *integrated cities and towns should be developed, whereby—*
 - i. *the social, economic, institutional and physical aspects of land development is integrated;*
 - ii. *land development in rural and urban areas in support of each other is promoted;*
 - iii. *the availability of residential and employment opportunities in close proximity to, or integrated with, each other is promoted."*

From the above it is clear that the proposal aims at using the existing resources and infrastructure to its optimal. It will have a positive impact in terms of the economy of the area, education, job creation, etc.

6.2 Provincial Spatial Development Framework (PSDF)

Section 4.3.3.1 of the PSDF addresses *education* as a "Human Development Indicator". It quotes the *South African Constitution (Act 108 of 1996)* which states that "... Everyone has the right to a basic education,

including adult basic education, and to further education, which the State, through reasonable measures, must make progressively available and accessible". Unfortunately, the State has failed to provide facilities for children who cannot operate in main stream schools for numerous reasons which include learning problems, dyslexia, autism/Asperger's syndrome, etc. however, only a limited number of public schools are available to cater for these students' needs. It is for this reason that numerous private schools have been established over the past decade which can cater for these learners, therefore fulfilling a role which should have been provided by the Provincial- and National Governments. The establishment of such a school therefore contribute to providing learners a basic constitutional right. Without schools like these, many of these children will never have the opportunity to finish school, let alone obtain a tertiary education.

6.3 Stellenbosch Municipality Spatial Development Framework 2019 (SDF):

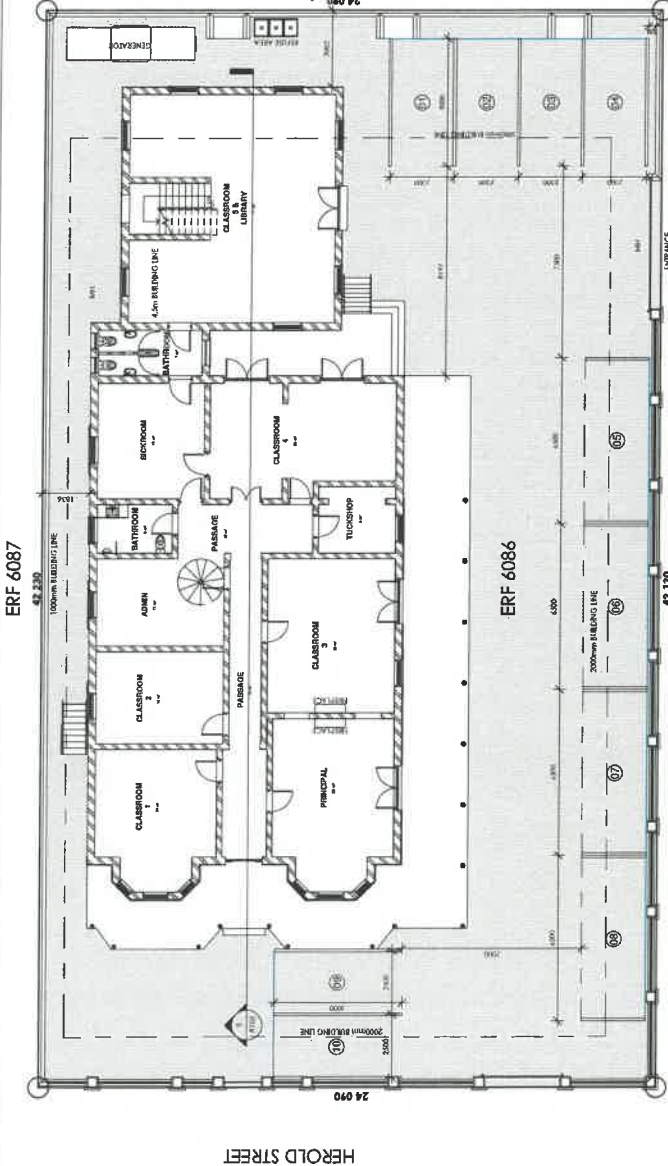
The Stellenbosch SDF does have any definite proposals for Technopark in particular

7. CONCLUSION

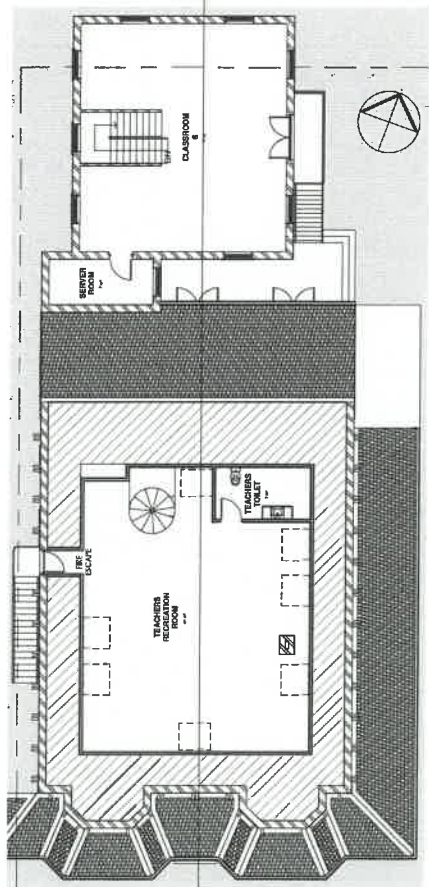
From the above it is clear that the proposed uses meet statutory requirements, as it is in line with national, provincial, district and local policies applicable to the area. It is a use which is compatible with the land uses in the surrounding area and will result in the optimal utilization of the property without impacting on the character of the area. With this in mind, it is envisaged that Council favorably consider the application.

NOTES

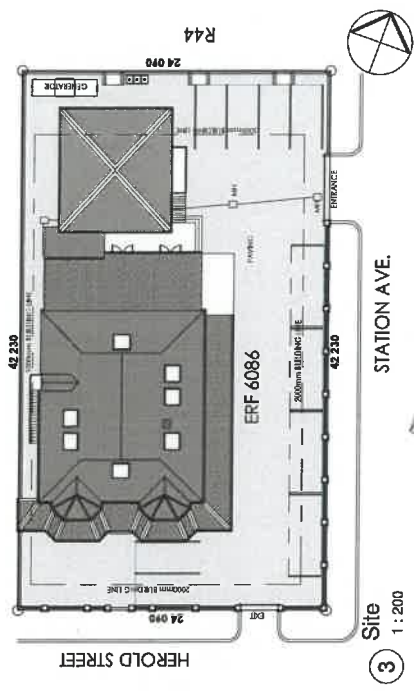
ERF SIZE: 1 017m²
COVERED AREA:
COVERAGE PERCENTAGE: 40,51%



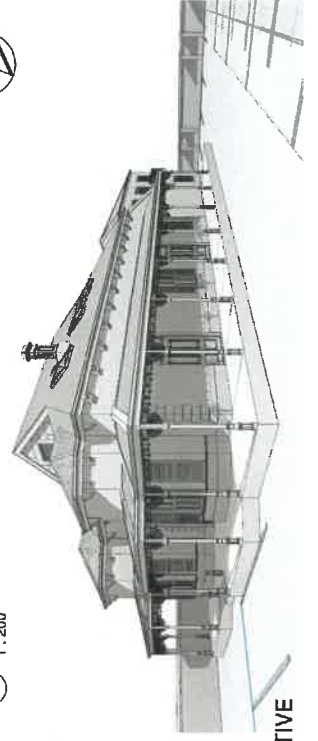
1 00 - GROUND FLOOR
1 : 100



2 01 - FIRST FLOOR
1 : 100



3 Site
1 : 200



4 PERSPECTIVE

ARCHITECTS SIGNATURE:

CLIENTS SIGNATURE:

BERTO PALM DRAUGHTSMAN
 PAD 24749024 6 REBECCA CRESCENT DE TURM
 MOBILE: 07957463121
 BRACKENHILL 7690

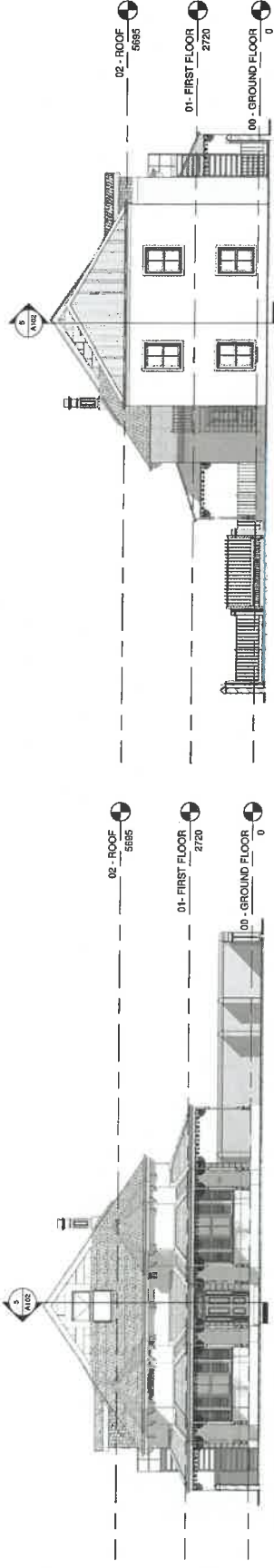
Delcium Education Centre - ERF 6086 - 19
 Herold Street - Stellenbosch

Project number: 0027
 Date: 13-07-2022
 Drawn by: BP
 Checked by: BP

PLAN DRAWINGS

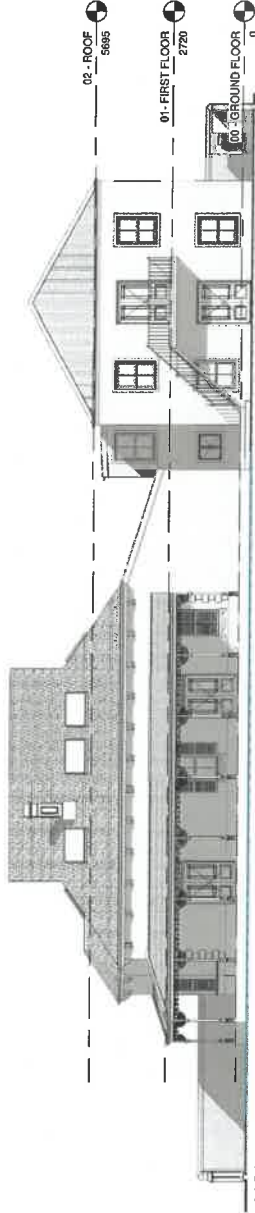
0027 Scale: A101 As indicated

NOTES

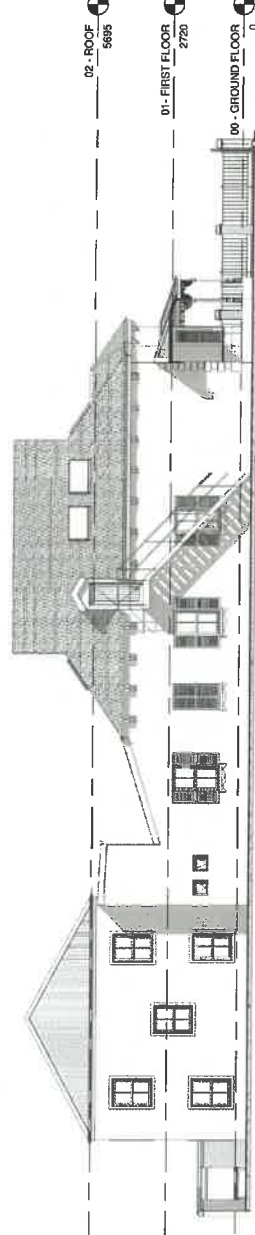


1 EAST ELEVATION
1 : 100

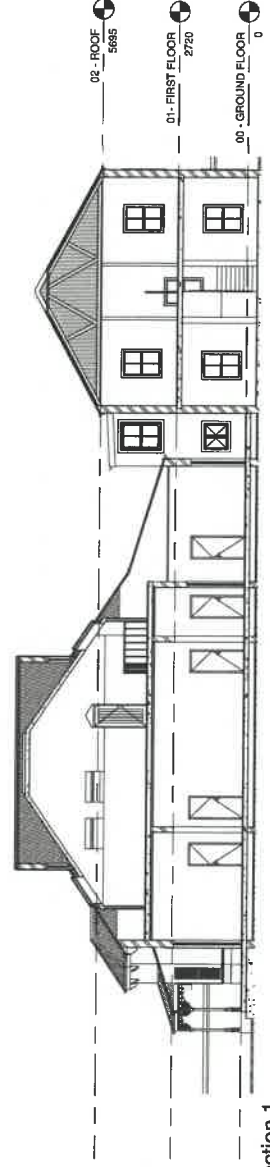
2 WEST ELEVATION
1 : 100



3 NORTH ELEVATION
1 : 100



4 SOUTH ELEVATION
1 : 100



5 Section 1
1 : 100

ARCHITECT'S SIGNATURE: _____
CLIENT'S SIGNATURE: _____

BERTO PALM DRAUGHTSMAN
PAD 24749924 6 REBECCA CRESCENT DE TUN BRACKENFELL 7699
MOBILE: 9797405121

Delicium Education
Centre - ERF 6086 - 19
Herold Street -
Stellenbosch

Project number: 0027
Date: 13.07.2022
Drawn by: BP
Checked by: BP

ELEVATIONS & SECTIONS

0027 A102
Scale: 1 : 100

Erf 6086, Stellenbosch

- Legend**
- Farm Portions
 - Erf

Scale: 1:4 514
Date created: November 19, 2021

Compiled with CapeFarmMapper



Western Cape Government
FOR YOU



TAX INVOICE



STELLENBOSCH
 STELLENBOSCH • PNIEL • FRANSCHHOEK
 MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

PO BOX 17, STELLENBOSCH, 7599
 PLANNING & ECONOMIC DEVELOPMENT: PLANNING

| | | | |
|----------------|--|---------------------|--------------------------------|
| DATE: | 2022-04-29 | DOCUMENT NO: | 729011 |
| ERF / FARM NO: | 6086 | CREATED BY: | Nicole Katts |
| LOCALITY: | 19 Herold Street , STELLENBOSCH | APPLICATION NO: | LU/13998 |
| OWNER'S NAME: | 19 Herold Street, Stb CC(C/O Deon Rademeyer) | APPLICATION VAT NO: | 4860184060 |
| ADDRESS: | Postnet Suite 176 Private Bag X 15 Somerset West 7129 | VAT NO: | 4700102181 |
| | | APPLICANT: | Cornelia van Zyl - ICatPlan CC |
| | | TEL NO: | 0829787151 |

| FEE DESCRIPTION | AMOUNT PER UNIT (R) | NUMBER OF UNITS | VOTE NUMBER | AMOUNT (R) |
|--|---------------------|-----------------|----------------|------------|
| TEMPORARY DEPARTURE/OCCASIONAL USE OF LAND/CONSENT USE IN TERMS OF THE ZONING SCHEME/TECHNICAL APPROVAL/PERMISSION IN TERMS OF ZONING SCHEME/PERMISSION REQUIRED IN TERMS OF THE TITLE DEED: Submitted in urban and rural areas - Submitted in urban and rural areas, Per application per property | 2500.00 | 1 | 20180711011476 | 2500.00 |
| REZONING & DETERMINATION OF A ZONING - Submitted in Urban and Rural Areas, Per application per property | 10000.00 | 1 | 20180711011484 | 10000.00 |
| FILE NR: | | | | |
| SCAN NR: | | | E 6086 S | |
| COLLABORATOR NR: | | | | |

TOTAL AMOUNT PAYABLE 12500.00
 VAT INCLUDED @ 15% 1630.43

ALL TARIFFS INCLUDE 15% VAT FROM 1 JULY 2021 TO 30 JUNE 2022

CALCULATED BY
 NAME: Nicole Katts
 SIGNATURE: *Nicole Katts*

VERIFIED BY
 NAME: STELLENBOSCH MUNICIPALITY PLANNING AND DEVELOPMENT SERVICES
 SIGNATURE: 09 MAY 2022

DATE: 29.04.2022

DATE: RECEIVED

PAYMENTS MUST BE MADE AT THE APPLICABLE DISTRICT OFFICE
 CHEQUES TO BE MADE PAYABLE TO STELLENBOSCH MUNICIPALITY

BANKING DETAILS FOR EFT PAYMENT:

APPLICANT TO RETURN THIS FORM TO THE ADVICE CENTRE FOR DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT

ACCOUNT HOLDER: Stellenbosch Municipality
 BANK: First National Bank (FNB)
 ACCOUNT NUMBER: 62869253684
 BRANCH CODE: 210554
 REFERENCE: LU/_____ and ERF/FARM _____

Please use both the Land Use Application number and the Erf/Farm number indicated on this invoice as a reference when making EFT payment.

0.00



Nicole Katts

From: Nicole Katts
Sent: Friday, 29 April 2022 11:30
To: 'cornelia@icaplan.co.za'
Subject: INVOICE - ERF 6086 STELLENBOSCH
Attachments: INV - ERF 6086 SB.pdf

Good day Cornelia

Your land use application for **Erf 6086 Stellenbosch** is considered complete, you may now pay the following fees into Council's bank account within the next two (2) working days. Please provide this office with a copy of your proof of payment.

Application is made for the following:

- Consent Use
- Rezoning



Kind regards / Vriendelike Groete

Nicole Katts

Administrative Officer: Customer
Interface and Administration
Planning & Economic Development

T: +27 21 808 8318

43 Andringa Str, Eikestad Mall, 3rd
Floor

www.stellenbosch.gov.za



PLANNING & ECONOMIC DEVELOPMENT

| LAND USE APPLICATION COMPLIANCE CHECKLIST ITO S38 OF THE LAND USE PLANNING BYLAW, 2015 | | | | Date of Submission of Application | 04/03/2022 | |
|--|--|-------------------------------|-----------------------|---|--------------|--|
| Erf / Erven/ Farm no | 6086 | Portion(s) if farm | | Allotment Area | Stellenbosch | |
| Owner / Applicant | Cornelia van Zyl | | Contact number | 082 978 7151 | | |
| Email address | cornelia@icaplan.co.za | | | | | |
| INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION | | | | ADMIN TO VERIFY ¹ | | PLANNER TO EVALUATE ² |
| | | | | YES | NO | |
| 1. Completed application form that is signed | | | | ✓ | | |
| 2. Power of Attorney / Owners' Consent if the applicant is an agent | | | | ✓ | | |
| 3. Bondholders' consent | | | | | | |
| 4. Proof that applicant is authorized to act on behalf of an entity | | | | | | |
| 5. Proof of ownership or rights held in land | | | | | | |
| 6. Motivation based on criteria in s65 | | | | | | |
| 7. SG diagram or General Plan | | | | ✓ | | |
| 8. Locality plan | | | | ✓ | | |
| 9. Site development plan or plan showing the land development | | | | ✓ | | |
| 10. Subdivision plan | | | | | | |
| 11. Permission for required servitude | | | | | | |
| 12. Title Deed | | | | ✓ | | |
| 13. Conveyancer's certificate | | | | | | |
| 14. Feedback on Pre-application scrutiny | | | | | | |
| 15. Minutes of Pre-consultation Meeting | | | | | | |
| 16. Consolidation plan | | | | | | |
| 17. Street name and numbering plan | | | | | | |

¹ Verification by Admin only of the documentation attached and completeness of application and not the correctness thereof.

² Technical evaluation by Planner of the documentation attached for completeness and correctness thereof.

**ERF 6086,
STELLENBOSCH**

**Prepared by IC @ Plan Town Planners
on behalf of
19 Herold Street, Stellenbosch CC**

March 2022

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1. BACKGROUND

Erf 6086, Stellenbosch is situated at 19 Herold Street, Stellenbosch. The property currently contains two structures and are zoned Mixed-Use Zoning. Access to the property is obtained from Station Avenue.

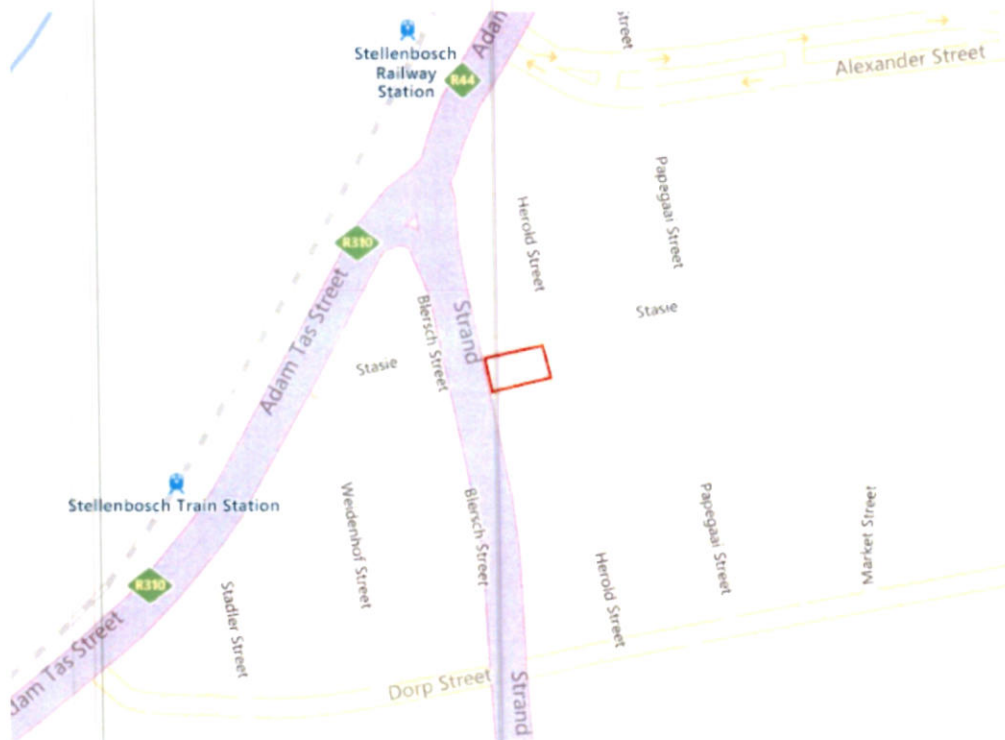


Figure 1: Locality of Erf 6086

The original approval for the rezoning was issued in 1993 and granted rights for Specific Business, limit to offices only. Due to Covid 19, the property has been unoccupied since the beginning of 2020, at the start of lock down. Since then, the owner has been struggling to secure tenants for the use of the building as offices as many people and companies stopped making use of office buildings. Towards the end of 2021, the owner was approached by Delicium Academic Centre who are currently situated in Technopark and who wishes to move their middle and high school pupils to separate premises closer to town which will provide access to amenities such as sports facilities.

The owner of the property accordingly appointed I.C.@Plan Town Planners to apply for the necessary land use rights to allow for the use of the property as a place of education.

The power of attorney and company resolution is attached herewith in **Annexure B**.

2. THE APPLICATION

Application is hereby made for:

- I. The **Rezoning** of Erf 6086, Stellenbosch in terms of Section 15(2)(a) of the Stellenbosch Municipality Land Use Planning By-Law from Mixed-Use Zoning for offices to Mixed-Use Zoning; &
- II. A **Consent use** in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-Law to allow the use of the existing structures for a place of education.

The application form duly completed and signed is herewith attached in **Annexure A**.

3. PROPERTY DETAILS

| | |
|-----------------------------|-----------------------------------|
| PROPERTY DESCRIPTION | Erf 6086, Stellenbosch |
| ADDRESS | 19 Herold Street, Stellenbosch |
| EXTENT | 1016m ² |
| TITLE DEED NO | 83866/1999 |
| REGISTERED OWNER | 19 Herold Street, Stellenbosch CC |
| APPLICANT | I.C.@Plan Town Planners |
| ZONING | Mixed-Use Zone for offices |
| PROPOSED USE | Place of education (high school) |

Table 1: Property details

3.1 Locality and Accessibility

The property is situated in close proximity to the Stellenbosch CBD and is bordered by Herold Street, Station Avenue and the R44. The locality plan is attached in **Annexure E**. Access to the property can be obtained via both Station Avenue and Herold Street. The intersection of Station Avenue with the R44 has been closed off and no access is therefore allowed from the R44. The train station is situated to the west

and a signalized pedestrian crossing provide safe access to cross the R44. The property is accordingly located in a highly accessible area – for vehicles and pedestrians.

4. THE PROPOSAL & MOTIVATION

As mentioned in 1. the owner of the property has been struggling to secure office tenants (in terms of the existing rights) mainly due to the impact of Covid19 and the changing trend for businesses to operate from home. He was approached by a private school who would like to move a portion of their school closer to Stellenbosch town and accordingly wishes to rezone the property to MU and obtain a consent use for a place of education. The site development plan is attached in **Annexure E**.

The school which wants to occupy the premises (Delicuim Training Centre) is currently operating a creche and a training centre from Techno Park. They wish to split the school into two to accommodate the elementary school pupils at one premises and the middle school and high school pupils at a separate premises. It is therefore proposed to accommodate the last-mentioned group on the property. A maximum of 95 learners will be accommodated, from Gr. 5 – Gr. 12.

One of the main focuses of Delicuim is to assist children who cannot cope in mainstream schools and who needs additional assistance and a difference learning environment. The school does not only accommodate children in the area, but also reaches out to less fortunate communities which does not have similar facilities close to them. These children are transported by the school's private mini busses (17 seaters).

The school will employ six (6) teachers, and administrative assistants, two drivers and a gardener/cleaner.

The proposed school will be accommodated in the existing structures on the property which consist of the original structure (house) and an annex. Although the original structure has historical value, internal renovations was done when the old dwelling was converted into offices. It is not proposed to change anything further on the building and the proposal will accordingly not have any impact on heritage.

The ground floor of the original house will consist of four classrooms, the headmaster's office, a tuck shop, administrative office, a sick room and bathrooms whilst the first floor will be used as a teachers' recreation room. The first floor of the annex will be used for a classroom and will also host the library, whilst the second floor will contain a classroom. A total of six (6) classrooms are therefore proposed.

One of the reasons the school identified this specific property is due to its proximity to Van Der Stel Sportsgrounds which provide the opportunity for the learners to use the facilities for extramural activities and for which they have already obtained permission. The sports facility is within walking distance from the school which will allow children to walk there after school and be collected at the facilities when they are finished.

The only departures from the By-Law which are required is due the existing structures which encroaches.

The parameters for Mixed-Use Zone is set out in the table below:

| Mixed-Use Zone parameters | | |
|--------------------------------------|--------------------------|-------------------|
| | Required | Proposed |
| Coverage: | 85% | 40.51% |
| Building lines | | |
| Common | 4,5m | 1.836m (existing) |
| Street (Station & Herold) | 4,5m | 4,5m |
| Street (R44) | 5m | 3m (existing) |
| Parking: | 6 bays (1 bay/classroom) | 10 Bays |

Table 2: Zoning parameters vs. Actual

4.1 Traffic and Parking

Access to the property will be gained via Station Avenue and Herold Street. Ten (10) onsite parking bays has been provided, which is four (4) more than required in terms of the By-Law. UDS Africa has compiled a traffic impact statement (TIS) to address the traffic and parking on the site and which supports the use of the property for the proposed school (see **Annexure D**). Delicuim owns 2 mini-busses (17 seaters) which will be used for the transport of some of the children to and from school, as well as some of the employees to and from work. Some of the children who live in the area will also have the option to ride their bikes to school. The property is also situated in close proximity to the railway station and a signalized pedestrian crossing over the R44 will provide safe access to any of the pupils or staff who might make use of this mode of transport. As recommended by UDS, parking bays 3, 4, 9 and 10 will be allocated to teachers who will not have to move their vehicles during the peak traffic times on the site.

4.2 Engineering Services

The property is situated in an established area in Stellenbosch town and no problems are foreseen with regard to the provision of services for the proposed use. An open refuse area currently makes provision for three refuse bins behind the wall along the R44 and should be sufficient for the proposed use.

5. CHARACTER OF THE SURROUNDING AREA

The surrounding area is characterised by a mix of uses which include residential dwellings, flats, business uses and community uses. Due to the property's location in relation to the surrounding transport network, the school will be very accessible from within Stellenbosch Town as well as the surrounding areas. No changes are proposed to the existing structures and the proposal will therefore fit into the scale and character of the area and is compatible with the surrounding uses.




Figure 2: Zoning Map


6. PLANNING LEGISLATION & POLICIES

6.1 Spatial Planning Land Use Management Act (Act16 of 2013) (SPLUMA) and the Western Cape Land Use Planning Act (Act 3 of 2014) (LUPA)


Chapter VI and Section 7 of SPLUMA & Section 59 of LUPA prescribes five development/planning principles that a new development should consider. Given the existing right (MU for offices) the proposal for Erf 6086, Stellenbosch adheres to these principles as follow:

-  **Spatial Justice** focusses on redressing spatial imbalances by improving access to and use of land with particular focus on access to those who were previously excluded.


The proposed school will provide a much-needed service to learners whose needs cannot be accommodated within mainstream schools and therefore provide access to education resources not previously accessible to them. The school has two mini busses which transport learners from previously disadvantaged communities and is also easily accessible to the community as it is within walking distance from public transport.

-  **Spatial Sustainability** refers to the protection of valuable agricultural and environmental sensitive land. Spatial sustainability also refers to the prevention of urban sprawl and the consideration of current and future costs of infrastructure.

The application proposes 'infill' development through the provision of a community use within an existing developed area. The proposal will not require any additional infrastructure upgrades and are in line with the spatial sustainability principle will be upheld by the proposed development.

-  **Spatial Efficiency** dictate the optimum use of existing resources and infrastructure. It also requires the minimalization of negative impacts in terms of financial, economic and environmental impacts.

The proposal upholds the principle of spatial efficiency as it reflects the optimum use of existing buildings and infrastructure within the urban area.

-  **Spatial resilience** refers to flexibility in spatial plans, land use management and policies to ensure sustainable livelihoods most likely to suffer the impact of environment or economic shocks.

The application proposes social/community infrastructure which will assist greatly with the most vulnerable in the community and will give children the opportunity to build a foundation for further education.

-  **Good Administration** principles focus on an integrated development approach.

The principles of integrated development will be successfully applied due to the nature of the application as community facility will be provided in an existing developed area which is highly accessible to and from the surrounding area.

Section 65 (1) (c) of the Land Use Planning Act states that when the Municipality considers an application, it must have regard for the desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister regarding the desirability of proposed land uses.

The use of the property for a place of education can be seen as desirable for the context in which the property is situated. The area surrounding the property consist of residential and other mixed uses.

Section 59 (2) (b) of the Land Use Planning Act states that land use planning should be guided by certain principles of **spatial sustainability**. *“This includes the sustained protection of the environment by having regard to the following:*

- a) *natural habitat, ecological corridors and areas with high biodiversity importance;*
- b) *the provincial heritage and tourism resources;*
- c) *areas unsuitable for development, including flood plains, steep slopes, wetlands and areas with a high water table and landscapes and natural features of cultural significance; and*
- d) *the economic potential of the relevant area or region”.*

The proposal does not impose on any natural environmental or agricultural land. The existing structures will be retained and use as such and the heritage value thereof will therefore be retained. The proposed use will contribute greatly to the educational industry and economic potential of the

Section 59 (3) (a) and (b) of the Land Use Planning Act stipulates that that land use planning should be guided by the following principles of **efficiency**:

- a) *land development should optimise the use of existing resources, infrastructure, agriculture, land, minerals and facilities;*
- b) *integrated cities and towns should be developed, whereby—*
 - i. *the social, economic, institutional and physical aspects of land development is integrated;*
 - ii. *land development in rural and urban areas in support of each other is promoted;*
 - iii. *the availability of residential and employment opportunities in close proximity to, or integrated with, each other is promoted.”*

From the above it is clear that the proposal aims at using the existing resources and infrastructure to its optimal. It will have a positive impact in terms of the economy of the area, education, job creation, etc.

6.2 Provincial Spatial Development Framework (PSDF)

Section 4.3.3.1 of the PSDF addresses *education* as a “*Human Development Indicator*”. It quotes the *South African Constitution (Act 108 of 1996)* which states that “... *Everyone has the right to a basic education,*

including adult basic education, and to further education, which the State, through reasonable measures, must make progressively available and accessible". Unfortunately, the State has failed to provide facilities for children who cannot operate in main stream schools for numerous reasons which include learning problems, dyslexia, autism/Asperger's syndrome, etc. however, only a limited number of public schools are available to cater for these students' needs. It is for this reason that numerous private schools have been established over the past decade which can cater for these learners, therefore fulfilling a role which should have been provided by the Provincial- and National Governments. The establishment of such a school therefore contribute to providing learners a basic constitutional right. Without schools like these, many of these children will never have the opportunity to finish school, let alone obtain a tertiary education.

6.3 Stellenbosch Municipality Spatial Development Framework 2019 (SDF):

The Stellenbosch SDF does have any definite proposals for Technopark in particular

7. CONCLUSION

From the above it is clear that the proposed uses meet statutory requirements, as it is in line with national, provincial, district and local policies applicable to the area. It is a use which is compatible with the land uses in the surrounding area and will result in the optimal utilization of the property without impacting on the character of the area. With this in mind, it is envisaged that Council favorably consider the application.



I.C.@PLAN
Town Planners

*Growth Innovation
Customer service
Meeting business standards*

ANNEXURE A:

APPLICATION FORM





STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/

SUBMIT COMPLETED FORM TO landuse.applications@stellenbosch.gov.za

| LAND USE PLANNING APPLICATION FORM | | | | | | | |
|---|--|--------------------|---------------------|-------------------------------|---------------------------------------|----------------------------|------|
| (Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015) and other relevant legislation) | | | | | | | |
| KINDLY NOTE: Please complete this form using BLOCK letters and ticking the appropriate boxes. | | | | | | | |
| PART A: APPLICANT DETAILS | | | | | | | |
| First name(s) | Cornelia | | | | | | |
| Surname | Van Zyl | | | | | | |
| Company name (if applicable) | ICatPlan CC, t/a I.C.@Plan | | | | | | |
| Postal Address | Postnet Suite 176, Private Bag X15, Somerset West | | | | | Postal Code | 7129 |
| | Email cornelia@icaplan.co.za | | | | | | |
| Tel | | Fax | | Cell | 0829787151 | | |
| PART B: REGISTERED OWNER(S) DETAILS (if different from applicant) | | | | | | | |
| Registered owner(s) | 19 Herold Street, Stellenbosch CC (c/o Deon Rademeyer) | | | | | | |
| Physical address | 19 Herold Street, Stellenbosch | | | | | Postal code | 7600 |
| | E-mail highmast@outlook.com | | | | | | |
| Tel | | Fax | | Cell | 082 868 1112 | | |
| PART C: PROPERTY DETAILS (in accordance with title deed) | | | | | | | |
| Erf / Erven / Farm No. | 6086 | Portion(s) if Farm | | Allotment area | Stellenbosch | | |
| Physical Address | 19 Herold Street, Stellenbosch | | | | | | |
| | | | | | | | |
| Current Zoning | MU for offices only | Extent | 1016 m ² | Are there existing buildings? | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N | |
| Applicable Zoning Scheme | | | | | | | |

| | | | | | | | | | | |
|---|---------------------|------------|--|----------|---|---|---|----------|---|--|
| Current Land Use | Unoccupied building | | | | | | | | | |
| Title Deed number and date | T | 83866/1999 | | | | | | | | |
| Attached Conveyance's Certificate | <u>Y</u> | N | Any Restrictions into the Attached Conveyance's Certificate? If yes, please list condition(s) as per certificate | | | | | | | |
| Are the restrictive conditions in favour of a third party(ies)? | Y | <u>N</u> | If Yes, list the party(ies): | | | | | | | |
| Is the property encumbered by a bond? | Y | <u>N</u> | If Yes, list the bondholder(s): | | | | | | | |
| Is the property owned by Council? | Y | <u>N</u> | If Yes, kindly <u>attach a power of attorney</u> from the Manager Property Management | | | | | | | |
| Is the building located within the historical core? | <u>Y</u> | N | Is the building older than 60 years? | <u>Y</u> | N | Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) ¹ | Y | <u>N</u> | If Yes, kindly indicate which section are triggered and attached the relevant permit if applicable. | |
| Any existing unauthorized buildings and/or land use on the subject property(ies)? | Y | <u>N</u> | If yes, is this application to legalize the building / land use? ² | | Y | N | | | | |
| Are there any pending court case(s) / order(s) relating to the subject property(ies)? | Y | <u>N</u> | Are there any land claim(s) registered on the subject property(ies)? | | Y | <u>N</u> | | | | |

PART D: PRE-APPLICATION CONSULTATION

| | | | | |
|---|----------|----------|--|--|
| Has there been any pre-application consultation? | Y | <u>N</u> | If Yes, please attach the minutes of the pre-application consultation. | |
| Has the pre-application scrutiny form been submitted? | <u>Y</u> | N | If yes, please attach the written feedback received. | |

PART E: LAND USE PLANNING APPLICATIONS AND APPLICATION FEES PAYABLE**APPLICATIONS IN TERMS OF SECTION 15 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015)**

| Tick | Type of application: Cost are obtainable from the Council Approved tariffs |
|------|---|
| √ | 15(2)(a) rezoning of Land |
| | 15(2)(b) a permanent departure from the development parameters of the zoning scheme |
| | 15(2)(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land |
| | 15(2)(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement |
| | 15(2)(e) a consolidation of land that is not exempted in terms of section 24 |
| | 15(2)(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit |
| √ | 15(2)(g) a permission required in terms of the zoning scheme i.e., Consent use |

¹ All applications triggered by section 38(1)(a) - (e) in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999) may not be processed without a permit issued by the relevant department

² No application may be submitted to legalize unauthorised building work and or land use on the property if a notice has been served in terms of Section 87(2)(a), and until such time a Section 91 Compliance Certificate have been issued in terms of the Stellenbosch Land Use Planning By-law (2015)

| | | | |
|--|--|---|-------------|
| | 15(2)(h) an amendment, deletion or imposition of conditions in respect of an existing approval | | |
| | 15(2)(i) an extension of the validity period of an approval | | |
| | 15(2)(j) an approval of an overlay zone as contemplated in the zoning scheme | | |
| | 15(2)(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram | | |
| | 15(2)(l) a permission required in terms of a condition of approval | | |
| | 15(2)(m) a determination of a zoning | | |
| | 15(2)(n) a closure of a public place or part thereof | | |
| | 15(2)(o) a consent use contemplated in the zoning scheme | | |
| | 15(2)(p) an occasional use of land | | |
| | 15(2)(q) to disestablish a home owner's association | | |
| | 15(2)(r) to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services | | |
| | 15(2)(s) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building | | |
| | 15(2)(6) when the Municipality on its own initiative intends to conduct land development or an activity | | |
| | 15(2)(l) amendment of Site Development Plan | | |
| | 15(2)(l) Compilation / Establishment of a Home Owners Association Constitution / Design Guidelines | | |
| OTHER APPLICATIONS | | | |
| | Deviation from Council Policies/By-laws | R | |
| | Consent / Permission required in terms of a title deed | R | |
| | Technical approval in terms of the Zoning Scheme Bylaw, 2019 | R | |
| | Other (specify): _____ | R | |
| | TOTAL A: | R | |
| PRESCRIBED NOTICE AND FEES** (for completion and use by official) | | | |
| Tick | Notification of application in media | Type of application | Cost |
| | SERVING OF NOTICES | Delivering by hand; registered post; electronic communication methods | R |
| | PUBLICATION OF NOTICES | Local Newspaper(s); <i>Provincial Gazette</i> ; site notice; Municipality's website | R |
| | ADDITIONAL PUBLICATION OF NOTICES | Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection | R |
| | NOTICE OF DECISION | <i>Provincial Gazette</i> | R |
| | INTEGRATED PROCEDURES | T.B.C | R |
| | | TOTAL B: | R |
| | | TOTAL APPLICATION FEES* (TOTAL A + B) | R |
| <p>* The complete application should first be submitted without the payment of any applicable application fees. Only when satisfied that a complete and accurate application has been submitted, will a proforma invoice be submitted to the applicant with payment instructions. Application fees that are paid to the Municipality are non-refundable and once proof of payment is received, the application will be regarded as duly submitted.</p> <p>**All indigent residents who are registered as such with the Municipality and <u>with proof submitted together</u> with application will be exempted from applicable fees for Permanent Departure applications including but not limited to building lines, coverage, height, bulk, parking. Contact: Indigent.office@stellenbosch.gov.za or 021 808 8501 or 021 808 8579</p> <p>*** The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable and the applicant will be informed accordingly.</p> | | | |

BANKING DETAILS

Account Holder Name: Stellenbosch Municipality
 Bank: FIRST NATIONAL BANK (FNB)
 Branch no.: 210554
 Account no.: 62869253684
 Payment reference: LU/_____ and ERF/FARM _____

Please use both the Land Use Application number and the Erf/Farm number indicated on the invoice as a reference when making EFT payment

DETAILS FOR INVOICE

| | |
|--|--|
| Name & Surname/Company name (details of party responsible for payment) | Herold (Pty) Ltd |
| Postal Address | 19 Herold Street Stellenbosch 7600 |
| Vat Number (where applicable) | 4860184060 |

PART F: DETAILS OF PROPOSAL

| | | | | | | |
|--|-------------------|------|------|----|----|---|
| Building line encroachment | Street | | From | m | To | m |
| | Street | | From | m | To | m |
| | Side | | From | m | To | m |
| | Side | | From | m | To | m |
| | Aggregate side | | From | m | To | m |
| | Rear | | From | m | To | m |
| Exceeding permissible site coverage | | From | % | To | % | |
| Exceeding maximum permitted bulk / floor factor / no of habitable rooms | | From | | To | | |
| Exceeding height restriction | | From | m | To | m | |
| Exceeding maximum storey height | | From | m | To | m | |
| Consent/Conditional Use/Special Development | | | | | | |
| To permit..... in terms of Section.....of the.....Zoning Scheme Regulations | | | | | | |
| Other (please specify) | <hr/> <hr/> <hr/> | | | | | |

Brief description of proposed development / intent of application:

Application for the rezoning of the property to Mixed-Use Zone with a consent use for a place of education.

| |
|--|
| |
| |
| |
| |

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete.

Information and documentation required

| | | | | | | | |
|----------|---|-----|---|----------|---|------------|--|
| <u>Y</u> | N | | Power of attorney / Owner's consent if applicant is not owner | Y | N | | Bondholder's consent (if applicable) |
| Y | N | | Resolution or other proof that applicant is authorised to act on behalf of a juristic person | Y | N | | Proof of any other relevant right held in the land concerned |
| <u>Y</u> | N | | Written motivation pertaining to the need and desirability of the proposal | <u>Y</u> | N | | S.G. diagram / General plan extract (A4 or A3 only) |
| <u>Y</u> | N | | Locality plan (A4 or A3 only) to scale | <u>Y</u> | N | | Site development plan or conceptual layout plan (A4 or A3 only) to scale |
| Y | N | | Proposed subdivision plan (A4 or A3 only) to scale | Y | N | | Proof of agreement or permission for required servitude |
| Y | N | | Proof of payment of application fees | <u>Y</u> | N | | Proof of registered ownership (Full copy of the title deed) |
| <u>Y</u> | N | | Conveyancer's certificate | <u>Y</u> | N | | Written feedback of pre-application scrutiny and Minutes of pre-application consultation meeting (if applicable) |
| Y | N | N/A | Consolidation plan (A4 or A3 only) to scale | Y | N | <u>N/A</u> | Land use plan / Zoning plan (A4 or A3 only) to scale |
| Y | N | N/A | Street name and numbering plan (A4 or A3 only) to scale | Y | N | <u>N/A</u> | 1 : 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale |
| Y | N | N/A | Landscaping / Tree plan (A4 or A3 only) to scale | Y | N | <u>N/A</u> | Home Owners' Association consent |
| Y | N | N/A | Abutting owner's consent | Y | N | <u>N/A</u> | Services Report or indication of all municipal services / registered servitudes |
| Y | N | N/A | Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) | Y | N | <u>N/A</u> | Proof of failure of Home owner's association |
| <u>Y</u> | N | N/A | Copy of original approval and conditions of approval | Y | N | <u>N/A</u> | |

| | | | | | | | |
|----------|---|------------|---|----------|---|-----|---|
| <u>Y</u> | N | <u>N/A</u> | Proof of lawful use right | <u>Y</u> | N | N/A | Any additional documents or information required as listed in the pre-application consultation form / minutes |
| <u>Y</u> | N | N/A | Required number of documentation copies | Y | N | N/A | Other (specify) |

PART H: AUTHORISATION(S) SUBJECT TO OR BEING CONSIDERED IN TERMS OF OTHER LEGISLATION

| | | | | | | | |
|----------|------------|--|--|--|------------|---|--|
| <u>Y</u> | N | If required, has application for EIA / HIA / TIA / <u>TIS</u> / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. | | Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989)) | | | |
| Y | <u>N/A</u> | Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) | | Y | <u>N/A</u> | National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) | |
| Y | <u>N/A</u> | Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA) | | Y | <u>N/A</u> | National Environmental Management: Waste Act, 2008 (Act 59 of 2008) | |
| Y | <u>N/A</u> | Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations | | Y | <u>N/A</u> | National Water Act, 1998 (Act 36 of 1998) | |
| Y | <u>N/A</u> | Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA) | | Y | N/A | Other (specify) | |
| Y | <u>N</u> | Do you want to follow an integrated application procedure in terms of section 44(1) of the Stellenbosch Municipality Land Use Planning By-Law? If yes, please attach motivation. | | | | | |

SECTION I: DECLARATION

I hereby wish to confirm the following :

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1)(e) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
6. I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.
7. It is the owner's responsibility to ensure that approval is not sought for a building or land use which will be in conflict with any applicable law.
8. The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true and accurate.



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ANNEXURE B:

COMPANY RESOLUTION

&

POWER OF ATTORNEY



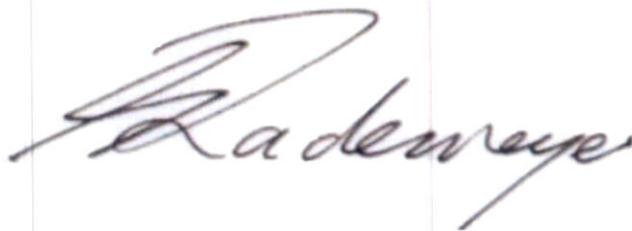
**EXTRACT FROM THE MINUTES OF A MEETING HELD BY THE
DIRECTORS OF 19 HEROLD STREET, STELLENBOSCH (PTY) LTD AT
STELLENBOSCH ON 15 DECEMBER 2021**

At the above meeting it was resolved that:

- “ 1. An application be submitted on Erf 6086, Stellenbosch to allow a rezoning, consent use and any related departures, to permit the use of the property for a place of education.

2. Mr. Deon Rademeyer be authorised to sign all documents necessary to give effect to the above.

3. That the firm I.C.@Plan Town Planners be appointed to undertake the professional work to give effect to the above.”



D. Rademeyer

SPECIAL POWER OF ATTORNEY

I, Deon Rademeyer, being the authorised representative for 19 Herold Street, Stellenbosch (Pty) Ltd, registered owner of Erf 6086, Stellenbosch do hereby nominate, constitute and appoint:

A.C. van Zyl / I.K. Germishuys from I.C. @ Plan Town Planners

With power of substitution, to be my lawful Attorney and Agent to take any action that may be necessary to:

Submit a rezoning, consent and departure application on Erf 6086, Stellenbosch to permit the use of the property for a place of education

and to sign all documents and to do all things that may be necessary in connection with the application and generally for effecting the purpose aforesaid to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes, as the owner might or could if personally present and acting herein - hereby ratify, allow and confirm all and whatsoever the owner's Attorney and Agent shall lawfully do or cause to be done, by virtue of these presents.

SIGNED AT Stellenbosch THIS 15 DAY OF December 2021

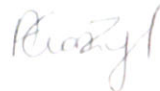


.....

D. Rademeyer



1.



2.

AS WITNESSES



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Meeting business standards*

ANNEXURE C:

TITLE DEED



114 DAN'E SIEBRITS

Opgestel deur my

TRANSPORTBESORGER
SIEBRITS, DJ

290,00

1522
Eléne Groenewald

1522
Eléne
Groenewald
(021) 434 8875

DOC NO
CASTLEDEX

27/10/99

DOC NO
CASTLEDEX
DTD 000004181

JOHANN MARAIS
PROKUREURS
STELLENBOSCH

T83866199

TRANSPORTAKTE

DIT KENNELIK AAN ALMAL WIE DIT MAG AANGAAN

DAT DANIEL JACOBUS SIEBRITS
verskyn het voor my, Registrateur van Aktes te Kaapstad, hy die gesegde Komparant
synde daartoe behoorlik gemagtig deur 'n volmag uitgevoer te STELLENBOSCH op
die 10de dag van SEPTEMBER 1999 deur:

MOTIFPROPS 1037 BK
Nommer CK97/18312/23

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

EN DIE/...2

10

| | |
|--|--|
| ENDOSSAMENT KRAGTENS ARTIKEL 27D VAN WET 61 VAN 1973 | ENDORSMENT BY VIRTUE OF SECTION 27D OF ACT 61 OF 1973 |
| BINNEGEHEIPE T/NERER BESLOTE KORPORASIE IS OMSKEP IN 'N MAATSKAPPY EN STAAT NOU BEKEND AS 19 HEROLD STREET, STELLENBOSCH (PTY) LTD | WITHINMENTIONED T/NERER CLOSE CORPORATION HAS BEEN CON- VERTED INTO A COMPANY AND IS NOW KNOWN AS 19 HEROLD STREET, STELLENBOSCH (PTY) LTD |
| NO 2000/017429/07 | |
| EC 000000081 / 2005 03 JAN 2005 | Slally REGISTRATEUR/REGISTRAR |

| | | |
|---------------------------------------|----------------------------------|---|
| VERBIND VIR FOR R 3 000 000, 00 | MORTGAGED | BO 0061063 / 2014 GEKANSELLEER CANCELLED Slally REGISTRATEUR/REGISTRAR - 02 DEC 2014 - |
| B 000000031 / 2005 03 JAN 2005 | Slally REGISTRATEUR/REGISTRAR | |

EN DIE gesegde Komparant het verklaar dat sy voorsegde Prinsipale werklik en wettiglik verkoop het op 10 Augustus 1999 en dat hy, in sy hoedanigheid as voorsegde Prokureurs, deur hierdie Akte, gesedeer en getranspoteer het in volle en vrye eiendom aan en ten behoeve van

19 HEROLD STREET, STELLENBOSCH CC

Nommer CK99/47414/23

die Opvolgers-in-Titel of Gemagtigdes:

ERF 6086 STELLENBOSCH, geleë in die Stellenbosch Plaaslike Oorgangsraad, Provinsie Wes Kaap;

GROOT 1 016 (Eenduisend en Sestien) Vierkante Meter;

OORSPRONKLIK GEREGISTREER kragtens Sertifikaat van Verenigde Titel No. T42369/1974 met Kaart No. 8101/1973 wat daarop betrekking het; en

GEHOU kragtens Transportakte No. T91972/1998

I. WAT BETREF die figuur Afhe op kaart Nr. 8101/73 aangeheg by Sertifikaat van Verenigde Titel Nr. T42369/1974 gedateer 13 Desember 1974.

A. ONDERHEWIG aan die voorwaardes waarna verwys word in Sertifikaat van Verenigde Titel Nr. T42369/1974 gedateer 13 Desember 1974.

B. ONDERHEWIG.../3

B. ONDERHEWIG VERDER aan die voorbehoud genoem in Transportakte Nr. 42369/1974 gedateer 13 Desember 1974 opgelê ten gunste van

Seker stuk grond geleë in die Munisipaliteit en Afdeling van Stellenbosch synde die Restant van Erf 332 Stellenbosch.

Groot: 52 vierkante meter;

Gehou kragtens Transportakte Nr. 15706/1960 gedateer 5 Oktober 1960.

van enige regte op die gebruik van leiwater waarop die geheel van die Restant van Erf 332 Stellenbosch, groot 63 vierkante meter geregtig was:

C. ONDERHEWIG VERDER aan die volgende voorwaardes genoem in die Transportakte Nr. 42368/1974 gedateer 13 Desember 1974 opgelê deur die Administrateur by die goedkeuring van die onderverdeling ingevolge Artikel 9 van Ordonnansie 33 van 1934, naamlik:-

(a) Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat elektrisiteitskabel of -drade en hoof- en/of ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, oor hierdie erf gevoer word indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.

(b) Die.../4

(b) Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeg van en binne 'n tydperk wat die plaaslike owerheid bepaal.

(c) Geen direkte voertuig-toegang van hierdie erf tot die aangrensende straat bekend as Blerschstraat sal toegelaat word nie en die erf sal onderworpe wees aan 'n sewe (7) meter boulyn vanaf die genoemde straat.

2. **WAT VETREF** die figuur FBgh op kaart Nr. 8101/1973 aangeheg by Sertifikaat van Verenigde Titel Nr. 42369/1974 gedateer 13 Desember 1974.

A. **ONDERHEWIG** aan die voorwaardes waarna verwys in Transportakte Nr. 10033/1918 gedateer 5 Oktober 1918;

B. **GEREGTIG** op die voorwaarde waarna verwys word in die volgende aantekening gedateer 1 Desember 1936 op Transportakte Nr. 3298/1934 gedateer 30 April 1934, naamlik :

"By Notarial Deed dated 8.10.1936 the property conveyed hereby and properties held under Transfers Nos 5188 d.d. 15/07/1931, 607 d.d. 21.01.1920 and remdr. 728 d.d. 30.09.1880 have been granted the right to lead water by means of a furrow marked ab.c.d. on the diagram annexed to the said Notarial Deed running across the property held under Deed of Transfer No. 7285 d.d. 3.8.1921 subject to conditions as will more fully appear on reference to the copy annexed hereto.

3. **WAT BETREF** die figuur chjD op kaart Nr. 8101/1973 aangeheg by Sertifikaat van Verenigde Titel Nr. 42369/1974 gedateer 13 Desember 1974.

A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Sertifikaat van Verenigde Titel Nr. 42369/1974 gedateer 13 Desember 1974.

B. **ONDERHEWIG VERDER** aan die voorbehoud genoem in die gemelde Transportakte Nr. 42368/1974 gedateer 13 Desember 1974 opgelê ten opsigte van

Seker stuk grond geleë in die Munisipaliteit en Afdeling van Stellenbosch synde die Restant van Erf 333 Stellenbosch.

Groot: 558 vierkante meter

Gehou kragtens Transportakte Nr. 15706/1960 gedateer 5 Oktober 1960.

van enige regte op die gebruik van leiwater waarop die geheel van die restant van Erf 333 Stellenbosch, groot 677 vierkante meter geregtig was.

C. ONDERHEWIG VERDER aan die voorwaardes genoem in die gemelde Transportakte Nr. 42368/1974 gedateer 13 Desember 1974 opgelê deur die Administrateur by die goedkeuring van die onderverdeling ingevolge Artikel 9 van Ordonnansie 33 van 1934 en wat lees soos uiteengesit in paragraaf 1C hierbo.

4. WAT BETREF die figuur hgCj op kaart Nr. 8101/73 aangeheg by Sertifikat van Verenigde Titel Nr. 42369/1974 gedateer 13 Desember 1974.

A. ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte Nr. 6060/1918 gedateer 27 Junie 1918.

B. GEREGTIG op die voordele van die voorwaardes waarna verwys word in die aantekening gedateer 1 Desember 1936 op Transportakte Nr. 3298/1934 gedateer 30 April 1934 wat lees soos uiteengesit in paragraaf 2.B. hierbo.

5. WAT.../7

5. WAT BETREF die geheel van die eiendom:

Kragtens Transportakte Nr. T59015/1989 is die hierin gemelde eiendom, groot 1016 vierkante meter onderhewig aan die voorwaarde dat die eiendom tesame met die Victoriaanse woonhuis daarop in terme van Artikel 10(1) van Wet 28 van 1969 geproklameer is as 'n Nasionale Gedenkwaardigheid ingevolge Proklamasie Nr. 2264/1989 gedateer 20 Oktober 1989 sos aangekondig in die Staatskoerant Nr. 12142/1989. Vir verdere beo^onderhede sien gemelde Proklamasie van die Direkteur RNG in lêer in 19198/1989.

WESHALWE die Komparant, q.q. afstand doen van al die regte en titel wat die bogenoemde TRANSPORTGEWER

voorheen op genoemde eiendom gehad het, en gevolglik ook erken dat hy geheel en al van die besit daarvan onthef en nie meer daarop geregtig is nie, en dat kragtens hierdie akte, bogenoemde TRANSPORTNEMER

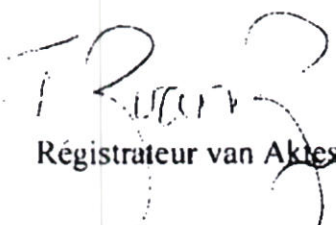
die Opvolgers-in-Titel of Gemagtigdes tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die Regte van die Staat; en ten slotte erken hy dat die hele Koopsom ten bedrae van R1 400 000.00 (Eenmiljoen Vierhonderd Duisend Rand) behoorlik betaal of verseker is.

TI 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 hede die ~~19~~ dag van *Oktober* y
in die jaar van Ons Heer Een Duisend Nege Honderd Nege en Negentig (1999).

In my teenwoordigheid


Registrateur van Aktes


q.q.

VA 000066006/2005

9

T83866/1999

certified a true copy of the duplicate original
getseertifiseer 'n ware afskrif van die duplikaat-
filed of record in this Registry, issued to serve in
oorspronklike in bewaring gegee op hierdie Regi-
place of the original thereof under the provisions
strasiekantoor, uitgereik om te dien in die plek van
of Deeds Registries Regulation No. 68.
die oorspronklike daarvan onder die bepalings van
die Registrasiekantore-Regulasie No. 68.

Deeds Registry/Registrasiekantoor
Cape Town/Kaapstad

03 JAN 2005

Asst. Registrar of Deeds
Asst. Registrateur van Aktes

BETAAL
2004-12-15
PAID

FOR INFORMATION



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ANNEXURE D:

TRAFFIC IMPACT STATEMENT



Date: 27 January 2022

Our Ref: UDS542/Reports/TIS

I.C.@ Plan Town Planners
Unit 2A Crossfire House
25 De Beers Avenue
Paardevelei
SOMERSET WEST
7130

ATTENTION: Ms Cornelia van Zyl

Dear Madam,

APPLICATION FOR REZONING FROM MIXED USE ZONE (OFFICES ONLY) TO MIXED USE ZONE WITH A CONSENT USE FOR A PLACE OF EDUCATION ON ERF 6086, STELLENBOSCH: TRAFFIC IMPACT STATEMENT

This company was appointed by *Delicuim Academic Centre* to prepare a Traffic Impact Statement (TIS) for the proposed educational facility on Erf 6086, Stellenbosch.

1. BACKGROUND AND LOCALITY

The subject property is bordered by Herold Street to the east, Stasie Street to the north and the R44 to the west, Stellenbosch. See the attached **Locality Plan**.

The existing building on the subject property has rights for office use. The building is, however, currently vacant.

The development proposal is that of another *Delicuim Academic Centre* (one currently operational in Techno Park, and another adjacent to the Van der Stel Sports Fields), which is a facility providing tutoring-, invigilating- and aftercare-services offering alternative schooling for children with learning limitations such as autism, ADHD, etc.

This TIS accompanies the Application for Rezoning from Mixed Use Zone (offices only) to Mixed Use Zone with a Consent Use for a Place of Education on Erf 6086, Stellenbosch.



head office

Unit 8, Time Square Building,
9 Electron Street, Techno Park,
Stellenbosch

PO Box 50487
V&A Waterfront
8002

T +27 (0)21 880 0443

F +27 (0)86 523 8227

info@udsafrika.co.za

general enquiries

Elmarie Els 021 880 0443

managing member

A Khan PrEng

associates

IW Wessels PrEng

P v Blerk PrEng

JN Louw PrCFM

offices

Clanwilliam, Stellenbosch,
Somerset West

Reg no. 2003/043709/23

urban development solutions



2. PROPOSED DEVELOPMENT

2.1 Existing Development

The existing development rights on the subject property are as follows:

ZONING CERTIFICATE – ERF 6086, STELLENBOSCH

It is hereby certified that the zoning of Erf 6086, Stellenbosch in terms of the Stellenbosch Zoning Scheme Regulations, July 1996, is:

Specific Business

(Limited to offices)

| NORMAL DEVELOPMENT | SPECIAL DEVELOPMENT |
|--------------------|--|
| | <i>(Land uses allowed with the consent of Council)</i> |
| None | To be determined through negotiations with the council but compromise only uses as permitted in the general business zone. |

According to the available information, Gross Leasable Area (GLA) of 250 m² was approved for use as offices.

2.2 Proposed Development

The proposed development will be the accommodation of a private high school within the existing buildings on-site. The proposal is for 95 learners, Grade 5 to Grade 12. Some of these learners are currently accommodated at the two existing locations, but are planned to be relocated to the subject property, as the facility adjacent to Van der Stel Sports Fields is no longer available, and as this subject property is closer to sports grounds than the Techno Park location.

The proposed school will consist of six (6) classrooms and two (2) offices.

School operating hours are expected to remain 08h00 to 13h15, and according to information provided by the school based on existing travel patterns at the other locations, two (2) 17-seater-buses will travel to/from the school transporting learners, and approximately 20 learners are expected to walk/cycle to school.

According to information, learners reside in various areas within Stellenbosch and the City of Cape Town. Some of the areas listed for the current learners, include Stellenbosch, Jamestown, Idas Valley, Cloetesville, Pniel, Kuilsrivier, Eersterivier, Delft, Bellville, Ravensmead and Langa.

See the attached **Plan Drawings** prepared by *Berto Palm Draughtsman*.

2.3 Access to the Property

Access to the subject property is currently obtained from Stasie Street, just to the east of where the road terminates. Non-motorised transport access continues (from where Stasie Street terminates) across the R44 towards Stellenbosch Railway Station. See **Diagram 1** below. With the further development of the property, access is proposed with an entrance where the access currently exists (Stasie Street), and a one-way route towards an exit to Herold Street. Detail on access will be further discussed in *paragraph 4* below.



Diagram 1 : Existing access to the subject property

3. TRAFFIC

3.1 Trip Generation

Trip generation rates as contained in the TMH17 *South African Trip Data Manual* were consulted to calculate the potential peak hour traffic that can be generated by the proposed development. The TMH17 suggests 0,8 trips per student for private schools during the AM peak hour and 0,3 trips per student during the PM peak hour, both with a 50/50 in/out split. For the 95 learners, the said trip generation rates would result in 76 AM peak hour trips and 29 PM peak hour trips.

As mentioned in *paragraph 2.2* above, some learners travel by way of school minibus and some by way of walking/cycling. Taking the said figures into consideration, 32 private vehicles and 2 minibuses can be expected during the AM peak hour and 12 private vehicles and 2 minibuses during the PM peak hour. The total vehicular trips expected to be generated by the proposed school, based on the TMH17 trip generation rates as well as the operational information obtained from the school, thus calculates to 34 AM peak hour trips (17 in, 17 out) and 14 PM peak hour trips (7 in, 7 out).

As mentioned in *paragraph 2.1* above, development rights for offices currently exist on the subject property. Based on TMH17 trip generation rates for offices, the 250 m² GLA has the potential to generate 5 peak hour trips (4 in, 1 out during the AM peak hour and vice versa during the PM peak hour).

The new trips that can potentially be generated by the proposed school can thus be expected to be in the order of 29 AM peak hour trips and 9 PM peak hour trips.

According to the *Manual for Traffic Impact Studies* of the Department of Transport, Traffic Impact Statements are required should 50 peak hour trips or more (up to 150 trips) be added to the road network by the proposed development. As the proposed development does not meet the said requirement, no traffic analyses were conducted at the surrounding intersections.

3.2 Traffic Impact

As discussed in *paragraph 2.2* above, learners reside in various areas within Stellenbosch and the City of Cape Town. The routes expected to be travelled from these areas, are as follows (with regard to the road network in the immediate vicinity of the subject property):

Somerset West and surrounds:

Vehicles are expected to travel via the R44, turn right into Dorp Street and immediately left into Herold Street towards the Stasie Street-entrance. To exit, it is expected that vehicles will travel from the Herold Street-exit along Stasie Street and travel via Papegaaï Street towards either Dorp Street (right-turn movement) towards the R44, or alternatively towards Alexander Street (left-turn movement), where the R44 can also currently be accessed via a signalised intersection.

The Dorp Street/Herold Street intersection is situated rather close to the signalised R44/Dorp Street intersection; it is therefore expected that vehicles will most likely travel via the Dorp Street/Papegaaï Street intersection instead. It should also be noted that the right-turn movement from Dorp Street into the R44 (towards the direction of Paarl) is not allowed at the signalised intersection.

Stellenbosch and surrounds, towards Franschhoek:

Vehicles traveling from Stellenbosch town, and suburbs east of the R44, can be expected to travel via Dorp Street or Alexander Street, towards the Stasie Street-entrance (via Papegaaï Street). To exit, a similar route can be expected – Herold Street-exit towards Alexander Street or Dorp Street via Papegaaï Street.

Vehicles traveling from suburbs such as Cloeteville can be expected to travel via the R44, and access the subject property via Dorp Street/Herold Street/Stasie Street, or Alexander Street/Papegaaï Street/Stasie Street and most likely exit via Papegaaï Street/Alexander Street.

Kuilsrivier and surrounds (west thereof):

Vehicles will most likely travel via Lower Dorp Street from Adam Tas Road, towards Dorp Street/Herold Street. And exit via either Alexander Street or Dorp Street back towards Adam Tas Road.

Bellville and surrounds:

These vehicles will most likely travel via the N1, then along the R304 and the R44 towards Herold Street. Similar to the above, it is considered likely that these vehicles will exit via Alexander Street (if travelling back towards the same direction).

As can be noted, it is not expected that the total volume of potential peak hour trips would travel via the same route, i.e. the impact will be spread out.

The potential impact on the surrounding roads during the AM and PM peak hours are thus not considered significant.

4. GEOMETRY

As briefly mentioned in *paragraph 2.3* above, access is currently obtained from Stasie Street, whilst access is proposed inbound (entrance) from Stasie Street and outbound (exit) to Herold Street. These streets lead to Dorp Street and Papegaaï Street, which in turn also leads to Alexander Street. According to the Stellenbosch Municipality's *2018 Road Master Plan*, Dorp Street and Papegaaï Street are classified as Class 4-roads, whilst Stasie Street and Herold Street are classified as Class 5-roads.

The existing access to/from Stasie Street is situated opposite another existing access to a residential apartment building. To accommodate the new parking on-site, the proposal is to retain the existing access as an entrance only, whilst an exit is then proposed to Herold Street – this is schematically indicated in **Diagram 1** above, as well as on the site layout attached (**Plan Drawings**).

The Stasie Street-access measures ± 5 metres in width, whilst the Herold Street-exit is proposed with a width of ± 3 metres. These are considered sufficient to accommodate the one-way traffic expected.

The gates of these accesses are indicated along the property boundary. Although the gates do not provide stacking space on-site, it is not considered an issue as gates will be open during drop-off times, as Stasie Street terminates just to the west of the entrance, and as the Herold Street-access is a one-way exit only.

On-site circulation will be via the isle between parking bays, and will be a one-way route from the Stasie Street-entrance to the Herold Street-exit. The route consists of a minimum width of $\pm 4,5$ metres, which is considered sufficient to accommodate the one-way traffic expected on-site.

Refuse removal is expected to continue as per current practice, i.e. Municipal kerbside collection.

5. PARKING

5.1 Parking Requirements

According to the Stellenbosch Municipal Zoning Scheme's off-street parking requirements, 1 bay per classroom is required for a Place of Education.

The proposed development consists of 6 classrooms and 2 offices. Eight (8) parking bays are thus required.

5.2 Parking Provided

As indicated on the attached plan, 10 parking bays will be provided on-site, which is sufficient as it is more than the requirements set out above. Of these, six (6) are 90-degree bays, whilst the remaining four (4) will be parallel bays, as result of space constraints.

The parking bays indicated consist of dimensions in line with normal parking standards. The 90-degree bays measure 2,5 by 5,0 metres, with minimum 7,0 metre isle widths which are considered sufficient. The parallel bays measure 2,5 by 6,0 metres, which are considered acceptable.

To ensure optimum on-site traffic flow during the morning and afternoon peak times, it is suggested that parking bays numbered 1 to 4 be allocated to staff/teachers, as vehicles will most likely have to reverse into these bays as result of the close proximity of the entrance to these bays.

6. PUBLIC- AND NON-MOTORISED TRANSPORT

As previously mentioned, Stasie Street terminates just to the west of the existing access to the subject property, from where an NMT route continues across the R44 towards the Stellenbosch Railway Station. The subject property is situated ± 200 metres from the said station.

To accommodate the school, it is not considered necessary to provide formal public- or non-motorised transport facilities in the immediate vicinity of the subject property.

7. CONCLUSIONS

The following can be concluded from the report:

- 1) That this TIS accompanies the application for rezoning from mixed use zone (offices only) to mixed use zone with a consent use for a place of education on Erf 6086, bordered by Herold Street to the east, Stasie Street to the north and the R44 to the west, Stellenbosch;
- 2) That the existing development rights on the subject property is for 250 m² GLA offices;
- 3) That the proposed development is a *Delicium Academic Centre*, accommodating a maximum of 95 learners between Grade 5 to Grade 12, with operating hours 08h00 to 13h15;
- 4) That access to the property is currently via Stasie Street, and that the existing access is proposed to remain as an entrance, with an exit to Herold Street;
- 5) That based on the TMH17 trip generation rates, as well as information obtained from the existing school with regard to travel patterns, 34 AM peak hour trips (17 in, 17 out) and 14 PM

- peak hour trips (7 in, 7 out) can be expected, which is 29 AM and 9 PM peak hour trips more than the approved offices on the subject property;
- 6) That the Stasie Street-access measures ± 5 metres in width, whilst the Herold Street-exit is proposed with a width of ± 3 metres, both of which are considered sufficient to accommodate the one-way traffic expected;
 - 7) That the gates of these accesses are indicated along the property boundary, and that although the gates do not provide stacking space on-site, it is not considered an issue as gates will be open during drop-off times, as Stasie Street terminates just to the west of the entrance, and as the Herold Street-access is a one-way exit only;
 - 8) That on-site circulation will be via the isle between parking bays, and will be a one-way route ($\pm 4,5$ metres wide) from the Stasie Street-entrance to the Herold Street-exit, which is considered sufficient to accommodate the one-way traffic expected on-site;
 - 9) That sufficient parking is provided on-site, and that to ensure optimum on-site traffic flow during the morning and afternoon peak times, it is suggested that parking bays numbered 1 to 4 be allocated to staff/teachers, as vehicles will most likely have to reverse into these bays as result of the close proximity of the entrance to these bays; and
 - 10) That the Stellenbosch Railway Station is situated ± 200 metres from the subject property, and that no additional formal public- or non-motorised transport facilities in the immediate vicinity of the subject property are considered necessary.

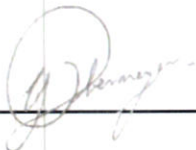
8. RECOMMENDATIONS

From the above, it is recommended that the proposed development of maximum 95 high school learners be supported from a traffic point of view.

As discussed, it is suggested that parking bays numbered 1 to 4 be allocated to staff/teachers to ensure optimum on-site traffic flow during the morning and afternoon peak times.

We trust that the Traffic Impact Statement will be to your satisfaction and will gladly provide any additional information required on request.

Yours faithfully,



Compiled by: Yolandi Obermeyer (B Eng)



Piet van Blerk Pr Eng

UDS AFRICA



Attachments:

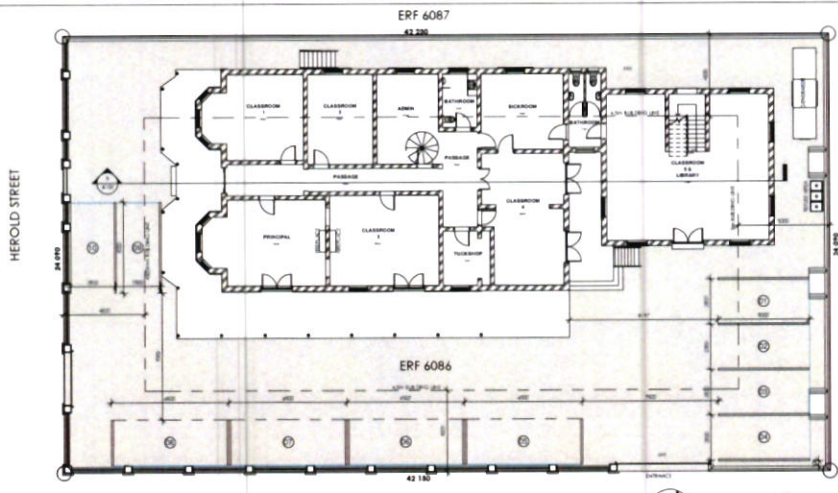
Locality Plan

Plan Drawings (*Berto Palm Draughtsman*)



HEAD OFFICE
 Unit 8, Time Square Building
 51 Electron Street, Techno Park,
 Stellenbosch
 PO Box 50487
 V&A Waterfront
 8002
 T: +27 (0)21 880 0443
 F: +27 (0)21 821 8227
 info@ubiafrica.co.za

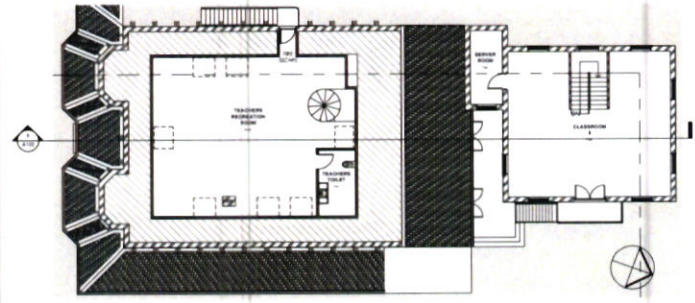
Locality Plan



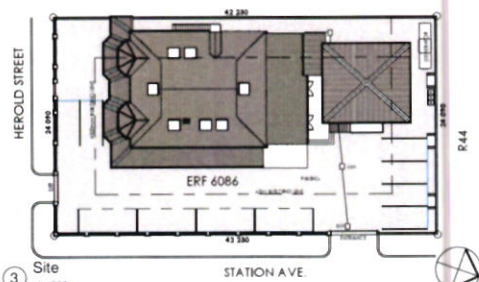
ERF SIZE 1 017m²
 COVERAGE 412m²
 COVERAGE PERCENTAGE 40.51%

① 00 - GROUND FLOOR
 1 : 100

STATION AVE.



② 01 - FIRST FLOOR
 1 : 100



③ Site
 1 : 200



④ PERSPECTIVE

NOTES

Blank area for notes.

ARCHITECT: BERTO PALM
 CLIENT: BERTO PALM

**BERTO PALM
 DRAUGHTSMAN**

PAD 24749024 • REBECCA CROCKETT DE FLOR
 0767440151 • BRACKENHILL 7500

Delicium Education
 Centre - ERF 6086 - 19
 Herold Street -
 Stellenbosch

Project Number: 0027
 Date: 17.12.2021
 Designer: BP
 Draughtsman: BP

PLAN DRAWINGS

0027 A101
 Scale: as indicated

2022/01/19 15:56:43



I.C.@PLAN
Town Planners

*Growth Innovation
Customer service
Meeting business standards*

ANNEXURE E:

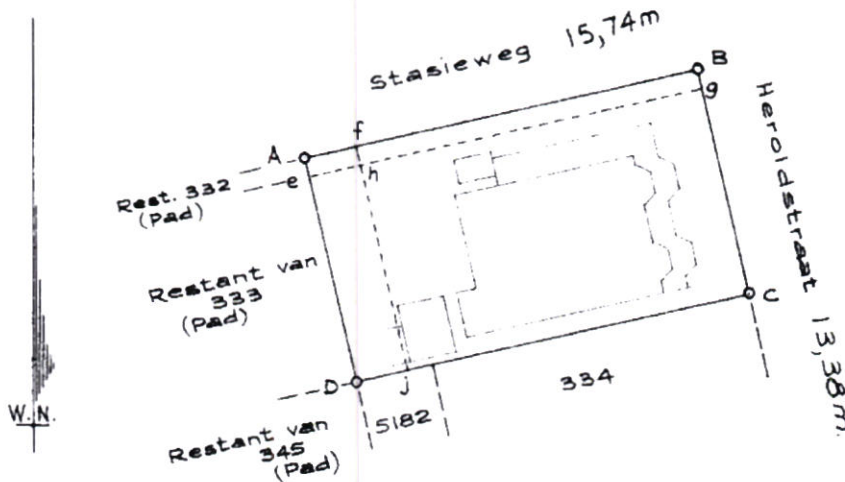
PLANS



| SYE Meter | RIGTINGS -HOEKE | KOÖRDINATE | | L.G. No. |
|--------------|--------------------|------------|-------------------------|--|
| | | Y | Stelsel Lo. 19° X | |
| | Konstante | ± | 0,00 +3700000,00 | 8101/73 Goedgekeur <i>E. van der Merwe</i> Landmeter-generaal 16 NOV. 1973 |
| AB | 42,13 257.06.50 | A | + 13 643,92 + 56 533,81 | |
| BC | 24,09 347.06.50 | B | + 13 602,85 + 56 524,42 | |
| CD | 42,23 77.06.50 | C | + 13 597,48 + 56 547,89 | |
| DA | 24,09 167.20.30 | D | + 13 638,64 + 56 557,31 | |
| | 031C ⊕ | | + 13 676,59 + 56 531,06 | |
| | 032C ⊕ | | + 13 495,30 + 56 736,29 | |

BESKRYWING VAN BAKENS

- A . D 12 mm. ysterpen in klipstapel.
- B 12 mm. ysterpen.
- C 12 mm. ysterpen in steenpilaar.



| | DIE FIGUUR | ERF No. | KAART No. | TRANSPORTAKTE No. |
|----|------------|---------|-----------|-------------------|
| 1. | A f h e | 5180 | 5589/72 | 1974. 42368 |
| 2. | f B g h | 436 | 8845/46 | 1947 - 152 - 7584 |
| 3. | e h j D | 5181 | 5590/72 | 1974. 42368 |
| 4. | h g C j | 437 | 8846/46 | 1947 - 152 - 7584 |

Skaal 1: 750

Die figuur ABCD

stel voor 1016 vierkante Meters
Erf 6086 Stellenbosch

grond, synde

en bestaan uit erwe soos hierbo aangetoon

geleë in die Munisipaliteit en
Stellenbosch.

Administratiewe Distrik

Provinsie Kaap die Goeie Hoop.

Opgeleë in Saamgestel in September 1973
deur my,

P. Burger
Landmeter

Hierdie kaart is geheg aan
No. SVT 42369/74
gedateer
t.g.v.

Die oorspronklike kaarte is.
soos hierbo aangetoon

~~...~~
~~Transport/Grondboek~~
~~...~~

Lêer No. S/2541/115
M.S. No. Saamgestel.
Komp. BH-8DC
V.511 (1498)


Registrateur van Aktes

M. 2759

Erf 6086, Stellenbosch



Legend

-  Farm Portions
-  Erf

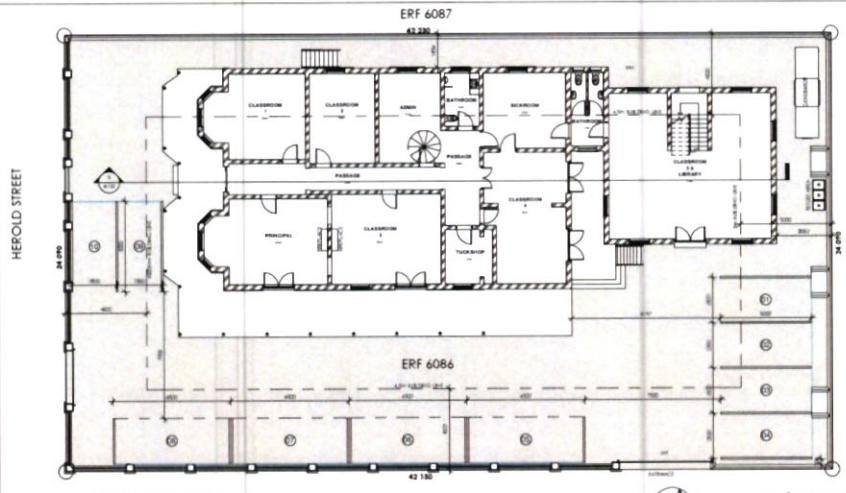
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Date created: November 19, 2021

Compiled with CapeFarmMapper

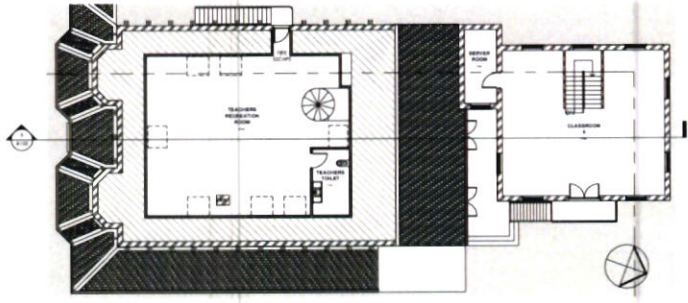


**Western Cape
Government**
FOR YOU

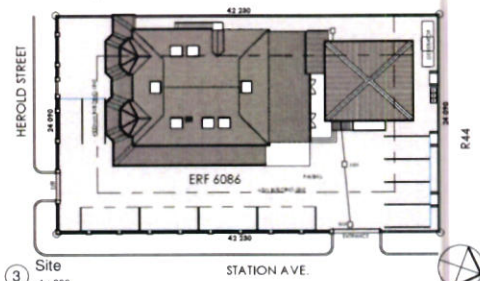


① 00 - GROUND FLOOR
1 : 100

ERF SIZE: 1 017m²
COVERAGE: 412m²
COVERAGE PERCENTAGE: 40.51%



② 01 - FIRST FLOOR
1 : 100



③ Site
1 : 200



④ PERSPECTIVE

NOTES

ARCHITECT: BERTO PALM
DRAWN BY: [Signature]

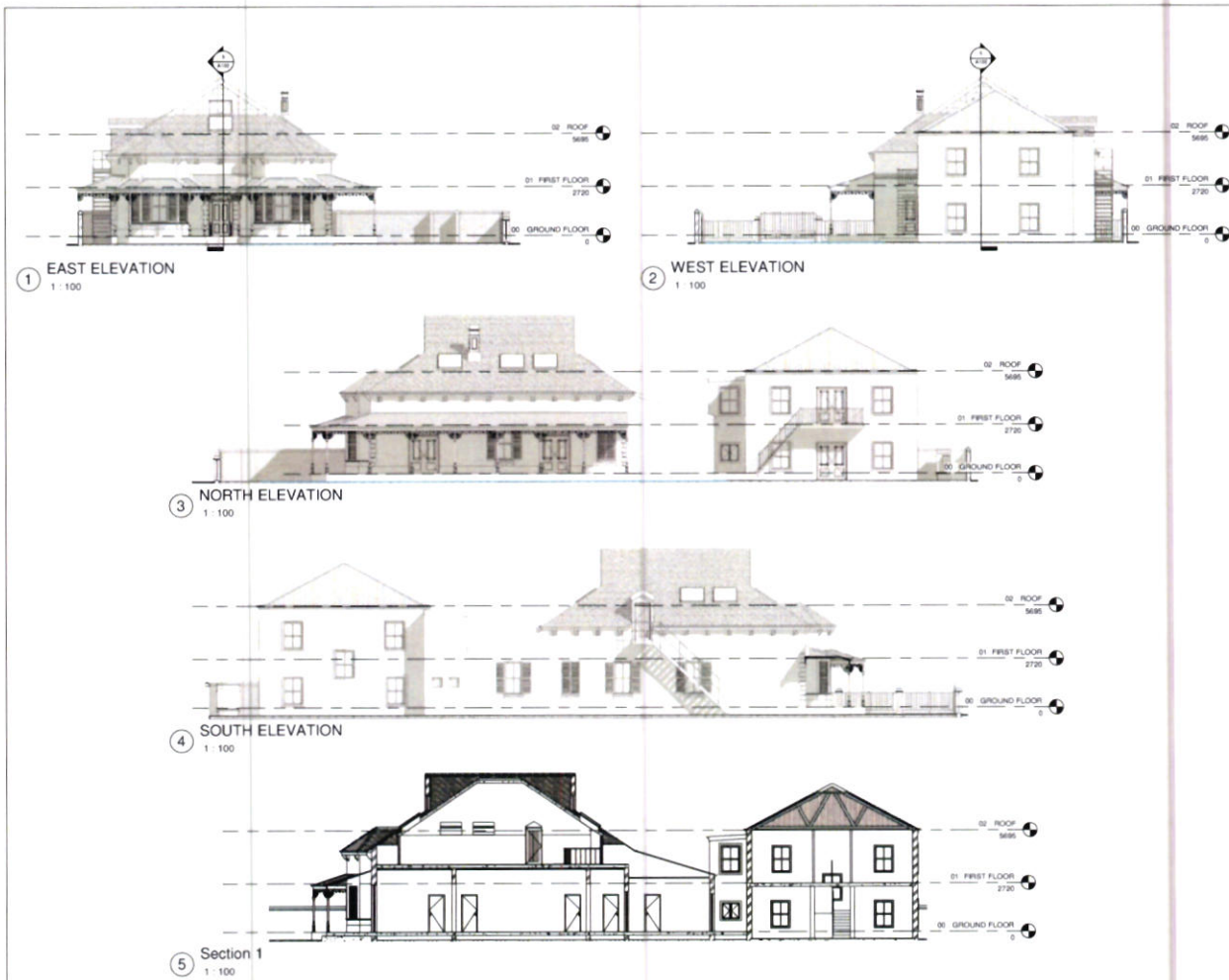
BERTO PALM
DRAUGHTSMAN
PAD 34749034 • NUBELICA CRENSHAW DE PLIN
WORKS: 0757446121 BRACKENFELL 7560

Delicium Education
Centre - ERF 6086 - 19
Herold Street -
Stellenbosch

Project number: 0027
Date: 17-10-2021
Drawing: 001
Checked by: 001

PLAN DRAWINGS

0027 A101
Scale: As indicated



NOTES

| | |
|--|-------------|
| PROJECT NUMBER | 0027 |
| CLIENT NAME | |
| BERTO PALM DRAUGHTSMAN | |
| PAD 2474904 • NERIEKA CREWET DE PLM WINKEL BRACKENFEL 076746121 7540 | |
| Delicum Education Centre - ERF 6086 - 19 Herold Street - Stellenbosch | |
| Project Number | 0027 |
| Date | 17.12.2021 |
| Drawn by | BP |
| Checked by | BP |
| ELEVATIONS & SECTIONS | |
| 0027 | A102 |
| Scale | 1:100 |



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Meeting business standards*

ANNEXURE F:

ZONING CERTIFICATE & PREVIOUS APPROVAL





STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

INNOVATION CAPITAL • ISIXEKO ESIZA NENGUQU • INNOVASIESTAD

Our Ref : Erf 6086 S
Contact person : N Dafeti
Contact number: (021) 808 8645
Date : 12 December 2016

ZONING CERTIFICATE – ERF 6086, STELLENBOSCH

It is hereby certified that the zoning of Erf 6086, Stellenbosch in terms of the Stellenbosch Zoning Scheme Regulations, July 1996, is:

Specific Business

(Limited to offices)

| NORMAL DEVELOPMENT | SPECIAL DEVELOPMENT <i>(Land uses allowed with the consent of Council)</i> |
|--------------------|--|
| None | To be determined through negotiations with the council but compromise only uses as permitted in the general business zone. |

pp. H. Schuman.

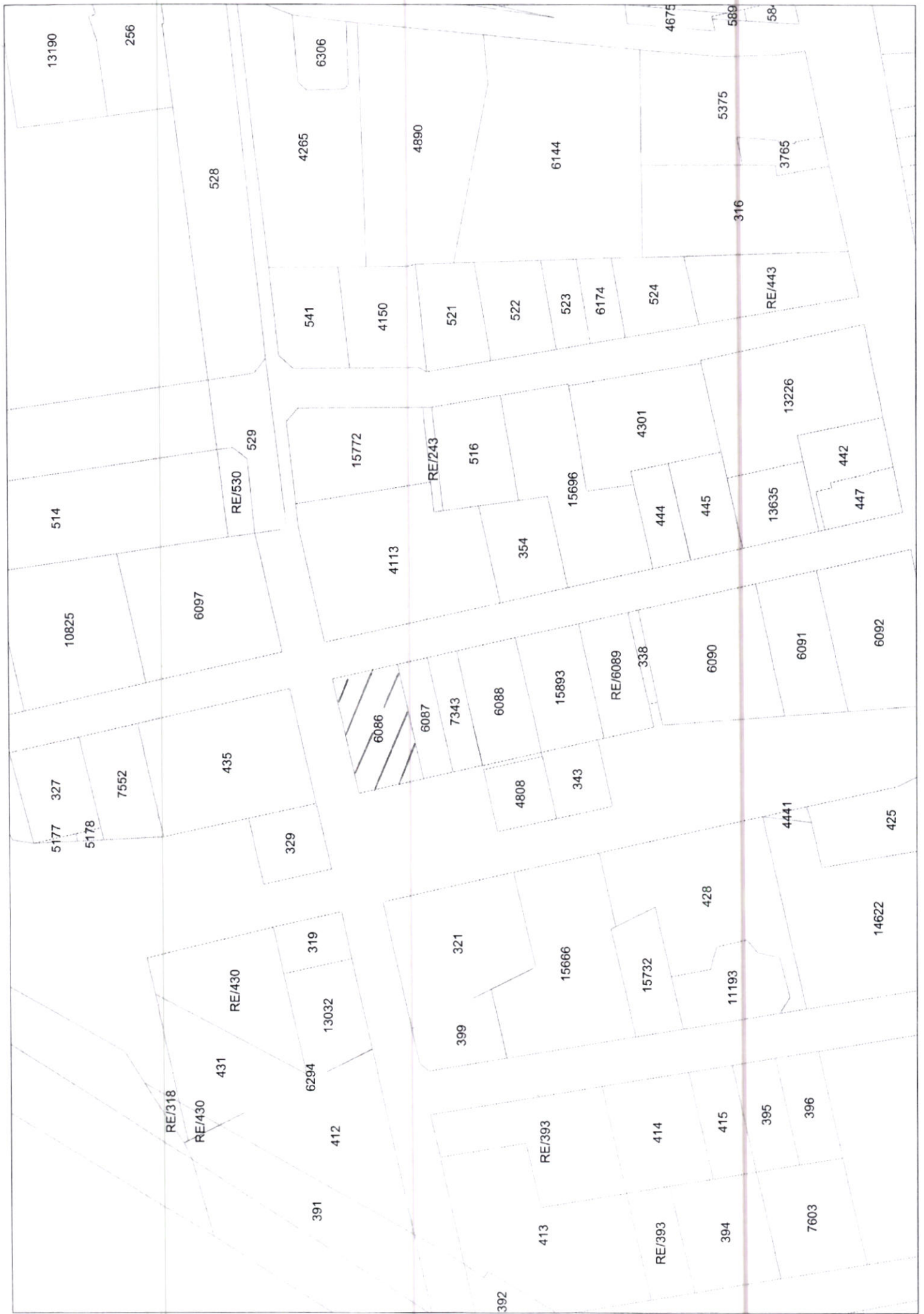
Department: **Planning and Economic Development**

Please Note: *Where discrepancies exist between the zoning information contained in this certificate and any Council decision, Council's decision override the contents of this zoning certificate.*



Tel: +27 21 808 8025 | Fax: +27 21 886 6749

Physical Address: Plein Street, Stellenbosch, 7600 | Postal Address: PO Box 17, Stellenbosch, 7599 | Website: www.stellenbosch.gov.za



13190

256

514

10825

5177 327

5178

7552

RE/318

RE/430

431

RE/430

391

6294

412

329

435

6097

RE/530

529

528

6306

4265

15772

4113

6086

6087

7343

6088

15893

4808

343

RE/6089

338

6090

13635

447

442

13226

RE/443

3765

392

413

RE/393

399

321

15666

15732

11193

428

14622

4441

6091

6092

4301

444

445

15696

516

RE/243

354

521

522

523

6174

524

6144

4890

4150

541

4675

5375

589

58

316

U Verw: P.D. Carinus/FN/L31
My Verw: Erf 6086 (FM van Wyk)

Departement van Beplanning en Ontwikkeling

1993-01-25

Carinus Brand en Vennote
Posbus 535
STELLENBOSCH
7599

Menere

AANSOEK VIR DIE HERSONERING VAN ERF 6086, STELLENBOSCH

Na aanleiding van u brief gedateer 1992-12-07 moet ek u meedeel dat die Raad tydens 'n vergadering gehou op 1993-01-18 besluit het dat die aansoek vir die hersonering van Erf 6086 vanaf enkelbewoning na spesifieke besigheidsdoeleindes (beperk tot kantore) ingevolge artikel 16 van Ordonnansie 15 van 1985 goedgekeur word, onderworpe aan die volgende voorwaardes:-

- (a) die goedkeuring is beperk tot die gebruik van die bestaande woonhuis; en
- (b) parkering moet teen een bruto parkeerruimte vir elke 25 m² bruto verhuurbare kantoorvloerruimte tot die bevrediging van die Hoof: Verkeersdienste voorsien word.

Die uwe



n HOOF: BEPLANNING EN ONTWIKKELING

PGC/jvr

Bepl.
RJ.
25/1.

21

U Verw:
My Verw: Erf 6086 (FM van Wyk - Tel 8088370)

1996-12-10

Piet Dekker Design Studio CC
Posbus 7305
STELLENBOSCH
7599

Menere

UITBREIDING VAN REGTE OP ERF-6086, STELLENBOSCH

Met verwysing na bogenoemde aangeleentheid het die Stadsraad besluit:-

- (a) dat die soneringsregte van toepassing op Erf 6086 uitgebrei word tot die voorgestelde nuwe aanbouing;
- (b) dat 'n parkeerverslapping toegestaan word en dat 9 parkeerplekke in plaas van 10 voorsien word;
- (c) die goedkeuring in (a) en (b) hierbo sal onderhewig wees aan die volgende voorwaardes:
 - (i) dat die skriftelike goedkeuring van die Raad van Nasionale Gedenkwaardighede deur die aansoeker verkry word alvorens enige bouplanne oorweeg sal word;
 - (ii) 9 parkeervakke moet voorsien word en duidelik afgemerkt word tot bevrediging van die Hoof : Verkeersdienste;
 - (iii) die applikant moet vroegtydig aansoek doen vir vergroting van die elektriese toevoer indien 'n groter toevoer verlang word;
 - (iv) die applikant sal verantwoordelik wees vir alle kostes om die elektriese toevoer te vergroot en 'n pro rata-bydrae tot hoofdienste sal betaalbaar wees indien 'n vergroting in toevoer nodig is.
 - (v) die 5 m straatboulyn grensend aan Strandweg mag nie oorskry word nie;
 - (vi) gewysigde bouplanne moet ingedien word vir oorweging;
 - (vii) die tweede verdieping (dakruimte) van die historiese gebou mag nie as kantoorspasie aangewend of verhuur word nie maar slegs as stoorplek benut word; en
 - (viii) dat 'n bedrag van R10 500,00 (R360 x 30) vir die Raad betaal word as kompensasie vir die nie-voorsiening van een parkeerplek, alvorens die gebou geokkupeer mag word; en

P1997-01-31
 P1997-01-13
 B.K.
 3/2

(d) die goedkeuring in (a), (b) en (c) word eers van krag nadat die geregistreerde eienaar die bogenoemde voorwaardes skriftelik aanvaar het.

Wat besluit (d) betref, moet u my asseblief so spoedig moontlik van die skriftelike aanvaarding van die voorwaardes van goedkeuring deur die geregistreerde eienaar voorsien.

Die uwe

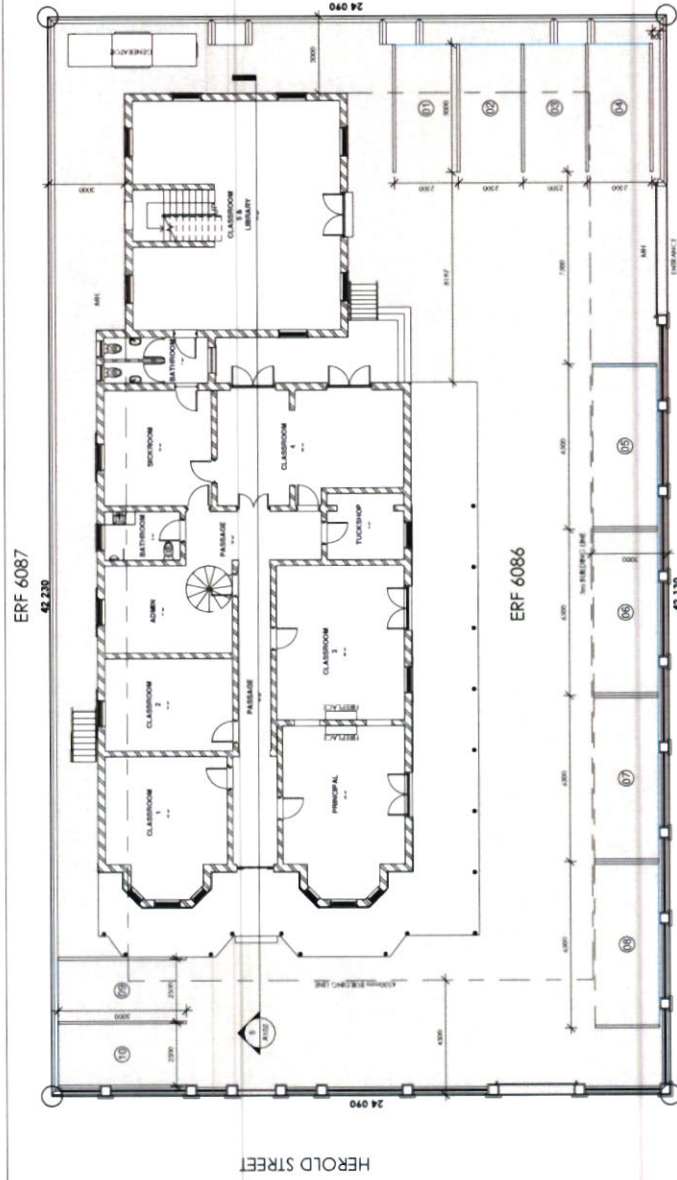
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n HOOF: BEPLANNING EN ONTWIKKELING

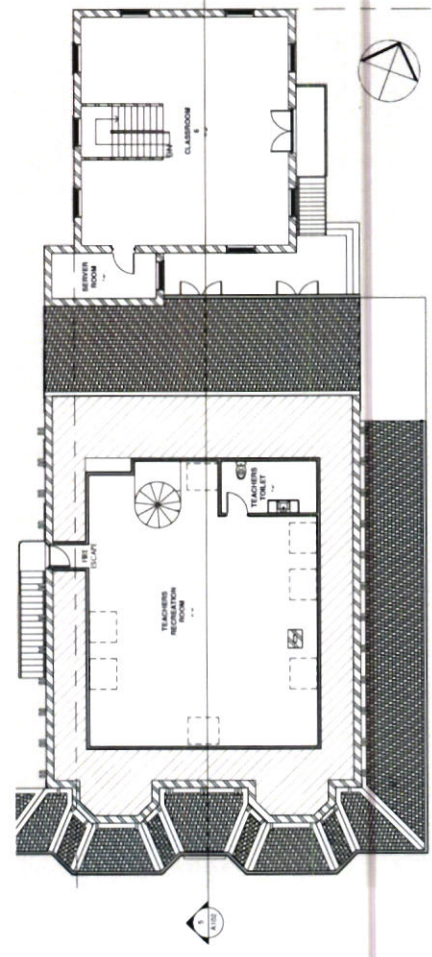
PGC/jvr

NOTES

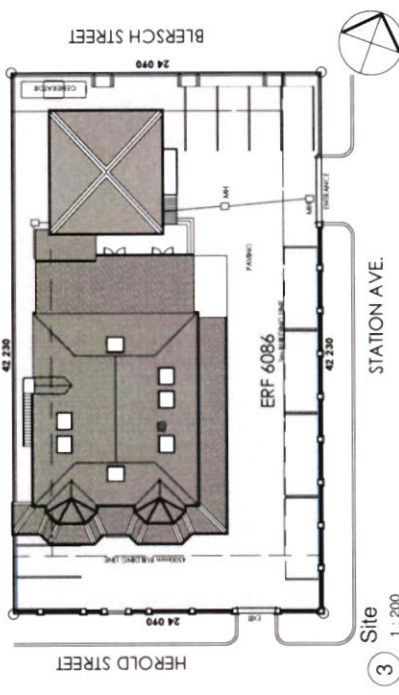
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COVERAGE: 412m²
COVERAGE PERCENTAGE: 40.51%



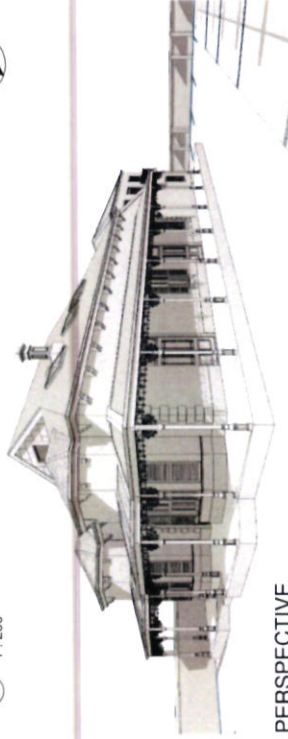
00 - GROUND FLOOR
1 : 100



01 - FIRST FLOOR
1 : 100



Site
1 : 200



4 PERSPECTIVE

ARCHITECTS SIGNATURE _____
CLIENTS SIGNATURE _____

**BERTO PALM
DRAUGHTSMAN**
PAD 24749924 9 REBECCA CRESCENT DE TUN
MOBILE: 0767445121 BRACKENHILL 7590

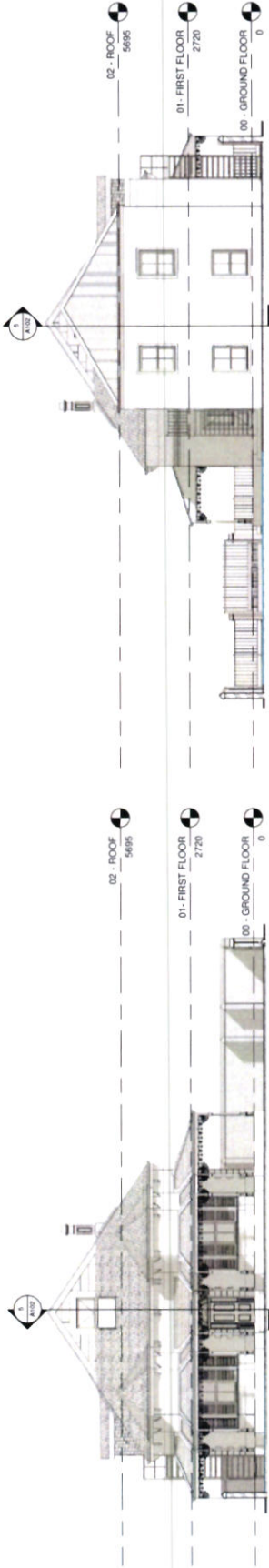
Delicium Education
Centre - ERF 6086 - 19
Herold Street -
Stellenbosch

Project Number: 0027
Date: 17-12-2021
Drawn by: BP
Checked by: BP

PLAN DRAWINGS

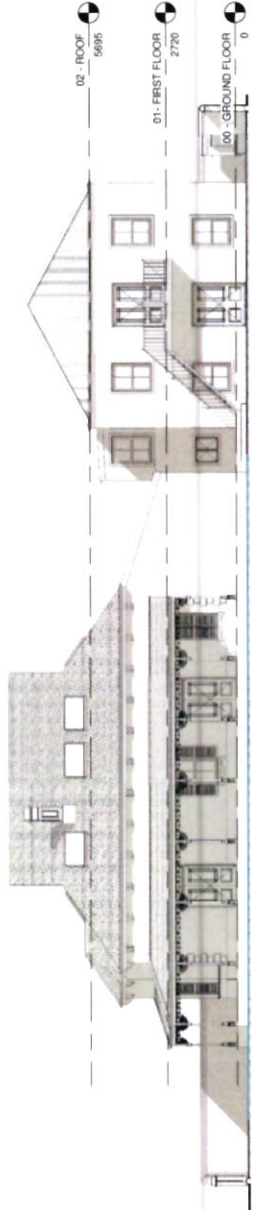
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Scale: As indicated

NOTES

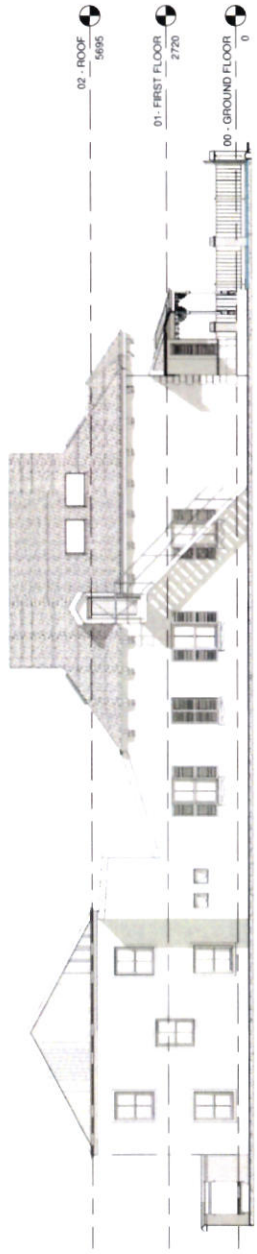


1 EAST ELEVATION
1 : 100

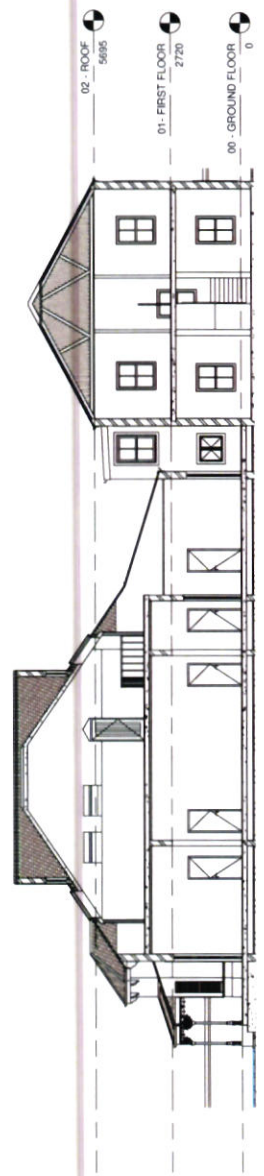
2 WEST ELEVATION
1 : 100



3 NORTH ELEVATION
1 : 100



4 SOUTH ELEVATION
1 : 100



5 Section 1
1 : 100

ARCHITECTS SIGNATURE
CLIENTS SIGNATURE

BERTO PALM
DRAUGHTSMAN
PAD 24749024 6 REBECCA CRESCENT
DE TUN
MOBILE: 0767465121 BRACKENHILL 7600

Delicium Education
Centre - ERF 6086 - 19
Herold Street -
Stellenbosch

Project number: 0027
Date: 17-12-2021
Drawn by: BP
Checked by: BP

ELEVATIONS &
SECTIONS

0027 A102
Scale: 1 : 100

Erf 6086, Stellenbosch

- Legend**
- Farm Portions
 - Erf



Scale: 1:4 514
Date created: November 19, 2021

Compiled with CapeFarmMapper



Western Cape
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FOR YOU



STELLENBOSCH
 STELLENBOSCH • PNIEL • FRANSCHHOEK
 MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/

SUBMIT COMPLETED FORM TO landuse.applications@stellenbosch.gov.za

LAND USE PRE-APPLICATION SCRUTINY FORM

1. This Land Use Pre-Application Scrutiny Form must be submitted prior to the submission of any Land Use and Land Development application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015 (SLUPB).
2. Relevant documents can be accessed at: <https://stellenbosch.gov.za/planning-portal/>
3. The applicant will receive feedback per e-mail following a weekly internal technical discussion on the pre-application scrutiny submission.
4. A pre-application consultation meeting may be required in terms of Section 37 of the said Bylaw on receipt and consideration of this Pre-Application Scrutiny.

PART A: APPLICANT, OWNERSHIP & PROPERTY PARTICULARS

| | |
|---|---|
| Applicant Name | I.C.@Plan – Cornelia van Zyl (on behalf of 19 Herold Street, Stellenbosch CC) |
| E-Mail Address | cornelia@icaplan.co.za |
| Tel/ Cell Number | 0829787151 |
| Registered Owner | 19 Herold Street, Stellenbosch CC |
| Property Description (Erf / Farm Number) | Erf 6086, Stellenbosch |
| Physical / Street Address | 19 Herold Street, Stellenbosch |
| Suburb & Town | Stellenbosch |
| Current Zoning | Mixed Use – limited to offices |
| Current Land Use Activities / Buildings | Current buildings have been unoccupied for the past 18 months + |

| | | |
|---|------------|-----------|
| Are there existing buildings on the subject property(ies)? | Yes | No |
| Are there any existing unauthorized buildings and/or land use on the subject property(ies)? | Yes | No |
| If yes, is this application to legalize the building/ land use? | Yes | No |
| Are there any pending court case(s)/ order(s) relating to the subject property(ies)? | Yes | No |
| Is the property located in a heritage area or contains any heritage significant buildings? | Yes | No |
| Does the property fall inside the urban edge? | Yes | No |

PART B: APPLICATION

1. WHAT LAND USE PLANNING APPLICATIONS ARE REQUIRED IN TERMS OF SECTION 15(2) OF THE SLUPB?

| | | | |
|---------------------|---|--|--|
| REZONING | Removal / Suspension Amendment of restrictive conditions | Permission in terms of condition of approval | Disestablishment of HOA |
| Permanent Departure | Permission in terms of zoning scheme | Determination of a zoning | Rectify failure by HOA |
| Temporary Departure | Amendment of condition(s) of approval | Closure of a public place | Permission required for the reconstruction of a building |
| Subdivision | Extension of validity period of approval | Consent use | Other: |
| Consolidation | Amendment / cancelation of approved subdivision plan | Occasional use | Other: |
| OTHER | Technical Approval | Exemption | Title Deed consent / permissions |

Details of the Proposal:

A. Rezoning of from MU for offices only to MU for a place of education to permit the use of the property for a private school.

Due to Covid 19, the demand for office space has considerably reduced over the past two years. The buildings on the property has accordingly been unoccupied for 18 months+ as the owner could not secure tenants which would use it in terms of the existing zoning – MU for offices only.

A private school (Delicium, based in Technopark) has approached the owner and wishes to move their high school students to Stellenbosch town as it will provide the opportunity for learners to have easy access to the training and sports facilities at van der Stel. The proposal is for ±90 children to be accommodated within the existing buildings and which will operate from 8:00 – 13:15, Monday to Friday. A formal TIS will accompany the application and it should be noted that the school also has mini-busses which collect children from less-fortunate communities to give them the opportunity to get the assistance that are not widely available in their areas.

2. RELEVANCE OF ANY PLANNING LEGISLATION/ POLICIES AND PLANS

| RELEVANT PLANNING CONSIDERATIONS | | |
|--|-----|-----------|
| (a) Are any Municipal plans/policies/guidelines, or any restrictive title conditions, or other legislation / authorizations applicable to the application, and if yes, is the proposal consistent/ compliant with such? | Yes | <u>No</u> |
| Details with reference to applicable plans/ policies/ guidelines: | | |
| (b) Does the proposal require the following additional infrastructure / services? e.g. electricity; water; sewerage; road network; other? | YES | <u>NO</u> |
| Details on required infrastructure: | | |
| (c) Does the development proposal include the provision of residential units, and if so, what is the target market re: range in income bracket/ selling price or rental for the units? | YES | <u>NO</u> |
| Details on target market: | | |
| (d) In addressing the SPLUMA principle of Spatial Justice and as it relates to prescripts on the provision of inclusionary housing, how will this development proposal target affordable market segments? | YES | NO |
| N/a. | | |

PART C: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF PRE-APPLICATION SCRUTINY

The following minimum documentation **must** be attached to this pre-application scrutiny form:

1. **Locality plan**
2. **Layout Plan of proposal** (e.g. copy of existing building plan, indicating proposal on site plan, etc.)
3. **Full copy of the title deed or Conveyance Certificate**

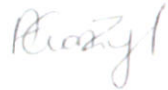
Note:



- The Municipality may request any other information deemed necessary for the purpose of this pre-application scrutiny.
- If an incomplete pre-application scrutiny form or the required minimum supporting documents are not submitted the pre-application scrutiny form will not be accepted by the Municipality.

DECLARATION:

I hereby confirm that the information contained in this pre-application scrutiny form and accompanying documentation is complete and accurate.



Applicant's signature:

Date: 12 January 2022

FOR OFFICE USE:

| |
|--------------------|
| Municipal Stamp |
| Received by: _____ |
| Date: _____ |

DETERMINATION BY AUTHORISED OFFICIAL

| Additional Information | Pre-Application Consultation | Application Ready |
|------------------------|------------------------------|-------------------|
| Sign: _____ | Date: _____ | |

APPLICANT INFORMED BY RESPONSIBLE OFFICIAL

| | |
|-------------|-------------|
| Sign: _____ | Date: _____ |
|-------------|-------------|

CONVEYANCER'S CERTIFICATE

I / we, **MATTHYS GERHARDUS LOURENS**,

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

**ERF 6086 STELLENBOSCH
IN MUNICIPALITY AND DIVISION OF STELLENBOSCH
PROVINCE OF THE WESTERN CAPE
IN EXTENT : 1 016 (ONE THOUSAND AND SIXTEEN) SQUARE METRES
CURRENT TITLE DEED: T83866/99**

Previous title deeds: Certificate of Consolidated Title T42369/1974 ; Deeds of Transfer T91972/1998 ; T5188//1931 ; T607/1920 ; T15706/1960 ; T42368/1974 ; T10033/1918 ; T3298/1934 ; T7285/1921 ; T15706/1960 ; T6060/1918; T59015/1989

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

THE USE OF THE PROPERTY FOR A PLACE OF EDUCATION

DRAWING NUMBER:

LIST OF RESTRICTIVE TITLE CONDITIONS (if applicable)

| Deed no | Clause no | Description |
|---------|-----------|-------------|
| N/A | | |

PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED

| | | | | |
|-----|--|--|--|--|
| N/A | | | | |
|-----|--|--|--|--|

Signed at Somerset West on this 18th day of MARCH 2022.

Signature



STAMP:

Commissioner of Oaths
MATTHYS GERHARDUS LOURENS
Gardner Poardevier Ave
WES(T)



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITEIT • UMASIPALA • MUNICIPALITY

DUPLICATE RECEIPT

Receipt N/c: DIRI Duplicate Rec.No:1000196795 Date: 03/05/2022

Local Authority: Stellenbosch Municipality

I STB N 12500.00

30111060201 05040 FNB 08 PMT

DIRECT 030111060201 LU/13998 ERF6086

X100 Key:

X10 Key :

AMPTELIKE KWITANSIE / OFFICIAL RECEIPT



17, STELLENBOSCH 7599



021 808-8578 / 8547 / 8546



021 886 7318

RECEIPTS GELDIG/ONLY MACHINE PRINTED RECEIPTS VALID • ONTVANG SONDER BENADELING VAN REGTE/RECEIVED WITHOUT PREJUDICE TO RIGHTS

