

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

Sir / Madam

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

Application Property Address: Erven 2121, 2154, 2156, 2122 and 2159 are located south of the Stellengate Boulevard, to the south-west of the stream, gaining access via a servitude right of way over Erven 2154 and 2122 off Industrial Access Road II, Klapmuts (Stellenbosch Municipality, Division Paarl Rd).

Application Property Number: Erven 2121, 2154, 2156, 2122 and 2159, Klapmuts.

Applicant: TV3 Projects (Pty)Ltd – A. Prinsloo (contact details 021- 861 3800)

Owner: DEVCO Western Cape (Pty)Ltd –Erven 2159, 2156 and 2121 (Mr D. Winterbach; contact details 082 416 8615); Simonsberg Employees Development Co (Pty)Ltd – Erven 2154 and 2122 (Mr F.Klomp; contact details 083 229 5031)

Application Reference: LU/13487

Application Type: Application for rezoning, subdivision, permanent departures, registration of a private servitude access right of way, approval of home owners association and constitution, approval of name of the development, street names and numbering, approval of architectural guidelines, plans and landscaping plan and approval of the site development plan: erven 2121, 2154, 2156, 2122 and 2159, Klapmuts

Pertaining to the properties indicated above – the following land use planning applications are made in order to obtain planning approval for the proposed Stellengate Village Secure Residential development:

Exemption in terms of Section 24(1)(c) of the Stellenbosch Municipality Land Use Planning By Law for minor amendment to common boundary that will result in $\pm 87\text{m}^2$ of Erf 2159 be subdivided and be consolidated with Erf 2121.

Exemption in terms of Section 24(1)(f) of the Stellenbosch Municipality Land Use Planning By-Law for the registration of a private servitude access right of way , 13 metres wide over erven 2122 and 2154 in favour of Erf 2121.

An application is made in terms of Section 15(2)(a) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the Rezoning of Erf 2121 Klapmuts from Conventional Residential Zone to Subdivisional area in order to allow for the proposed following uses:

- a) 138 Multi-Unit Residential Zone (Group housing)
- b) Private Open Space (Private Road)

An application is made in terms of Section 15(2)d) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the Subdivision of Erf 2121, Klapmuts in accordance with the proposed Subdivisional Plan in order to establish the Stellengate Village Secure Residential Development with an approximate gross density of ± 44 units / hectare consisting of 138 Grouphousing erven (multi-unit residential zone) and 1 private road (Private Open Space).

An application is made in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for Permanent Departure to relax the external common boundary building lines from 3m to 0m on proposed subdivided erven 1,2,3,6,7,9 to 48 on Erf 2121, Klapmuts.

An application is made in terms of Section 15(2)b) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for Permanent Departure to relax the eastern common boundary building line on Erf 2154 from 5m to 0m to accommodate the shared Refuse building.

Other applications:

- Approval of the Home Owners Association and Constitution.
- Approval of the name of the development (Stellengate Village, street names and street numbers.
- Approval of Architectural guidelines, plans and Landscaping Plan.
- Approval of the Site Development Plan.

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

The comments must be addressed to the applicant by electronic mail as follows: **TV3 Projects (Pty)Ltd – A. Prinsloo (anton@tv3.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 **04 April 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 **021 – 861 3800** during normal office hours.

Yours faithfully
Anton Prinsloo
TV3 PROJECTS (PTY)LTD

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

Meneer / Dame:

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

Adres van aansoek eiendom: Erwe 2121, 2154, 2156, 2122 en 2159 is geleë suid van Stellengate Boulevard, suid-wes van die Klappmuts Rivier, en verkry toegang via 'n serwituut reg van weg oor Erwe 2154 en 2122 vanaf Industriële Toegangspad II, Klappmuts (Stellenbosch Munisipaliteit, Afdeling Paarl Rd).

Aansoek eiendom beskrywing: Erwe 2121, 2154, 2156, 2122 and 2159, Klappmuts

Aansoeker: TV3 PROJECTS (PTY)LTD.

Eienaar: DEVCO Western Cape (Pty)Ltd –Erwe 2159, 2156 and 2121 (Mnr D. Winterbach; kontak besonderhede 082 416 8615); Simonsberg Employees Development Co (Pty)Ltd - Erwe 2154 en 2122 (Mnr F.Klomp; kontak besonderhede 083 229 5031)

Aansoek Verwysing: LU/ 13487

Tipe Aansoek: Aansoek vir hersonering, onderverdeling, permanente afwykings, registrasie van 'n privaat serwituut toegang reg van weg, goedkeuring van huiseienaars vereeniging en konstitusie, goedkeuring van die ontwikkelings naam, straatname en nommerse, goedkeuring van die argitektoniese riglyne, planne en landskaperings plan en goedkeuring van die terreinontwikkeliings plan: erwe 2121, 2154, 2156, 2122 en 2159, Klappmuts

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

Met verwysing na die bovermelde eiendomme – word die volgende grondgebruikaansoeke gemaak ten einde beplanningsgoedkeuring te ontvang vir die voorgestelde privaat Stellengate Village residensiële ontwikkeling:

Vrystelling in terme van Artikel 24(1)(c) van die Stellenbosch Verordening op Grondgebruikbeplanning (2015) vir die mindere wysiging van die gemeenskaplike grens wat sal resulteer in nagenoeg 87m² van Erf 2159 onderverdeel word en met Erf 2121 gekonsolideer word.

Vrystelling in terme van Artikel 24(1)(f) van die Stellenbosch Verordening op Grondgebruikbeplanning (2015) vir die registrasie van 'n privaat serwituut toegangs reg van weg, 13meter wyd oor erwe 2122 en 2154 ten gunste van Erf 2121.

Aansoek word gemaak in terme van Artikel 15(2)(a) van die Stellenbosch Verordening op Grondgebruikbeplanning (2015) vir die Hersonering van Erf 2121, Klappmuts vanf Konvensionele Behuising Sone na Onderverdelingsgebied vir die volgende voorgestelde gebruike:

- a) 138 Multi-Eenheid Residensiële Sone erwe (Groepbehusing)
- b) 1 Privaat Oop Ruimte erf (Privaatpad)

Aansoek word gemaak in terme van Artikel 15(2)(d) van die Stellenbosch Verordening op Grondgebruikbeplanning (2015) vir die Onderverdeling van Erf 2121, Klappmuts soos aangedui op die voorgestelde Onderverdelingsplan vir die Privaat Stellengate Village Residensiële ontwikkeling met 'n benaderde bruto digtheid van ±44 eenhede / hektaar

bestaande uit 138 Multi-eenheid residensiële erwe (groepsbehuising) en 1 Privaat pad erf (Privaat Oopruimte Sone).

Aansoek word gemaak in terme van Artikel 15(2)(b) van die Stellenbosch Verordening op Grondgebruiksbeplanning (2015) vir 'n Permanente Afwyking vir die verslapping van die eksterne gemeenskaplike boulyne van 3meter na 0meter op voorgestelde onderverdeelde erwe 1,2,3,6,7,9 tot 48 op Erf 2121, Klapmuts.

Aansoek word gemaak in terme van Artikel 15(2)(b) van die Stellenbosch Verordening op Grondgebruiksbeplanning (2015) vir 'n Permanente afwyking vir die verslapping van die oostelike gemeenskaplike boulyn van Erf 2154 van 5meter na 0meter ten einde die gemeenskaplike Vullisgebou te akkommodeer.

Ander aansoeke:

- Goedkeuring vir Huiseienaars Vereeniging en Konstitusie.
- Goedkeuring van die naam van die residensiële ontwikkeling as Stellengate Village, die straatname en straatnommers.
- Goedkeuring van die Argitektoniese riglyne, Planne en Landskaperingsplan.
- Goedkeuring van die Terreinontwikkelingsplan.

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 opsigte 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;
 - 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: **TV3 Projects (Pty)Ltd – A. Prinsloo (anton@tv3.co.za)** Deur 'n beswaar, kommentaar of vertoë 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 **04 April 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 voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies **by 021 – 861 3800** gedurende normale kantoor ure

Die uwe
Anton Prinsloo
TV3 PROJECTS (PTY)LTD

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

Registered Owner of Erf 1336 (2123,2155,2157,2158): Simonsberg Employees Development Co Pty Ltd.

Sir / Madam

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

Application Property Address: Erven 2121, 2154, 2156, 2122 and 2159 are located south of the Stellengate Boulevard, to the south-west of the stream, gaining access via a servitude right of way over Erven 2154 and 2122 off Industrial Access Road II, Klappmuts (Stellenbosch Municipality, Division Paarl Rd).

Application Property Number: Erven 2121, 2154, 2156, 2122 and 2159, Klappmuts.

Applicant: TV3 Projects (Pty)Ltd – A. Prinsloo (contact details 021- 861 3800)

Owner: DEVCO Western Cape (Pty)Ltd –Erven 2159, 2156 and 2121 (Mr D. Winterbach; contact details 082 416 8615); Simonsberg Employees Development Co (Pty)Ltd – Erven 2154 and 2122(Mr F.Klomp; contact details 083 229 5031)

Application Reference: LU/13487

Application Type: Application for rezoning, subdivision, permanent departures, registration of a private servitude access right of way, approval of home owners association and constitution, approval of name of the development, street names and numbering, approval of architectural guidelines, plans and landscaping plan and approval of the site development plan: erven 2121, 2154, 2156, 2122 and 2159, Klappmuts

Pertaining to the properties indicated above – the following land use planning applications are made in order to obtain planning approval for the proposed Stellengate Village Secure Residential development:

Exemption in terms of Section 24(1)(c) of the Stellenbosch Municipality Land Use Planning By Law for minor amendment to common boundary that will result in ±87m² of Erf 2159 be subdivided and be consolidated with Erf 2121.

Exemption in terms of Section 24(1)(f) of the Stellenbosch Municipality Land Use Planning By-Law for the registration of a private servitude access right of way , 13 metres wide over erven 2122 and 2154 in favour of Erf 2121.

An application is made in terms of Section 15(2)(a) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the Rezoning of Erf 2121 Klappmuts from Conventional Residential Zone to Subdivisional area in order to allow for the proposed following uses:

- a) 138 Multi-Unit Residential Zone (Group housing)
- b) Private Open Space (Private Road)

An application is made in terms of Section 15(2)d) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the Subdivision of Erf 2121, Klappmuts in accordance with the proposed Subdivisional Plan in order to establish the Stellengate Village Secure Residential Development with an approximate gross density of ±44 units / hectare consisting of 138 Grouphousing erven (multi-unit residential zone)and 1 private road (Private Open Space).

An application is made in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for Permanent Departure to relax the external common boundary building lines from 3m to 0m on proposed subdivided erven 1,2,3,6,7,9 to 48 on Erf 2121, Klappmuts.

An application is made in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for Permanent Departure to relax the eastern common boundary building line on Erf 2154 from 5m to 0m to accommodate the shared Refuse building.

Other applications:

- Approval of the Home Owners Association and Constitution.
- Approval of the name of the development (Stellengate Village, street names and street numbers.
- Approval of Architectural guidelines, plans and Landscaping Plan.
- Approval of the Site Development Plan.

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

The comments must be addressed to the applicant by electronic mail as follows: **TV3 Projects (Pty)Ltd – A. Prinsloo (anton@tv3.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 **04 April 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 **021 – 861 3800** during normal office hours.

Yours faithfully
Anton Prinsloo
TV3 PROJECTS (PTY)LTD

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

Geregistreeerde eienaar van Erf 1336 (2123,2155,2157,2158): Simonsberg Employees Development Co Pty Ltd:

Meneer / Dame:

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

Adres van aansoek eiendom: Erwe 2121, 2154, 2156, 2122 en 2159 is geleë suid van Stellengate Boulevard, suid-wes van die Klappmuts Rivier, en verkry toegang via 'n serwituut reg van weg oor Erwe 2154 en 2122 vanaf Industriële Toegangspad II, Klappmuts (Stellenbosch Munisipaliteit, Afdeling Paarl Rd).

Aansoek eiendom beskrywing: Erwe 2121, 2154, 2156, 2122 and 2159, Klappmuts

Aansoeker: TV3 PROJECTS (PTY)LTD.

Eienaar: DEVCO Western Cape (Pty)Ltd –Erwe 2159, 2156 and 2121 (Mnr D. Winterbach; kontak besonderhede 082 416 8615); Simonsberg Employees Development Co (Pty)Ltd - Erwe 2154 en 2122 (Mnr F.Klomp; kontak besonderhede 083 229 5031)

Aansoek Verwysing: LU/ 13487

Tipe Aansoek: Aansoek vir hersonering, onderverdeling, permanente afwykings, registrasie van 'n privaat serwituut toegang reg van weg, goedkeuring van huiseienaars vereeniging en konstitusie, goedkeuring van die ontwikkelings naam, straatname en nommerse, goedkeuring van die argitektoniese riglyne, planne en landskaperings plan en goedkeuring van die terreinontwikkeliings plan: erwe 2121, 2154, 2156, 2122 en 2159, Klappmuts

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

Met verwysing na die bovermelde eiendomme – word die volgende grondgebruiksaansoeke gemaak ten einde beplanningsgoedkeuring te ontvang vir die voorgestelde privaat Stellengate Village residensiële ontwikkeling:

Vrystelling in terme van Artikel 24(1)(c) van die Stellenbosch Verordening op Grondgebruikbeplanning (2015) vir die mindere wysiging van die gemeenskaplike grens wat sal resulteer in nagenoeg 87m² van Erf 2159 onderverdeel word en met Erf 2121 gekonsolideer word.

Vrystelling in terme van Artikel 24(1)(f) van die Stellenbosch Verordening op Grondgebruikbeplanning (2015) vir die registrasie van 'n privaat serwituut toegangs reg van weg, 13meter wyd oor erwe 2122 en 2154 ten gunste van Erf 2121.

Aansoek word gemaak in terme van Artikel 15(2)(a) van die Stellenbosch Verordening op Grondgebruikbeplanning (2015) vir die Hersonering van Erf 2121, Klappmuts vanf Konvensionele Behuising Sone na Onderverdelingsgebied vir die volgende voorgestelde gebruike:

- a) 138 Multi-Eenheid Residensiële Sone erwe (Groepbehuising)
- b) 1 Privaat Oop Ruimte erf (Privaatpad)

Aansoek word gemaak in terme van Artikel 15(2)d) van die Stellenbosch Verordening op Grondgebruiksbeplanning (2015) vir die Onderverdeling van Erf 2121, Klappmuts soos aangedui op die voorgestelde Onderverdelingsplan vir die Privaat Stellengate Village Residensiële ontwikkeling met 'n benaderde bruto digtheid van ±44 eenhede / hektaar bestaande uit 138 Multi-eenheid residensiële erwe (groepsbehuising) en 1 Privaat pad erf (Privaat Oopruimte Sone).

Aansoek word gemaak in terme van Artikel 15(2)(b) van die Stellenbosch Verordening op Grondgebruiksbeplanning (2015) vir 'n Permanente Afwyking vir die verslapping van die eksterne gemeenskaplike boulyne van 3meter na 0meter op voorgestelde onderverdeelde erwe 1,2,3,6,7,9 tot 48 op Erf 2121, Klappmuts.

Aansoek word gemaak in terme van Artikel 15(2)(b) van die Stellenbosch Verordening op Grondgebruiksbeplanning (2015) vir 'n Permanente afwyking vir die verslapping van die oostelike gemeenskaplike boulyn van Erf 2154 van 5meter na 0meter ten einde die gemeenskaplike Vullisgebou te akkommodeer.

Ander aansoeke:

- Goedkeuring vir Huiseienaars Vereniging en Konstitusie.
- Goedkeuring van die naam van die residensiële ontwikkeling as Stellengate Village, die straatname en straatnommers.
- Goedkeuring van die Argitektoniese riglyne, Planne en Landskaperingsplan.
- Goedkeuring van die Terreinontwikkelingsplan.

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-notices/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;
 - 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: **TV3 Projects (Pty)Ltd – A. Prinsloo (anton@tv3.co.za)** Deur 'n beswaar, kommentaar of verhoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet 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 **04 April 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 voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies **by 021 – 861 3800** gedurende normale kantoor ure

Die uwe
Anton Prinsloo
TV3 PROJECTS (PTY)LTD

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

B& L WENN
KUDUPARK STREET 3302
KOELPARK
KLAPMUTS 7625

Sir / Madam: REGISTERED OWNER OF ERF 3302

[An extract of the Land Use Application Motivation document is attached hereto]

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

Application Property Address: Erven 2121, 2154, 2156, 2122 and 2159 are located south of the Stellengate Boulevard, to the south-west of the stream, gaining access via a servitude right of way over Erven 2154 and 2122 off Industrial Access Road II, Klapmuts (Stellenbosch Municipality, Division Paarl Rd).

Application Property Number: Erven 2121, 2154, 2156, 2122 and 2159, Klapmuts.

Applicant: TV3 Projects (Pty)Ltd – A. Prinsloo (contact details 021- 861 3800)

Owner: DEVCO Western Cape (Pty)Ltd – Erven 2159, 2156 and 2121 (Mr D. Winterbach; contact details 082 416 8615); Simonsberg Employees Development Co (Pty)Ltd – Erven 2154 and 2122 (Mr F. Klomp; contact details 083 229 5031)

Application Reference: LU/13487

Application Type: Application for rezoning, subdivision, permanent departures, registration of a private servitude access right of way, approval of home owners association and constitution, approval of name of the development, street names and numbering, approval of architectural guidelines, plans and landscaping plan and approval of the site development plan: erven 2121, 2154, 2156, 2122 and 2159, Klapmuts

Pertaining to the properties indicated above – the following land use planning applications are made in order to obtain planning approval for the proposed Stellengate Village Secure Residential development:

Exemption in terms of Section 24(1)(c) of the Stellenbosch Municipality Land Use Planning By Law for minor amendment to common boundary that will result in $\pm 87\text{m}^2$ of Erf 2159 be subdivided and be consolidated with Erf 2121.

Exemption in terms of Section 24(1)(f) of the Stellenbosch Municipality Land Use Planning By-Law for the registration of a private servitude access right of way, 13 metres wide over erven 2122 and 2154 in favour of Erf 2121.

An application is made in terms of Section 15(2)(a) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the Rezoning of Erf 2121 Klapmuts from Conventional Residential Zone to Subdivisional area in order to allow for the proposed following uses:

- a) 138 Multi-Unit Residential Zone (Group housing)
- b) Private Open Space (Private Road)

An application is made in terms of Section 15(2)d) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the Subdivision of Erf 2121, Klapmuts in accordance with the proposed Subdivisional Plan in order to establish the Stellengate Village Secure Residential Development with an approximate gross density of ± 44 units / hectare consisting of 138 Grouphousing erven (multi-unit residential zone) and 1 private road (Private Open Space).

An application is made in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for Permanent Departure to relax the external common boundary building lines from 3m to 0m on proposed subdivided erven 1,2,3,6,7,9 to 48 on Erf 2121, Klappmuts.

An application is made in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for Permanent Departure to relax the eastern common boundary building line on Erf 2154 from 5m to 0m to accommodate the shared Refuse building.

Other applications:

- Approval of the Home Owners Association and Constitution.
- Approval of the name of the development (Stellengate Village, street names and street numbers.
- Approval of Architectural guidelines, plans and Landscaping Plan.
- Approval of the Site Development Plan.

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

The comments must be addressed to the applicant by electronic mail as follows: **TV3 Projects (Pty)Ltd – A. Prinsloo (anton@tv3.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 **04 April 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 **021 – 861 3800** during normal office hours.

Yours faithfully
Anton Prinsloo
TV3 PROJECTS (PTY)LTD

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

**B& L WENN
KUDUPARKSTRAAT 3302
KOELPARK
KLAPMUTS
7625**

Meneer / Dame: GEREISTREERDE EIENAAR ERF 3302

[’n uitreksel vanuit die Beplannings Motivering dokument is hierby ingesluit]

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

Adres van aansoek eiendom: Erwe 2121, 2154, 2156, 2122 en 2159 is geleë suid van Stellengate Boulevard, suid-wes van die Klappmuts Rivier, en verkry toegang via ’n serwituut reg van weg oor Erwe 2154 en 2122 vanaf Industriële Toegangspad II, Klappmuts (Stellenbosch Munisipaliteit, Afdeling Paarl Rd).

Aansoek eiendom beskrywing: Erwe 2121, 2154, 2156, 2122 and 2159, Klappmuts

Aansoeker: TV3 PROJECTS (PTY)LTD.

Eienaar: DEVCO Western Cape (Pty)Ltd –Erwe 2159, 2156 and 2121 (Mnr D. Winterbach; kontak besonderhede 082 416 8615); Simonsberg Employees Development Co (Pty)Ltd - Erwe 2154 en 2122 (Mnr F.Klomp; kontak besonderhede 083 229 5031)

Aansoek Verwysing: LU/ 13487

Tipe Aansoek: Aansoek vir hersonering, onderverdeling, permanente afwykings, registrasie van ’n privaat serwituut toegang reg van weg, goedkeuring van huiseienaars vereeniging en konstitusie, goedkeuring van die ontwikkelings naam, straatname en nommerse, goedkeuring van die argitektoniese riglyne, planne en landskaperings plan en goedkeuring van die terreinontwikkelings plan: erwe 2121, 2154, 2156, 2122 en 2159, Klappmuts

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

Met verwysing na die bovermelde eiendomme – word die volgende grondgebruiksaansoeke gemaak ten einde beplanningsgoedkeuring te ontvang vir die voorgestelde privaat Stellengate Village residensiële ontwikkeling:

Vrystelling in terme van Artikel 24(1)(c) van die Stellenbosch Verordening op Grondgebruikbeplanning (2015) vir die mindere wysiging van die gemeenskaplike grens wat sal resulteer in nagenoeg 87m² van Erf 2159 onderverdeel word en met Erf 2121 gekonsolideer word.

Vrystelling in terme van Artikel 24(1)(f) van die Stellenbosch Verordening op Grondgebruikbeplanning (2015) vir die registrasie van ’n privaat serwituut toegangs reg van weg, 13meter wyd oor erwe 2122 en 2154 ten gunste van Erf 2121.

Aansoek word gemaak in terme van Artikel 15(2)(a) van die Stellenbosch Verordening op Grondgebruikbeplanning (2015) vir die Hersonering van Erf 2121, Klappmuts vanf Konvensionele Behuising Sone na Onderverdelingsgebied vir die volgende voorgestelde gebruike:

- a) 138 Multi-Eenheid Residensiële Sone erwe (Groepbehuising)
- b) 1 Privaat Oop Ruimte erf (Privaatpad)

Aansoek word gemaak in terme van Artikel 15(2)d) van die Stellenbosch Verordening op Grondgebruiksbeplanning (2015) vir die Onderverdeling van Erf 2121, Klapmuts soos aangedui op die voorgestelde Onderverdelingsplan vir die Privaat Stellengate Village Residensiële ontwikkeling met 'n benaderde bruto digtheid van ±44 eenhede / hektaar bestaande uit 138 Multi-eenheid residensiële erwe (groepsbehuising) en 1 Privaat pad erf (Privaat Oopruimte Sone).

Aansoek word gemaak in terme van Artikel 15(2)(b) van die Stellenbosch Verordening op Grondgebruiksbeplanning (2015) vir 'n Permanente Afwyking vir die verslapping van die eksterne gemeenskaplike boulyne van 3meter na 0meter op voorgestelde onderverdeelde erwe 1,2,3,6,7,9 tot 48 op Erf 2121, Klapmuts.

Aansoek word gemaak in terme van Artikel 15(2)(b) van die Stellenbosch Verordening op Grondgebruiksbeplanning (2015) vir 'n Permanente afwyking vir die verslapping van die oostelike gemeenskaplike boulyn van Erf 2154 van 5meter na 0meter ten einde die gemeenskaplike Vullisgebou te akkommodeer.

Ander aansoeke:

- Goedkeuring vir Huiseienaars Vereniging en Konstitusie.
- Goedkeuring van die naam van die residensiële ontwikkeling as Stellengate Village, die straatname en straatnommers.
- Goedkeuring van die Argitektoniese riglyne, Planne en Landskaperingsplan.
- Goedkeuring van die Terreinontwikkelingsplan.

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 opsigte 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;
 - 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: **TV3 Projects (Pty)Ltd – A. Prinsloo (anton@tv3.co.za)** Deur 'n beswaar, kommentaar of

vertoë 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 **04 April 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 voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies **by 021 – 861 3800** gedurende normale kantoor ure

Die uwe

Anton Prinsloo

TV3 PROJECTS (PTY)LTD

**APPLICATION FOR:
REZONING, SUBDIVISION, DEPARTURES &
EXEMPTION**

Erven 2121, 2156, 2154 and 2159: Klapmuts

&

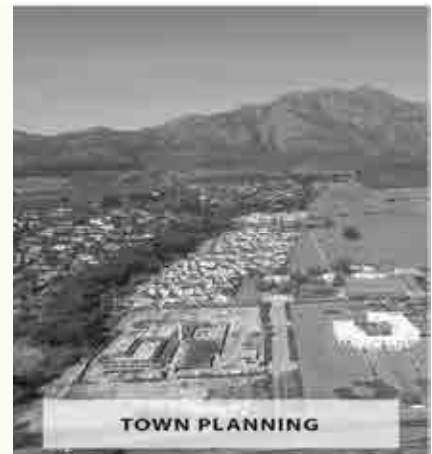
Servitude Access Right of Way (Private) over Erven 2154 and 2122



ARCHITECTURE



URBAN DESIGN



TOWN PLANNING

Date: 16 November 2021

Our ref: P3170 – Erf 2121 Klapmuts

Enquiries: Mr. T. Walters

APPLICATION FOR:
REZONING, SUBDIVISION, DEPARTURES &
EXEMPTION

Erf 2121, 2156, 2154 and 2159: Klapmuts
&
Servitude Access Right of Way (Private) over Erven 2154 and 2122

Prepared on behalf of:

DEVCO WESTERN CAPE (EDMS)BPK

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A. APPLICATION

This section sets out the details of the particular application in terms of the Stellenbosch Municipality Land Use Planning By-law (P.N 354/2015) and or any other relevant legislation.

The proposed application as indicated below for the establishment of a Group housing (Multi-Unit Residential Zone) development consisting of 138 group house erven with an average gross density of ± 44 units / ha reflects the First Phase of the larger Stellengate Village development, that will also subsequently include the following phases 2 and 3 consisting of erven 2122, 2123 (phase 2) and erven 2128, 2129, 2130 and 2131 that will constitute the final Phase 3.

1. Description of Request for Exemption: Consolidation and Subdivision of land in terms of Section 24 of the Stellenbosch Municipality Land Use Planning By-Law, (2015), attached hereto as Annexure B.

- 1.1 In terms of Section 24(2) for a Certificate of exemption for the subdivision of a portion of Erf 2159 and the consolidation of the subdivided portion with Erf 2121 as indicated on Plans 3B and 3C attached hereto.
- 1.2 The Request for the Exemption is made as indicated in terms of Section 24(1)(c): *...a minor amendment to the common boundary between two or more land units if the resulting change in area of any of the land units does not exceed 10 per cent.*"

2. Description of Request for Exemption: Consolidation and Subdivision of land in terms of Section 24 of the Stellenbosch Municipality Land Use Planning By-Law (2015), attached hereto as Annexure C.

- 2.1 In terms of the relevant sub-sections of Section 24(1) for the registration of a private right of way servitude to be registered over Erven 2122 and 2154, Klapmuts, in favour of Erf 2121 and subsequent subdivision thereof, as indicated on Plan No 4B attached hereto.
- 2.2 The Request for the Exemption is made as indicated in terms of Section 24(1)(f)(iv): (f) the registration of a servitude or lease agreement for- (iv) the granting of a right of habitation, private right of way or usufruct.

3. Description of application in terms of Section 15(2) of the Land Use Planning By-law:

3.1 Application in terms of Section 15(2)(a) for the Rezoning of Erf 2121 [boundary adjustment included] from Conventional Residential Zone + deemed consent for Group Housing to Subdivisional Area.

3.2 Application in terms of Section 15(2)(d) for subdivision of the Subdivisional area (Erf 2121) into and to allow for the following zonings as indicated on the Subdivision Plan No 5);

- i) 138 Multi-Unit Residential Zone (Grouphousing) erven;
- ii) 1 Private Open Space Zone for Private Road Purposes.

3.3 Application in terms of Section 15(2)(b) for the following permanent departures:

- i) The relaxation of the external common building lines from 3m to 0m – as indicated on the Site Development Plan on erven 1,2,3,6,7,9 to 48
- ii) Relaxation of the eastern common boundary building line of Erf 2154 from 5m to 0m as indicated on the Site Development Plan to accommodate the Shared Refuse Building.

3.4 Application for the approval of;

- i. The Site Development Plan
- ii. Architectural Guidelines- and Manual
- iii. Typical Architectural Elevation Plans
- iv. Landscaping Plan,
- v. The development's name [Stellengate Village],
- vi. The development's Street names- and numbers.
- vii. Home Owners Association and Constitution

Registration of the Servitude Access Right of way in favour of Erf 2121 and subsequent subdivisions over Erven 2154 and 2122 as indicated in the Exemption Request attached hereto as Annexure C

4. Compliance with other legislative application requirements

In addition to the Municipal Planning By-law the following additional application requirements may or may not apply to the application in question, for the reasons as set out below.

4.1 National Environmental Management Act (107 of 1998)

Attached hereto as Annexure M, a copy of the letter received from the Western Cape Government: Environmental Affairs and Development Planning [2016/04/06] indicating that a township development on Erf 2121 does not constitute a listed activity as defined in terms of the NEMA EIA Regulations 2014.

Erven 2159, 2156, 2122 and 2154 were included in the NEMA Environmental Authorisation as part of Phase 1 of the Township Development regarding Erf 1336. A copy hereof is attached hereto as Annexure N. As part of the aforementioned, a River Rehabilitation Plan was drafted by the Freshwater Consulting Group, and is attached hereto as Annexure R.

Cornerstone Environmental Consultants have been appointed to confirm whether the required engineering infrastructure regarding Erf 2156 would require an Environmental Authorisation.

4.2 National Heritage Resources Act (25 of 1999)

Approval was granted by Heritage Western Cape as part of the original application (Erf 1336) subject to certain conditions / setbacks being imposed. The current application for rezoning and subdivision does not impact or amend any of the conditions as previously imposed by Heritage Western Cape and therefore it is deemed no new approval is required in terms of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) – Attached hereto as Annexure S.

4.3 National Water Act

Attached hereto as Annexure Q, the Department confirmed that the water use regarding the Development on Erf 1336 (January 2015) falls within the ambit of the General Authorisation, Government Gazette No. 32805, Notice No. 1199, dated 18 December 2009, with specific reference to the road bridge and river rehabilitation / landscaping, as attached hereto as Annexure R.

Me Toni Belcher has been requested to engage with the Department of Water Affairs with regard to the proposed stormwater drainage and associated infrastructure as proposed on Erf 2121, in order to obtain the Department's official comment thereof.

On receipt thereof, it will be submitted to the Stellenbosch Municipality accordingly.

B. APPLICATION PROPERTY DESCRIPTION AND DETAILS

This section sets out the relevant details of the properties that constitute the "application area".

1. Application property details

The relevant details of the application properties and properties referred to are summarised in table 1 below.

Property Description	Title Deed No.	Size	Owner
Erf 2121, Klapmuts, Western Cape Province, Stellenbosch Municipality.	T52018/2013	3.1719ha	DEVCO WESTERN CAPE (PTY)LTD
Erf 2159, Klapmuts, Western Cape Province, Stellenbosch Municipality	T52018/2013	5041m ²	DEVCO WESTERN CAPE (PTY)LTD
Erf 2156, Klapmuts, Western Cape Province, Stellenbosch Municipality	T52018/2013	6593m ²	DEVCO WESTERN CAPE (PTY)LTD
Erf 2154, Klapmuts, Western Cape Province, Stellenbosch Municipality	T22180/2009	2021m ²	Simonsberg Employees Development Co Pty Ltd
Erf 2122, Klapmuts, Western Cape Province, Stellenbosch Municipality	T22180/2009	1.5449ha	Simonsberg Employees Development Co Pty Ltd

Table 1: Application property details

2. Restrictive conditions of title

A conveyancer certificates have been prepared regarding the properties indicated in Table 1 above, and is attached as Annexure G. According to the certificates there are no restrictive conditions that may prohibit or restrict the proposed application. The Bondholder Consent pertaining to Erf 2121 is attached hereto as Annexure H.

C. PLANNING CONTEXT

This section describes the relevant planning context as background to the application.

1. Locality

The town of Klapmuts is located approximately 15km from the City of Cape Town's western urban edge, 16km from the town of Stellenbosch and 14km from the town of Paarl. Erf 1336 in return is located to the south of the N1 and to the west of the junction between Main Roads 205 (westwards to Franschhoek) and 27 (south to Stellenbosch) on the southern edge, abutting Merchant Street, of Klapmuts town in the Western Cape, off the R44. The site falls under the jurisdiction of the Stellenbosch Municipality.



Figure 1: Locality of Erven 2121,2159, 2156, 2154 and 2122.

2. Existing zoning and land use

The application properties form part of the total development approval for Erf 1336 Klapmuts and in terms of the vested approval is zoned in terms of the applicable Section 8 Zoning Scheme Regulations as Residential Zone II (Grouphousing) with an approximate gross density of 25 units / ha pertaining to Erf 2121, while Erven 2159, and 2156 is zoned as Open Space Zone II (Private Open Space).

Erf 2154 formed part of the development application pertaining to Erf 1336, and was duly zoned Open Space Zone II for private road purposes. The properties located to the south of

the Klapmuts River corridor; being erven 2121, 2122 and 2123 (residential components) were to gain access from Erf 2154.

Erf 2154 is currently been developed accordingly, and provides access to the Industrial erf 2116, as well to accommodate the traffic linkage towards erven 2122 2123.

Stellenbosch Municipality confirmed that the converted zoning with regard to Erf 2121 in terms of the Stellenbosch Municipality: Zoning Scheme By-Law (2019) is Conventional Residential Zone + deemed consent for Group Housing.

It is deemed that the converted zoning for Erven 2159 and 2156 (Open Space Zone II – in terms of the repealed Section 8 Zoning Scheme Regulations) is Private Open Space Zone in terms of the Zoning Scheme By-law (2019), as reflected on the Zoning Scheme Plans attached to the above.

The properties indicated above are currently vacant, with no building improvements, with the exception of Erf 2154 that has been developed as a private access leading towards erven 2122, 2123, 2121, 2116 and 2131.



Figure 2: Klapmuts Development Master Plan [Erf 1336]

3. Surrounding zoning and land use

The surrounding zoning is by and large determined by the current development approval for Erf 1336 as indicated in the Development Master Plan attached hereto as Annexure A, and indicated in figure 2 above. Certain of the erven created by virtue of the LUPO approval pertaining to Erf 1336 have been developed accordingly.



Figure 3: Zoning Extract [Stellenbosch Municipality Zoning Scheme By-Law, 2019]

Figure 3 above provides for an extract from the Stellenbosch Zoning Scheme By-Law, 2019, pertaining to the Klapmuts area and is indicative of the existing zonings within the area, and more specifically for Klapmuts township.

4. Previous applications and approval

As indicated above the current application is lodged within the context of the existing LUPO approval granted for the whole of Erf 1336 and therefore needs to be assessed accordingly. The letters of approval regarding the above and subsequent Amendment of the approved subdivision and phasing plan are attached hereto as Annexure A.

Figure 2 above (Klapmuts Development Master Plan) indicates the combined Development Master Plan for Erf 1336, which plan depicts the approved Phase 1 LUPO amendments and subsequent approvals related thereto.

As indicated in the Development Master Plan, access to erven 2121, 2122 and 2123 is gained via the Private Road (Open Space Zone II) erf 2154 and the proposed internal 13m Private Road over erven 2122 and 2123 respectively. A vehicle bridge is to be constructed across the Klapmuts River, in order to provide access to the properties located to the south of the river, being erven 2121, 2122 and 2123 respectively, as indicated in Annexure A.

Attached hereto as Annexure C, as part of the Request for Exemption in order to register a Private servitude Right of way (13m) over erven 2122 and 2154 in favour of Erf 2121 and subsequent subdivision thereof for residential purposes as indicated in this application the letter of approval for the Extension of the Validity pertaining to the approval for the rezoning and subdivision of erven 2122 and 2123 as issued by the Stellenbosch Municipality dated 23/11/2020.

The approved subdivision plan No. 4B (dated 02/12/2013), as reflected in the above letter of approval indicates the approved subdivision and zoning of Erven 2122 and 2123 accordingly. The internal access by means of the 13metre Private Road (Open Space Zone II) is indicated gaining access over Erf 2154. The approved subdivision plan also indicates the Future Phase, being Erf 2121, to gain access from the Private 13m road.

As a result that the landowner of Erf 2121 intends to develop the application property before the approved development on erven 2122 and 2123 it is therefore required to register the private right of way (Private Road) over Erf 2122 and 2154 as indicated on Plans 4A and 4B, that is in line with the proposed road alignment as reflected on Plan 4B indicated above.

D. PLANNING MOTIVATION

This section sets out the motivation for the proposed rezoning and subdivision proposal.

1. Application particulars

1.1 Application for the Exemption of Subdivision and Consolidation in terms of Section 24 of the Stellenbosch Municipality Land Use Planning By-Law (2015) for the minor amendment of the common boundary of Erven 2159 and 2121 of which the resulting change in area of either of the properties does not exceed 10 per cent, as indicated on Plans 3B and 3C attached hereto [Complete application attached hereto as Annexure B.]

The application for the exemption pertaining to the common boundary of erven 2159 and 2121 is required in order to align the boundary parallel to the proposed subdivision as indicated on Plan 3C.

Plans 3B and 3C provides for the detail regarding the re-alignment of the common boundary as follow:

- A portion of $\pm 87\text{m}^2$ represented by figure A, S, T equating to approximately 1,7% of the total area of Erf 2159 (5041m^2) to be subdivided and consolidated with Erf 2121 (31718m^2). The re-aligned boundary will therefore result in the increase in the total area of Erf 2121 with $\pm 87\text{m}^2$ and the decrease of the total area of Erf 2159 with 87m^2 [$5040\text{m}^2 - 87\text{m}^2 = 4953\text{m}^2$].
- This equates to approximately 0,27% increase in area of Erf 2121, that will result in a total area of $31718\text{m}^2 + 87\text{m}^2 = 31\ 806\text{m}^2$.

1.2 Application for the Exemption of Subdivision and Consolidation in terms of Section 24(f) of the Stellenbosch Municipality Land Use Planning By-law for the registration of a Servitude Access Right of Way 13metres wide (private) over Erven 2122 and 2154, Klapmuts, as indicated on Plans 4A and 4B attached hereto, in favour of Erf 2121 and subsequent subdivisions thereof as indicated in the application below [Complete application attached hereto as Annexure C]

- The Servitude(s) in question will be registered in favour of Erf 2121 [and subsequent subdivision thereof], so as to provide a private access to Erf 2121 and future development thereof. As part of the original approval pertaining to Erf 1336, Klapmuts provision was made for a 13metre wide private road over these erven, in order to provide access to erven 2122, 2123 and 2121.

-
- The Stellenbosch Municipality approved the rezoning and subdivision of Erven 2122 and 2123, as per letter of approval dated 07 August 2014, which was duly extended as per letter of approval dated 23/11/2020, that includes and is indicative of the internal Private Road (13m) that provides access to the properties to south of the Klapmuts River Corridor.
 - As indicated above this application is submitted within the context of the existing LUPO approval granted, which was based / granted for the whole of Erf 1336, which was approved in 2009, and indicated on the attached approved General Plan No 2470/2009.
 - As part of the LUPO approval dated 2008/09/18 [Rezoning, subdivision and departure on Erf 1336, Klapmuts] and subsequent LUPO approval dated 2009/02/17 [Amendment of approved Subdivision and Phasing Plan on Erf No 1336, Klapmuts], approval was obtained for the respective zonings and subdivisions as reflected on the attached approved General Plan No 2470/2009.
 - Subsequent hereto the Stellenbosch Municipality approved the consolidation, rezoning and subdivision of Erven 2122 and 2123 dated 2014/08/07 and duly extended as per letter of approval dated 2020/11/23 provides for a 13metre wide Private Road over the consolidated Erven 2122 and 2123, that provides the required access to Erf 2121.
 - In order for the landowner of Erf 2121 to proceed with the Land Use application indicated above, it is required that the access as be confirmed until such a time that erven 2122 and 2123 are development according to development approval that was obtained therefor.
 - The subject properties are included within the context of existing approvals as indicated above that is indicative of the internal access to the respective erven as are indicated on the approved General Plan No. 2470/2009.
 - The alignment of the proposed Servitude Right of Way, as indicated on Plan 4 attached hereto is in line with the existing approved development parameters resulting from the previous and current land use approvals.
 - Erf 2154, as indicated in General Plan 2470/2009 is zoned as Open Space Zone II (Private Road) in terms of the original LUPO approval pertaining to Erf 1336 (dated 2008/09/18). As indicated in the aforementioned letter of approval and duly indicated on the accompanying Subdivision- and Zoning Plans Erf 2154 was intended to be used for access purposes for the

erven located on the southern side of the Klapmuts River, being the approved residential developments on erven 2121, 2122 and 2123 that were duly approved for residential development accordingly.

- Currently Erf 2116 gains access via Erf 2154. The property has been improved to such an extent that the future development of Erven 2131, 2121, 2122 and 2123 could be accommodated accordingly.
- The registration of the Servitude Right of Way (Private access 13metres wide), is required in order to provide access to the residential development as per this application. The registered land owner of erven 2122 and 2123 has indicated that the Land Use approval that was obtained will be enacted upon in due course. Therefore the registration of the 13metre wide private right of way in favour of Erf 2121 and subsequent subdivision thereof is currently required until such a time that the development of erven 2122 and 2123 is enacted on, and thereby the registration of the Private Road as indicated on Subdivision Plan Nr 4B, attached hereto as Annexure A regarding the approved Extension of Validity of approval for erven 2122 and 2123 (dated 23 November 2020).
- The subject properties are included within the context of existing approvals as indicated above that is indicative of the internal access to the respective erven as are indicated on the approved General Plan No. 2470/2009.
- The alignment of the proposed Servitude Right of Way, as indicated on Plan 4 attached hereto is in line with the existing approved development parameters resulting from the previous and current land use approvals.
- The approved subdivisions are indicated on the approved General Plan No. 2470/2009 attached hereto as Annexure C. Resulting from the original development approval obtained for the rezoning and subdivision of Erf 1336, access to Erven 2121, 2122 and 2123 were to be obtained via Erf 2154 (Private Property).
- As indicated on the approved Plans 4A and 4B attached hereto as Annexure A, and copies thereof as Annexure D, the approved subdivision provides for a 13m Private Roadway, gaining access from Erf 2154. This approved alignment made access provision for the development of Erf 2121, as indicated on Plans 4A and 4B.

2. STELENGATE SECURE RESIDENTIAL DEVELOPMENT [rezoning and subdivision]

The proposal for Erf 2121 entails the rezoning of the re-aligned Erf 2121 (including the boundary adjustment with Erf 2159) from Conventional Housing Zone to Subdivisional Area, and the subsequent subdivision thereof into 138 Multi Unit Residential Zone (Grouphousing) erven and 1 Private Open Space (Private Road) erf resulting in an approximate gross density of 44 units / ha. The Grouphousing development will be accessed via a 13m private road (private servitude right of way) over erven 2122 and 2154 from Industrial Access Road II.

The above provides for a densification of the existing approved Residential Zone II (Section 8 Scheme Regulations) from an approximate gross density of 25 units / ha to approximately 44 units/ha in order to develop smaller and thus more affordable residential opportunities (group housing), which is more in keeping with the actual market demand within the Klappmuts area.

The increase in residential density resulting from the above proposal is qualified within the attached revised services report and traffic impact statement accordingly.

The proposed rezoning and subdivision of re-configured Erf 2121, as well the registration of the servitude right way (private) for access purposes over erven 2122 and 2154, is considered to be the following phase resulting from the original approval pertaining to Erf 1336, Klappmuts of which the full extent is indicated on the Masterplan for Erf 1336 attached hereto as Plan No 8 (Annexure A).

The proposed subdivision and zoning of the subject property into 138 Multi-Unit Residential erven (Group Houses) and 1 Private internal road is indicated on Subdivision / Zoning Plan No 5 attached hereto.

- Access to Stellengate Village will be gained from a shared security entrance located on Erf 2154, and via a private servitude right of way (13m) over Erf 2122 as indicated on Plan No 5 and the Site Development Plan respectively.
- Proposed Subdivided Erven 49 to 59 gain access directly from the Servitude Right of Way access road (Wilgenhof Street), and erven 1 to 48 and 60 to 138 gain access from the internal private road.

2.1 COMBINED DEVELOPMENT MASTER PLAN FOR ERF 1336 (Plan No 8)

The combined Development Master Plan for Erf 1336 which plan depicts the respective Land Use Planning approvals and subsequent amendments, is attached hereto as Annexure A (Figure 2 above), indicating this application in relation to the original approval pertaining to Erf 1336.

2.2 PRIVATE OPEN SPACE PROVISION [ERF 2156]

As depicted on the Subdivision plan and Site Development Plan attached hereto the required private open space provision for the development will be provided for on Erf 2156, which forms part of the Klapmuts Rivier Corridor area, and owned by the same entity as Erf 2121.

In terms of the Zoning Scheme Regulations the outdoor space in a group housing development should be at least 25m² per dwelling unit / erf. Erf 2156 equates to ±6593m², resulting in that provision is made at a rate of ±47m² per erf (138 group house erven).

In addition hereto, each of the group housing erven provides for at least an area of 2metres x 5 metres private open space on each erf, as depicted on the attached typical Unit House designs attached hereto as Annexure K.

2.3 MOTIVATION FOR THE PERMANENT DEPARTURES

Application is made for the following permanent building line departures (and motivated as follows):

2.3.1 Residential [Grouphousing] component

- The relaxation of the Group Housing erven's external common boundary building lines from 3m to 0m, as indicated on the attached Site Development Plan, with reference to Erf Nrs 1,2,6,7, 9 to 48.
- The above relaxation of the respective external boundary lines are required in order to accommodate the respective typical Unit types A- E, as indicated on the Site Development Plan (S2 SDP Layout, dated 2021/09/30 – attached hereto as Annexure J, and Typical Unit Plans that are attached hereto as Annexure K

The application for the relaxation of the external building lines is to accommodate a sensible and optimal urban design of the proposed residential units as indicated on the Site Development Plan. The subject property borders the Private Open Space Erf (Erf 2156) to the

north; the Private Open Space Erf 2159 to the west; Erf 2122 to the east and south, and a section of Pinotage Villas to the south-west.

The permanent external building line departure, is also motivated in that the future development as per the existing land use approval that was obtained regarding Erven 2122 and 2123, will be duly developed for residential purposes as Phase 2 of Stellengate Village, of which the application regarding Erf 2121 represents Phase 1.

2.3.2 Erf 2154 (Shared Access Control / Refuse Room)

The relaxation of the eastern common boundary building line of Erf 2154 to 0metres in lieu of 5metres in order to accommodate the proposed Refuse Room as indicated on the Site Development Plan and on the Typical Refuse Room Elevation Plan attached hereto as Annexure K.

Figures 4 and 5 below depicts the proposed locality of the Shared Refuse Room equating to approximately 140m² with an average height of ±2.6metres.

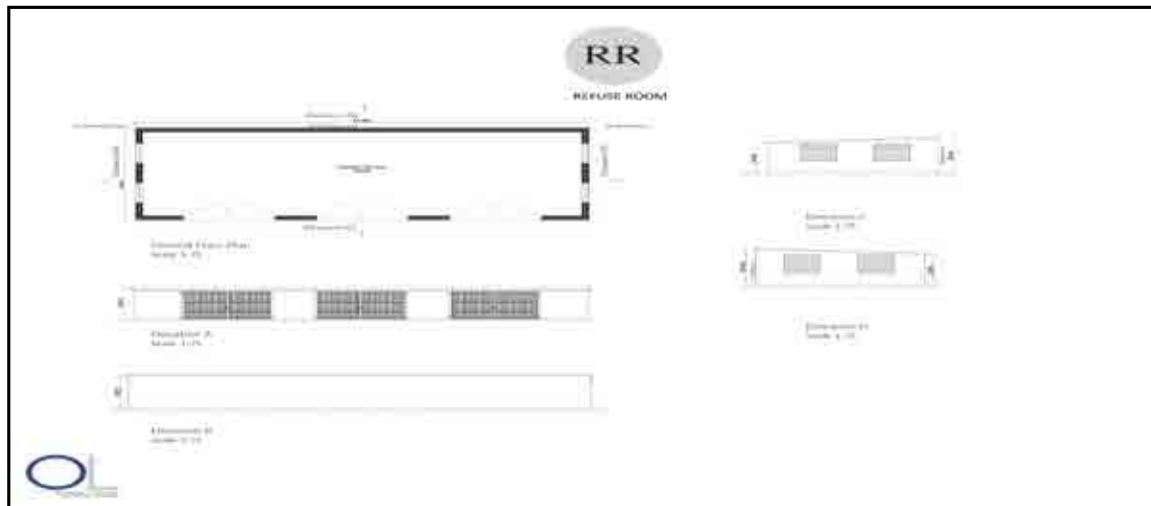


Figure 4: Typical Refuse Room Building

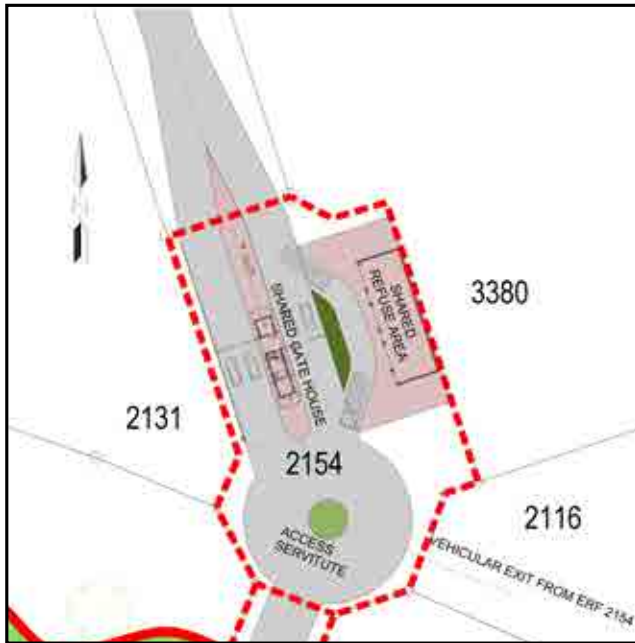


Figure 5 depicts the locality of the Refuse Room bordering Erf 3380, which common boundary building is applied to be relaxed to 0metres in lieu of 5 metres.

Figure 5: Shared Access / Refuse Room Erf 2154

2.4 SITE DEVELOPMENT PLAN AND DEVELOPMENT RULES

The development rules (including the required permanent departures) of the residential component are indicated in Table 2 below.

DEVELOPMENT RULES	GROUP HOUSING
Erf size(s)	138 Group Housing Erven [Multi-Unit Residential Zone] Erf sizes ranging from ±140m ² - ±400m ² [average erf size = 150m ²]
Gross Density	±44 units / ha
Coverage	50%
Height	2 storeys
Floor area	N/A
Common Boundary Building lines (external)	0m (in lieu of 3m) as indicated on the Site Development Plan. [Erven 1, 2,3,6,7, 9 to 48]
Common Boundary Building lines (internal)	0m
Street Boundary building lines (external)	3m [Erven 49 to 59]
Street Boundary building lines (internal)	0m
Parking	2 tandem Parking bays / erf (garage + driveway)

Outdoor space	±6 593m ² [Erf 2156] –Private Open Space
Boundary wall heights	1,8m: Street boundary 2,1m: Common boundary

Table 2: Development rules of Stellengate Village

Osmond Lange Architects have prepared a Site Development Plan (Drawing No S2.1, dated 2021/09/30) attached hereto as Annexure J indicating the respective Group House erven in relation to the Private Open Space Erf 2156, that will be linked to the residential development for the use thereof for private open space purposes.

Within the development parameters indicated above the Site Development Plan also indicates the typical units (types) that could be accommodated on each of the proposed 138 Group House erven. The SDP is attached hereto for your approval (see **Annexure J**).

Stellengate Village will be guided and informed by the Architectural Guideline Manual attached hereto as Annexure L.

2.5 SHARED ACCESS / GUARDHOUSE / REFUSE AREA

Erf 2154 (Private Open Space – Private Road) will accommodate the shared access / gatehouse to the proposed development as well as the proposed development’s refuse room, as depicted in Figure 6 below, will also accommodate the requirements of the future residential development of erven 2122 and 2123 (phase 2). The Shared access is depicted on the proposed Subdivision Plan (Plan No 5) and Site Development Plan attached hereto as Annexures I and J respectively.

Figures 8 and 9 below depict the typical Architectural elevations for the shared Gatehouse / Access Control and the Refuse Area Room to be constructed on the Private Road Erf 2154. These facilities will be for the residential development of erf 2121 and will also accommodate the future residential developments on erven 2122 and 2123 located to the south of the Klapmuts River. The Site Development Plan and typical Architectural elevation plans depicting the proposed layout and design is attached hereto as Annexure K.



Figure 6: Erf 2154 [Shared Access and Refuse Area]



Figure 7: Extract of Site Development Plan – Erf 2154

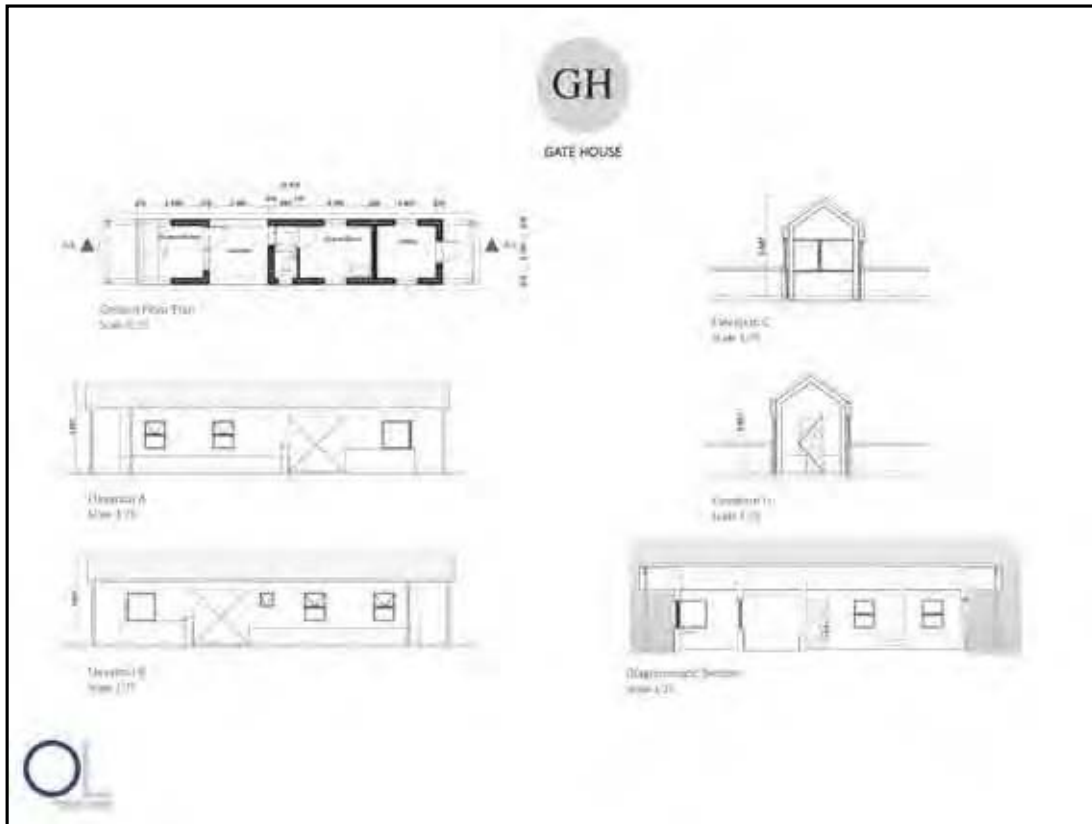


Figure 8: Typical Gate House and Elevations located on Erf 2154.

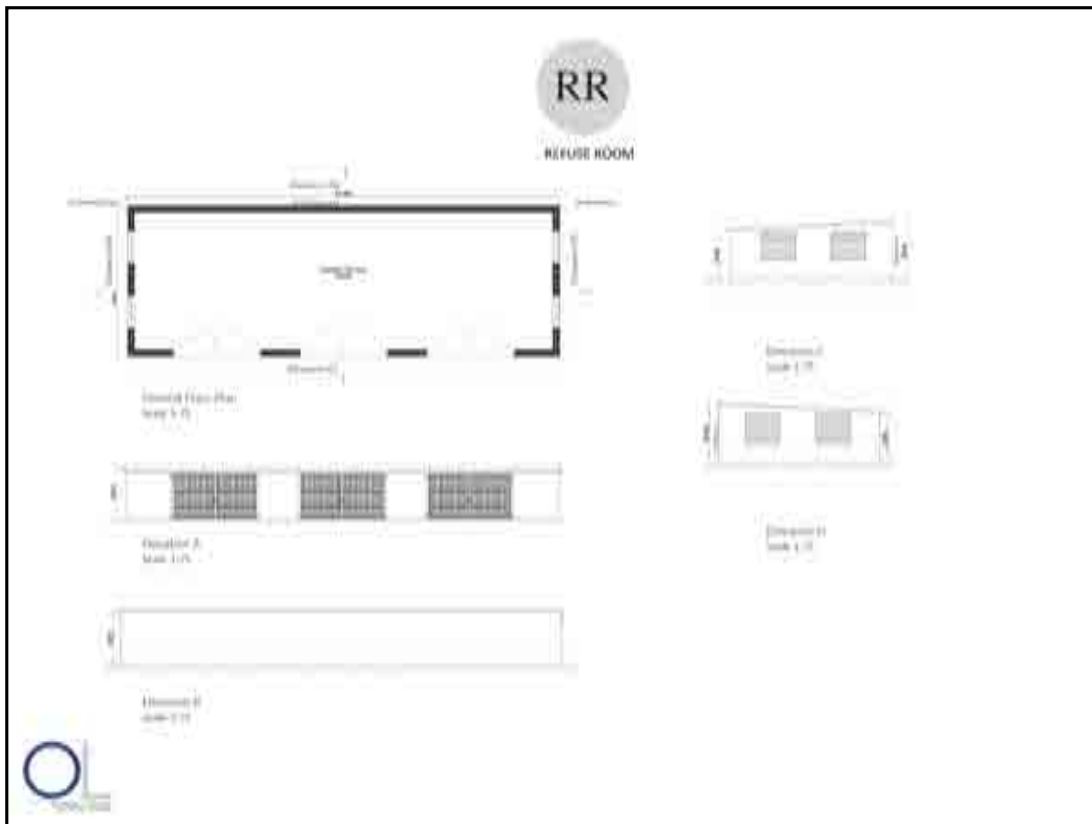


Figure 9: Shared Refuse area located on Erf 2154.

In principle the securitisation of Stellengate Village is proposed in order to appropriately align the development with the market demand in this regard. It is believed that providing a secure development scenario will significantly add to the marketability and therefore enhance the viability of the proposed development, and subsequent residential developments on erven 2122 and 2123.

2.6 ARCHITECTURAL GUIDELINES

The Group house development of the Stellengate Village will be done in accordance with the Design Manual and Architectural Guidelines prepared by Osmond Lange Architects attached hereto as Annexure L. The intention is to develop a unique cohesive architectural character for the total development as an appropriate response to its sensitive environment. To this end the combination of traditional Cape Architectural elements and the use of natural building materials will be encouraged. In doing so the original approved development context will not be compromised by the proposed change in zoning, or proposed subdivision into a number of smaller group house erven.

2.7 LANDSCAPING GUIDELINES

The abovementioned Design Manual and Architectural Guidelines are supplemented with a Landscaping Site Development Plan so as to ensure appropriate landscaping treatment is implemented as part of the broader Stellengate Village residential development. A copy of the Landscaping Master Site Development Plan as prepared by Johan de Villiers Landscape Architects & Associates is attached hereto as Annexure M.

The Landscape Plan makes proposals for the rehabilitation of the private open space being Erf 2156, in addition to the proposed planting palette.

2.8 CONSTITUTION OF THE STELLENGATE PROPERTY OWNERS ASSOCIATION

A homeowners' association / Constitution will be established to manage the residential component and will consist of all the residential units' landowners, a copy thereof is attached as Annexure O.

2.9 ACCESS AND TRAFFIC IMPACT

Deca Consulting Engineers were appointed by DEVCO Western Cape to assess the transport impact of the proposed residential development (Group housing) on Erf 2121. Access will be gained from Industrial Access Road II via the servitude road to be registered over erven 2154

and 2122 accordingly. Proposed subdivided Erven 1 to 48 and erven 60 to 138 gain access from the internal private road. Erven 49 to 59 gain access directly from the servitude right of way over erf 2121, being proposed Wilgenhof Street. As indicated on the Site Development Plan these erven are subject to the 3m external street building line along the servitude road over Erf 2121.

Transport impact assessments were originally done for the existing approved development on Erf 1336 between 2006 and 2021. The then development proposals for erf 2121 formed part of these earlier studies that were undertaken. Since the original Traffic impact studies were undertaken, the traffic situation and developments in the greater Klapmuts area have changed, and some of the earlier assumptions that were made may no longer be valid. Subsequent hereto, new traffic counts and a new assessment was commissioned for the residential development application indicated above, and duly reflected on the Site Development Plan attached hereto as Annexure J.

The original approvals for Groenfontein, Anura and Simonsberg Village “reserved” capacity for a certain number of trips at the R44 / Stellengate Boulevard intersection. The figures hereof are reflected in the Traffic Impact Assessment attached hereto as Annexure U.

The above revised Traffic Impact Assessment concludes that the proposed development will have a low transport impact, and that it is recommended that the residential development be approved, as it still falls within the capacity that was “reserved” as part of the original Groenfontein approval. Suggestions for improvements are also included to be duly considered by the controlling authority as follow:

Third party improvement proposals:

- An exclusive left turn lane should be provided on the southern R44 approach at the R101 intersection;
- Exclusive left turn lanes should be added on both R44 approaches at the R44 / Stellengate Boulevard intersection.

Erf 2121 development improvement proposals:

- A sidewalk should be provided from the Erf 2121 boundary along the road crossing the stream and along Industrial Road II up to Stellengate Boulevard;
- Provide a formal footpath through the open space on the banks of the stream.

The proposed rezoning and subdivision will not give rise to a significant change in the existing approved development context / parameters (bulk; coverage) as assessed in the TIA for the existing approved development of Erf 1336. An amended TIA statement to qualify the above statement has been prepared by Ice Traffic Engineers and is attached hereto.

2.10 ENGINEERING SERVICES

WEC-Consult (Pty)Ltd and Carstens Consulting Engineering (Pty)Ltd were appointed as consulting Civil Engineers to prepare a Civil Engineering Services Report and addendum thereto, regarding the proposed Residential development. A copy of the report is attached hereto as Annexure T.

2.10.1 Water Supply

Total Average Water Demand

The total average daily water demand is summarised in the table below for the development. The Peak factor was allowed as per Vorster et al (1995) for residential suburbs with average demand less than 1 000kl/day.

Zone	Number of Erven	Average Daily Flows (l/day/erf)	Design Flows		Peak Factor	Peak Flow (l/s)
			Kl/day	l/s		
Residential Erf 2121	138	600.00	82.8	0.96	4.6	4.41

Table 1: Daily Water Demand

Connection to Existing External Network

The development will be connected to the surrounding internal water network a new 160mm diameter line to be constructed across the new proposed access bridge across the Klappmuts River to the north east of the development, from where the line will connect to the existing water network at the corner of Pickering Street and Stellengate Boulevard.

Capacity of the Existing External Network

At the time of finalising the services report, the newly constructed Klappmuts reservoir is indicated as having sufficient capacity to supply the development accordingly.

Provision for Connection of future networks

Provision will be made for a future connection of erf 2122 that is located to the south of the development.

2.10.2 Sewerage

Total Average Daily Sewerage Runoff

A summary of the estimated average and peak dry weather flows for the development is indicated in the table below. The Peak factor has been obtained from the “Guidelines for human settlement planning and design” (The Red Book).

Zone	Number of Erven	Average Daily Flows (l/day/erf)	Design Flows		Peak Factor	Percentage for Extraneous Flow	Peak Flow (l/s)
			Kl/day	l/s			
Residential Erf 2121	138	480.00	66.24	0.77	3.5	15%	3.086

Table 2: Daily Sewerage Flow Demand

Connection Existing External Network

The development will be connected to the existing sewer network via the 200mm diameter sewer line located on the northern boundary of erf 2121 along the Klapmuts River (Erf 2156)

Capacity of Existing External System

At the time of finalising the services report, the newly upgraded WWTW is indicated as having sufficient capacity to treat discharge from the development.

Provision for Connection of Future Networks

No provision needs to be made for future connection. Erf 2122 (property to the south) will have its own connection to the outfall sewer along bulk sewer line along the Klapmuts River.

2.10.3 Stormwater

Routes for Surface drainage during Major Storms

Included within the Engineering Services report (Annexure T), a preliminary layout of the stormwater network regarding the development is included. Runoff provisions are made for cases of minor storms by providing adequate stormwater infrastructure in the road reserve.

The stormwater runoff for the whole of the proposed development is designed to discharge into the Klapmuts River on the northern boundary of Erf 2121 (Erf 2156). The Stormwater pipe leading to the river, flows through a servitude as indicated in the Services Report.

This servitude will also act as an overland escape route during major storm events to guide excess flow to the river.

Provision for Connection of Future Networks

No provision needs to be made for any future connection. Erf 2122, located to the south will have its own outlet to the Klapmuts River.

2.10.4 Roads

The attached services report includes the preliminary layout of the road network for the respective erven.

All new roads that are proposed to be classified as class 5 roads, due to their primary function being Access collectors.

The main and only access to the application property will be gained from Pickering Road (Industrial Access II Road) to the north-east of erf 2121. The access road leading to and from erf 2121 intersects with the existing Vinimark access road (Erf 2154) through an existing circle intersection. A culvert bridge will be constructed by the developer over the Klapmuts River to provide access to the application property.

2.10.4.1 Bridge

A culvert bridge will be constructed by the developer over the Klapmuts River to provide access to the application property. The proposed culvert bridge will be constructed on Erf 2122, in order to provide access to proposed development as well as to accommodate the future residential development on Erven 2122 and 2123 to the south of the Klapmuts River.

The alignment and locality of the bridge is indicated on the Site Development Plan and depicted in the attached Engineering Services Report.

Detailed Engineering designs will be prepared and submitted to the Stellenbosch Municipality Engineering Department.

2.11 ELECTRICAL SERVICES

Charl Electrical Engineering CC was appointed to conduct a load estimate for the development and subsequently continue with the electrical reticulation design based on guidelines as provided by the supply authority.

2.11.1 MV RETICULATION

Underground MV cable networks, designed to the supply authority's standards will distribute the electrical power to Miniature substations predetermined as part of the design and discussions with the supply authority. These substations will require a 6metre x 4 metre area.

2.11.2 LV RETICULATION

Underground LV cable networks, designed to the supply authority's standards will distribute the electrical power to street front kiosks. These kiosks will be according to the supply authority specifications and will be sized to cater for either 9 or 12 meters / clients. Earth conductors will be run in parallel to the LV supply cables. The LV supply cables will be fed via appropriate rated feeder circuit breakers from the miniature substation or distribution kiosks.

2.11.3 METERING AND HOUSE CONNECTION CABLE

Single phased prepaid meters be installed for each of the residential dwellings managed by ESKOM which is the supply authority in the area. Each service cable will be fed via an 80A single pole circuit breaker. The service cable will be a 16mm² copper (SWA) and a separate 10mm² bare copper earth conductor. The developer will install these cables 1 meter within the stand boundary. It is also proposed that a certified contractor be employed by the developer to install and commission the connections / meters to the dwellings.

2.11.4 VOLTAGE PROFILES AND DESIGN PARAMETES

The design loads and voltage drop profile will be calculated by the following diversity maximum demand and the installation will be done accordingly as per ESKOM'S requirements:

4.04Kva / unit, which is the standard load model for the Urban Residential 1 Consumer Load Class.

2.11.5 PUBLIC / PRIVATE LIGHTING

All roads will be equipped with LED luminaries according to the latest specifications as received from the Controlling Authority. The internal private streetlight installation will be managed by the home owners association and be privately maintained.

The Electrical Report concludes that Charl Electrical Engineering have discussed the necessary design and requirements with the supply authority (ESKOM), and was confirmed that the supply is available in the area. One of the supply conditions from the supply authority will be the establishment of the new Groenfontein 1SS.

3. PLANNING MOTIVATION FOR THE STELENGATE VILLAGE DEVELOPMENT

Our motivation for the proposed Group housing development with an average gross density of ±44 du/ha of the application properties is based on the following reasons:

3.1 STELLENBOSCH MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK

Figure 10 below indicates the locality of the subject properties in context of the Spatial Development Framework (indicated as Green Areas Retained), by which the Zoning of the subject properties are not indicated according to the Zoning Plan for the area as reflected in Figure 3 above. The subject properties inherent development rights are a result of approved Land Use applications as indicated in Section 1 above

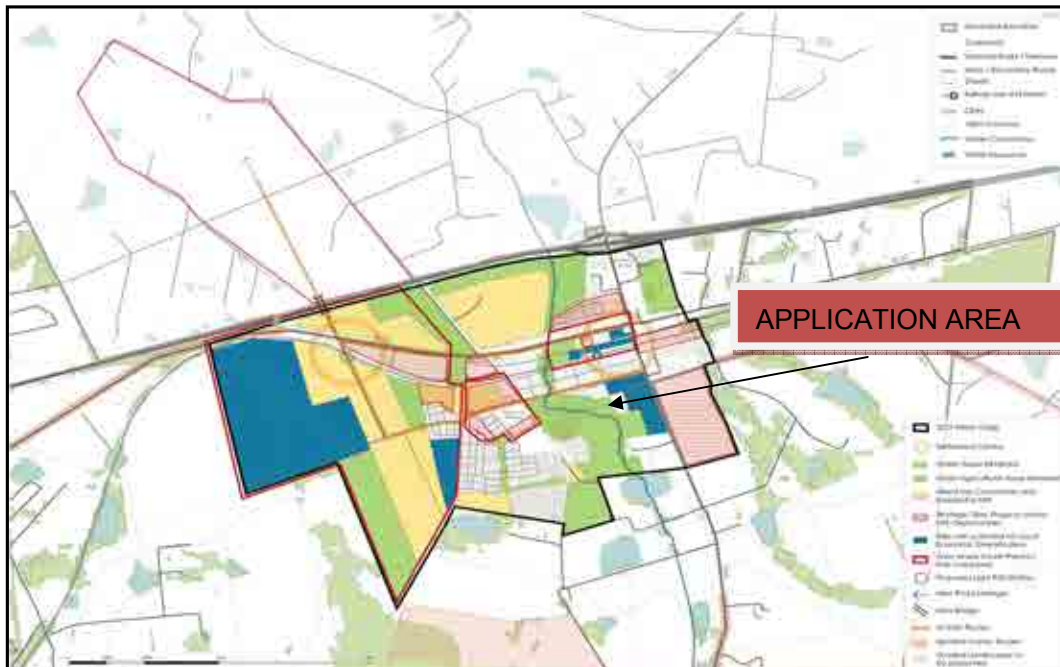


Figure 10: Extract of SDF (2019- Klapmuts)

The Stellenbosch Municipal Spatial Development Framework (MSDF) was approved on 11 November 2019, and outlines plans and written proposals for the municipal area. Broadly, and aligned to the SPLUMA MSDF guidelines- the settlement plans entail three types of actions or initiatives:

- *Protective actions* – things to be protected and maintained to achieve the vision and spatial concept.
- *Change Actions* – things that need to be changed, transformed, or enhanced to achieve the vision and spatial concept.
- *New development actions* – new development or initiatives to be undertaken to achieve the vision and spatial concept.

Within context of these actions, the SDF provides for the following Plan elements and proposals for Klapmuts:

TYPE OF ACTION	SDF ELEMENT	SPATIAL PROPOSAL
Protective actions	*Maintain and improve nature areas surrounding Klapmuts *Urban Edge	Erf 2156 is proposed to be used as the Private Open Space system for the development, and will be rehabilitated accordingly as the erf forms part of the Klapmuts River Corridor. The application properties are located within the approved urban edge and indicated on GP 2470/2009.
Change actions	Areas for residential densification and infill	Residential developments should be of higher density and provide a range of housing typologies. The proposed group housing development provides for an density of ± 44 u/ha.
New Development actions	New residential development	The grouphousing development provides for an variety of housing typologies that is earmarked for a range in income.

The application properties are duly located within the approved Urban Edge of Klapmuts. As per the original land use approvals regarding the original Land Use application pertaining to Erf 1336, the application properties are deemed to be the following phase of the development area located to the south of the Klapmuts River, including erven 2122 and 2123, of which the zonings are duly indicated in Figure 3 above.

Figure 2 above [Klapmuts Masterplan] is indicative of the land use approvals that have been obtained for the respective properties that resulted from the development application on Erf 1336, and also reflected on the approved General Plan Nr 2470/2009.

To this effect Figure 3 above (extract from the Stellenbosch Municipality Zoning Plans) reflect the respective zonings within the Klapmuts area (Plan Nr G/014).

As indicated in the General Plan, the properties forming part of the Klapmuts River Corridor, being erven 2156, 2155, 2158 and 2158 are zoned Private Open Space accordingly and under private ownership, of which Erf 2156 will be used as part of this application (Stellengate Village) to be utilised as Private Open Space.

The proposed development on Erven 2122 and 2123, located to the east and south of the application area, was duly approved and which validity period was duly extended as per letter of approval dated 23/11/2020 (attached hereto as Annexure A). As indicated above this application, represents Phase 1 of the total development, and therefore the need to register the private servitude right of way over erven 2154 and a portion of erf 2122, which access alignment is reflected in the approved Subdivision Plan (Nr 4B) attached to the letter of approval.

The subject property is currently undeveloped, ideally suited for infill urban development, as reflected in the Klappmuts Master Plan (Figure 2). Within context of the existing approvals that have been obtained, with specific reference to Erf 1336 from where the subject properties originate, this application is deemed to be to the benefit of the Klappmuts area and Stellenbosch in the broader context.

The proposed higher density residential development on infill land will support the recommendations of the MSDF. According to the MSDF, *“current densities [in Stellenbosch] remain below 10du/ha . . . densities are still significantly lower than the targeted density of 25du/ha . . . provision should also be made for redevelopment and densification as a means to accommodate market demand”*. By providing a more affordable housing product with a residential density of ± 44 du/ha, the town’s average residential density will increase.

The proposed development of the subject property can therefore be deemed desirable as it supports the principles of the MSDF.

3.2 DEVELOPMENT PRINCIPLES

This application is submitted in terms of the Stellenbosch Municipality: Land Use Planning By-Law, and will be considered accordingly. As such the development principles on National level in terms of Section 7 of the Spatial Planning and Land Use Management Act (Act No. 16 of 2013)(SPLUMA) and in terms of Section 59 of the Western Cape Land Use Planning Act (Act No 3 of 2014)(LUPA) are applicable.

Section 59 of the Western Cape Land Use Planning Act, Act No 3 of 2014 and Chapter 2 of the Spatial Planning and Land Use Management Act No 16 of 2013, lists the development principles that apply to spatial planning, land development and land use management.

The proposed application indicated above will be evaluated as follow against the five development principles:

(a) Principle of Spatial Justice

- Spatial justice is primarily focussed on redressing past spatial and other development imbalances, by means of improved access and use of land.
- The proposed residential development contributes towards the offering in the area by providing smaller, more affordable erven. Whilst the smaller erven present an improved use of the subject property, the increased density also presents a more efficient use of resources and infrastructure. Therefore it is deemed that the proposed development is the most suitable and appropriate use of the property given its context and location.

(b) Principle of Spatial sustainability

- This principle requires that spatial planning and land use management system must promote land development that is within the fiscal, institutional and administrative means of the Republic. Consideration is to be given towards the protection of prime and unique agricultural land.
- On ground level this refers to development in locations that are sustainable and that limit urban sprawl, considers the impact and interest of surrounding land owners, and that ensures that development is feasible and financially viable. It is therefore deemed that the proposed development supports spatial sustainability, as it makes optimal use of appropriately zoned properties.

(c) Efficiency

- Efficiency requires that land development optimises the use of existing resources and infrastructure
- The proposed development will result in a denser urban settlement pattern with a gross density of $\pm 44u/ha$, resulting in the optimisation of existing available infrastructure and upgrades required.
- The proposed development will contribute towards the development and maintenance of existing networks through development contributions.

(d) Spatial Resilience

- Spatial resilience provides for flexibility in spatial plans, policies and land use management systems to be accommodated so as to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.
- The property has proved to be resilient in terms of its locality and previous land use approvals that were obtained with regard to Erf 1336, from where the subject properties zoning and subdivided status emanates from. The SDF has included the subject properties within the Urban Edge, and duly indicated on the Zoning Plan for the respective residential and open spaces as reflected in the Klappmuts Master Plan indicated above. In this regard the property can easily be subdivided, whilst fitting in

with the surrounding subdivision settlement pattern of the immediate surroundings.

(e) Principle of good administration

The application will be submitted with the Stellenbosch Municipality for approval and will be administered in accordance with the procedures contemplated in terms of the Stellenbosch Municipality Land Use Planning By-Law.

The proposed development of the subject property can therefore be deemed desirable as it complies with the principles of the MSDF.

3.3 Stellenbosch Municipality Socio-Economic Context

Stellenbosch Municipality has the second largest population in the Cape Winelands District Municipality, with an estimation of 176 523 in 2018. This is expected to reach 190 680 by 2023, which represents an 8% growth rate of the 2018 base estimate.

It was estimated that in 2001 ±67,5% of the total population in the municipal area lived within the urban areas. This increased to 72,1% in 2011 and an estimated 74,2% in 2016. The percentage share of the total population living in urban areas could increase further to 76% by 2021 and to 79% by 2031. It is furthermore estimated that 91% of the people living in the urban areas of the municipality in 2031 will reside in Stellenbosch town, Klapmuts or Franschhoek.

3.4 Built Environment Context

From a settlement pattern and role perspective Stellenbosch Town remains the most significant settlement within the Municipal area, followed by Klapmuts, Franschhoek and a number of smaller settlements.

Dwelling densities have increased in Stellenbosch town, Klapmuts and Franschhoek but are still significantly lower than the targeted density set in planning policy and studies of 25u/ha. During 2015 the average density in Stellenbosch was 8,17 dwelling units per hectare, with Klapmuts with an average density of 9,94 units per hectare.

According to the MSDF, Klapmuts has an estimated housing backlog of approximately 2 468. Furthermore, the MSDF indicates that ±146ha land is available within the urban edge, as reflected in the UDS (2018) study. The above application properties are included within these calculations, as it is located within the Urban Edge.

The proposed higher density residential development (group housing) will support the recommendations of the MSDF, in order to increase residential densities. In addition, current densities remain below 10du/ha for some of the settlements within the Municipal area, and although densities have increased in recent years, densities are still significantly lower than the targeted density of 15du/ha set in higher level planning policies and studies. Thus, provision should also be made for redevelopment and densification as a means to accommodate market demand. By providing a more effective and affordable development with a gross residential density of ±44du/ha, the town of Klapmuts' average residential density will increase, and thereby achieving the higher average densities to be achieved.

3.5 Positive economic impact

The South African economy grew by 0.8% in 2018 after a technical recession in the first half of the year (according to the Moody's Corporation). The economy shrank by 0.8% in the first quarter of 2019 compared to the last quarter of 2018. South Africa's unemployment rate increased to 27.6% in the first quarter of 2019, (according to Stats SA). The jobless rate at the end of the fourth quarter of 2018 was 27.1%, meaning the rate has increased by half a percentage point. Significant economic investment is needed to address these problems.

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

The proposed development will also contribute development contributions to the Stellenbosch Municipality, it will contribute to the upgrading of municipal bulk infrastructure

The proposed development will therefore have a positive impact on the local economy and infrastructure, and it can be deemed desirable.

3.6 Compatibility with the surrounding environment

The subject property is located in an area with mixed land uses, such as industrial, business and residential. The well established Pinitage Villa development borders the property to the south, and an approved land use residential development borders the property east and south (being erven 2122 and 2123). Within the context of Klapmuts the residential opportunities as reflected in the Klapmuts Master Plan that was drafted as a result of the approved development of Erf 1336, as also reflected in the Zoning Map of the Stellenbosch Municipality

that the residential component is located to the south of the Klapmuts River, and the Industrial / business components are located to the north of the Klapmuts River.

It is therefore deemed that the proposed development with the increased density will be compatible with the mixed and integrated environment.

The principle of higher densities in the area has already been established by means of the Pinotage Villas and other erven that are currently zoned for Multi-Unit Residential Zone, and would therefore not create a precedent for other high-density development. All development proposals must be evaluated on its own merits to determine its desirability and benefits to the community and it is our opinion that the proposed development will benefit the broader community of Klapmuts by upgrading bulk infrastructure, providing (more) affordable housing opportunities and by supporting Council's vision of the densification of urban areas.

3.7 Positive impact on surrounding property values

It is deemed that the proposed development of the subject property will have a positive effect on surrounding property values, and unlock the further sustainable development of the immediate area and residents will subsequently benefit from it. An increase in property values will lead to higher property taxes

With the approval of the MSDF the Stellenbosch Municipality has decided that all future developments must be contained within existing urban areas and that ad hoc development on agricultural farms outside of the urban edges should be discouraged. The result hereof is that existing urban areas will now be redeveloped to absorb the town's development pressures. By creating a very tight urban edge and by not providing for any private green fields planning,

E. CONCLUSION

In conclusion it is argued that the proposed rezoning and subdivision of the erven as contemplated above is deemed to be compatible with the existing development approval for Erf 1336.

As stated above the proposed rezoning will enhance the range and number of potential economic as well as residential opportunities that could potentially emanate from the development proposal and in doing so generally enhance the sustainability of the intended development.

From the above motivation it is clear that the proposed development of the subject property – which entails a higher density (infill) residential development on vacant urban land – is in line

with the town's spatial planning principles and general planning considerations. It will provide more affordable housing opportunities in Stellenbosch and support local economic development, which is in keeping with the future development of Klapmuts.

It is argued that the above would provide for a more diverse, vibrant and commercially viable development node, which would provide for and accommodate a significant wider range of economic opportunities based on the actual market demand for uses that are likely to locate in Klapmuts. The latter considerations coupled to the smaller erf sizes would provide for a development that would be better positioned to adapt to and cater for current economic conditions and market requirements in a sustained manner.

For the above reasons we respectfully request that the application set out above be considered favourably.

Yours faithfully

ANNEXURE B

**EXEMPTION REQUEST FOR BOUNDARY
ADJUSTMENT (ERVEN 2121 AND 2159)**

Our Reference: 3170-P

09 November 2021

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

Attention: Ms. C Kriel

Madam

Re: APPLICATION FOR THE EXEMPTION OF A MINOR AMENDMENT TO A COMMON BOUNDARY BETWEEN ERF 2159 AND ERF 2121, KLAPMUTS, WESTERN CAPE

1. Request for a certificate of exemption

We herewith apply in terms of the relevant sub-sections of Section 24 of the Stellenbosch Municipality: Land Use Planning By-Law (2015) for the exemption of a minor amendment of the common boundary between Erf 2159 and Erf 2121, Klappmuts.

The proposed common boundary amendment in terms of the provisions of Section 24(1)(c) gives rise to a resulting change in the respective application properties areas of less than 10%.

The status quo property boundaries regarding erven 2121 and 2159 as reflected in the approved General Plan Nr 2470/2009 are depicted on Plan 3A attached hereto, representing the following:

Erf No.	Notation	Zoning	Area (m ²)
2121	Figure A,B,C,D,E,F,G,H,J,K,L,M,N,P,Q,R,S representing Erf 2121	Conventional Residential Zone	31719
2159	Figure A,S,R,Q,U,V,W,X,Y,Z,a1,b1 represents Erf 2159	Private Open Space	5041

**Deemed converted Zoning i.t.o Stellenbosch Zoning Scheme By-Law (2019)*

In this particular instance the proposed common boundary adjustment has the net result as the adjustment is done as follow:

- The proposed boundary adjustment (re-alignment) is depicted on Plan No. 3B attached hereto. The adjustment in question implies that Portion A ($\pm 87\text{m}^2$) to be subdivided from Erf 2159 and to be consolidated with Erf 2121.

Erf No.	Notation	Zoning	Area (m ²)
Remainder Erf 2159	Figure T,S,R,Q,U,V,W,X,Y,Z,a1,b1 represents realigned Erf 2159	Private Open Space	$\pm 4954\text{m}^2$
Portion A	Figure A,S,T represents subdivided Portion A of Erf 2159		$\pm 87\text{m}^2$
Re-aligned Erf 2121	Figure A,B,C,D,E,F,G,H,J,K,L,M,N,P,Q,R,S,T represents consolidation of Portion A with Erf 2121	Conventional Residential Zone	$\pm 31806\text{m}^2$

- The proposed boundary adjustment is required in order to establish a perpendicular cadastral common boundary between erven 2159 and 2121. As indicated on the approved General Plan (Nr 2470/2009) the common boundary of erven 2159 and 2121 is represented by line u4, t4 and s4, and depicted on Plan 3A as line R,S,A. The cadastral boundary is askew, and non- perpendicular. Therefore as part of the residential development application on Erf 2121, and in order to align the common boundary the request is required in order to adjust the boundary as indicated on Plan 3B attached hereto, by means of the subdivision of a Portion A ($\pm 87\text{m}^2$) of Erf 2159, and the subsequent consolidation of the Portion A with Erf 2121.
- This minor adjustment to the common boundary will result in that $\pm 87\text{m}^2$ of Erf 2159 be subdivided and subsequently consolidated with Erf 2121, as indicated on Plan 3B.
- The Portion A of erf 2159 equates to $\pm 87\text{m}^2$ and is represented by figure A,S,T equating to approximately 1,7% of the total area of Erf 2159 (5041m^2) to be subdivided and consolidated with Erf 2121 (31718m^2) as depicted on Plan No.3B.
- The re-aligned boundary will therefore result in the increase in the total area of Erf 2121 with $\pm 87\text{m}^2$ and the decrease of the total area of Erf 2159 with $\pm 87\text{m}^2$ [$5040\text{m}^2 - 87\text{m}^2 = 4953\text{m}^2$], as depicted on Plan No. 3C.
- This equates to approximately 0,27% increase in the area of Erf 2121, that will result in a total area of $31718\text{m}^2 + 87\text{m}^2 = 31\ 806\text{m}^2$, as depicted on Plan No.3C.

- Plan No. 3C attached hereto indicates the re-aligned common boundary of erven 2159 and 2121 accordingly, with the subdivision of Portion A ($\pm 87\text{m}^2$) of Erf 2159 and the subsequent consolidation thereof with Erf 2121. The result hereof as depicted on Plan No 3C, is as follow:

Erf No.	Notation	Zoning	Area (m ²)
Remainder Erf 2159	Figure T,S,R,Q,U,V,W,X,Y,Z,a1,b1 represents realigned Erf 2159	Private Open Space	$\pm 4954\text{m}^2$
Re-aligned Erf 2121	Figure A,B,C,D,E,F,G,H,J,K,L,M,N,P,Q,R,S,T represents consolidation of Portion A with Erf 2121	Conventional Residential Zone	$\pm 31806\text{m}^2$

- As discussed with your Me Zondo the common boundary adjustment is required so as to create a perpendicular common boundary alignment, and not an askew boundary as it is reflected on the approved General Plan (Nr 2470/2009). As indicated above, the proposed common boundary amendment is considered to be very limited in extent and impact.

We further confirm that erven 2159 and 2121 is currently owned by the same entity being DEVCO WESTERN CAPE (Pty)Ltd as reflected in the Deed of Transfer Nr T52018/2013. Also attached hereto is the proof of name change from Fastserve Trading 92 (Pty)Ltd to DEVCO WESTERN CAPE Pty Ltd. Accordingly the boundary adjustment is affected between two properties held by the same land owner.

The Company Resolution and Power of Attorney which authorises TV3 Architects and Townplanners to submit this application on behalf of Devco Western Cape Pty Ltd is attached hereto as Section B.

Please confirm any application fees payable in the above regard.

We trust that you will find the above in order. Should you have any inquiries in the above regard you are welcome to contact Mr A Prinsloo on 021- 861 3800 or by e-mail at anton@tv3.co.za.

Kind regards

TV3 ARCHITECTS AND TOWNPLANNERS (PTY) LTD

ANNEXURE C

**EXEMPTION REQUEST PRIVATE SERVITUDE
RIGHT OF WAY REGISTRATION
[ERVEN 2154 AND 2122)**

Our Reference: 3170-P

09 November 2021

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

Attention: Ms. C Kriel

Madam

**Re: REQUEST FOR EXEMPTION OF CERTAIN SUBDIVISION AND CONSOLIDATIONS:
REGISTERING A PRIVATE RIGHT OF WAY SERVITUDE OVER ERVEN 2154 AND 2122,
KLAPMUTS.**

1. Request for a certificate of exemption – Servitude Right of Way in favour of Erf 2121.

Application is hereby made for the Exemption of subdivision and Consolidation in terms of Section 24(f) of the Stellenbosch Municipality Land Use Planning By-Law for the registration of a private Servitude Access Right of Way 13 metres wide over erven 2122 and 2154, Klapmuts as indicated on Plan No. 4B attached hereto, in favour of Erf 2121 and subsequent subdivisions (residential development) thereof as indicated in the application for the rezoning and subdivision of Erf 2121 (Group housing) herewith.

The Servitude(s) to be registered over erven 2154 and 2122 will be registered in favour of Erf 2121 [and subsequent subdivisions thereof as indicated in the report attached hereto], so as to provide a private access to Erf 2121 and future development thereof for residential purposes.

As part of the original approval pertaining to Erf 1336, Klapmuts provision was made for a 13metre wide private road over these erven, in order to provide access to erven 2122, 2123 and 2121, located to the south of the Klapmuts River.

The Stellenbosch Municipality approved the rezoning and subdivision of Erven 2122 and 2123, dated 07 August 2014, which was duly extended as per letter of approval dated 23/11/2020, a copy which is attached hereto as Section D.

As indicated above this application is submitted within the context of the existing LUPO approval granted for Erf 1336 and subsequent amendment of the approved subdivision- and phasing plans that are indicative of the respective zonings and subdivisions granted as indicated on the approved General Plan No. 2470/2009 attached hereto as Section C.

Subsequent hereto the Stellenbosch Municipality approved the consolidation, rezoning and subdivision of Erven 2122 and 2123 dated 2014/08/07 which validity period was extended as per letter of approval dated 2020/11/23 provides for a 13metre wide Private Road over the consolidated Erven 2122 and 2123, that provides the required access to Erf 2121. The proposal for erven 2122 and 2123 entails the consolidation of the existing erven and the re-subdivision thereof in a townhousing component consisting of 83 townhousing erven, being accessed by means of a 13 m private road, and a general residential development portion providing for 77 units.

In order for the landowner of Erf 2121 to proceed with the Land Use application that has been submitted, it is required that the access as indicated above be confirmed until such a time that erven 2122 and 2123 are development according to development approval that was obtained therefor.

2. Motivation for the registration of the Private Servitude Right of Way over erven 2154 and 2122 in favour of Erf 2121.

- The approved subdivisions resulting from the original rezoning and subdivision approval obtained for Erf 1336 are indicated on the approved General Plan No. 2470/2009 attached hereto as Section E.
- The subject properties are included within existing approvals as indicated above, that indicative of the internal access to the respective erven as are indicated on the approved General Plan No. 2470/2009. In this regard, the approved subdivision Plan No. 4B as reflected in the letter of approval dated 2014/08/14 indicates the Private Road alignment on

erven 2122 and 2123 that gains access from the Private Open Space (Private Road) Erf 2154. This approved subdivision plan, reflects the internal layout with provision made for the future phase, being Erf 2121 to gain access via the internal Private Road (13m).

- The rezoning- and subdivision approval pertaining to erven 2122 and 2123 as per letter of approval dated 07 August 2014 (which was extended per letter of approval dated 23 November 2020), includes and is indicative of the internal Private Road (13m) that provides access to the properties located to the south of the Klapmuts River Corridor.
- The alignment of the proposed Servitude Right of Way, as indicated on Plan 4B attached hereto is in line with the existing approved development parameters resulting from the previous and current land use approvals.
- In order for the application for the rezoning and subdivision of Erf 2121 for residential purposes to be processed it is required that the access to the property is confirmed accordingly, until such a time that the approved development on erven 2122 and 2123 as depicted on Plan 4B as attached to the letters of approval in Section D is enacted on, in order for the proposed 13m Private Road to be formally registered and thus subdivided accordingly.
- Erf 2154, as depicted in General Plan No. 2470/2009 is zoned as Open Space Zone II (Private Road) as reflected in the attached LUPO approval attached hereto as Section D, duly dated 2008/09/18. As depicted in the letter of approval and indicated on the accompanying subdivision- and zoning plans, Erf 2154 was intended to be used for access purposes for the erven located on to the south of the Klapmuts River, being erven 2121, 2122 and 2123 as indicated on the approved subdivision Plan No. 4B (Section D).

3. CONCLUSION

- As indicated above the request for the registration of a Private Servitude Right of Way (13m) over erven 2154 and 2122 in favour of the residential development on Erf 2121 (and subsequent subdivisions) is in line with existing approvals and reflects the approved internal Private Road on erven 2122 and 2123 accordingly, and would therefore not detract from the

alignment of the Private Road, once the development of erven 2122 and 2123 is acted upon.

- It can therefore be concluded that this request will honour existing approvals and statutes applicable, and will not impact negatively on the current built / and or natural environment, and could therefore be deemed as being desirable to approve / grant the registration of the servitude right of way over the subject properties as depicted on Plan No 4B attached hereto as Section A.
- The combined Klapmuts Development Master Plan for Erf 1336 attached hereto as Section E1, depicts the Phase 1 LUPO amendments in conjunction with subsequent approvals, indicating the respective zonings and subdivisions relating to Erf 1336.
- It is deemed that the approval for the registration of the servitude rights of way will not detract from the broader spatial vision of the area, and is deemed to be in keeping with the proposed development of the surrounding properties with regard to the alignment of the Private Road (13m) as depicted in the letters of approval pertaining to Erven 2122 and 2123.
- The alignment of the servitude right of way reflects the alignment of a portion of the approved 13m Private Road as indicated in the letters of approval regarding erven 2122 and 2123, and therefore deemed required in order to afford the development of Erf 2121 to proceed prior to the proposed development on erven 2122 and 2123. After which the complete Private Road will be established accordingly.

We trust the information provided will suffice and that your office can issue an exemption certificate for the proposed servitude private right of way over erven 2154 and 2121 accordingly. Please feel free to contact the undersigned at 021- 861 3800 or anton@tv3.co.za if you have any queries.

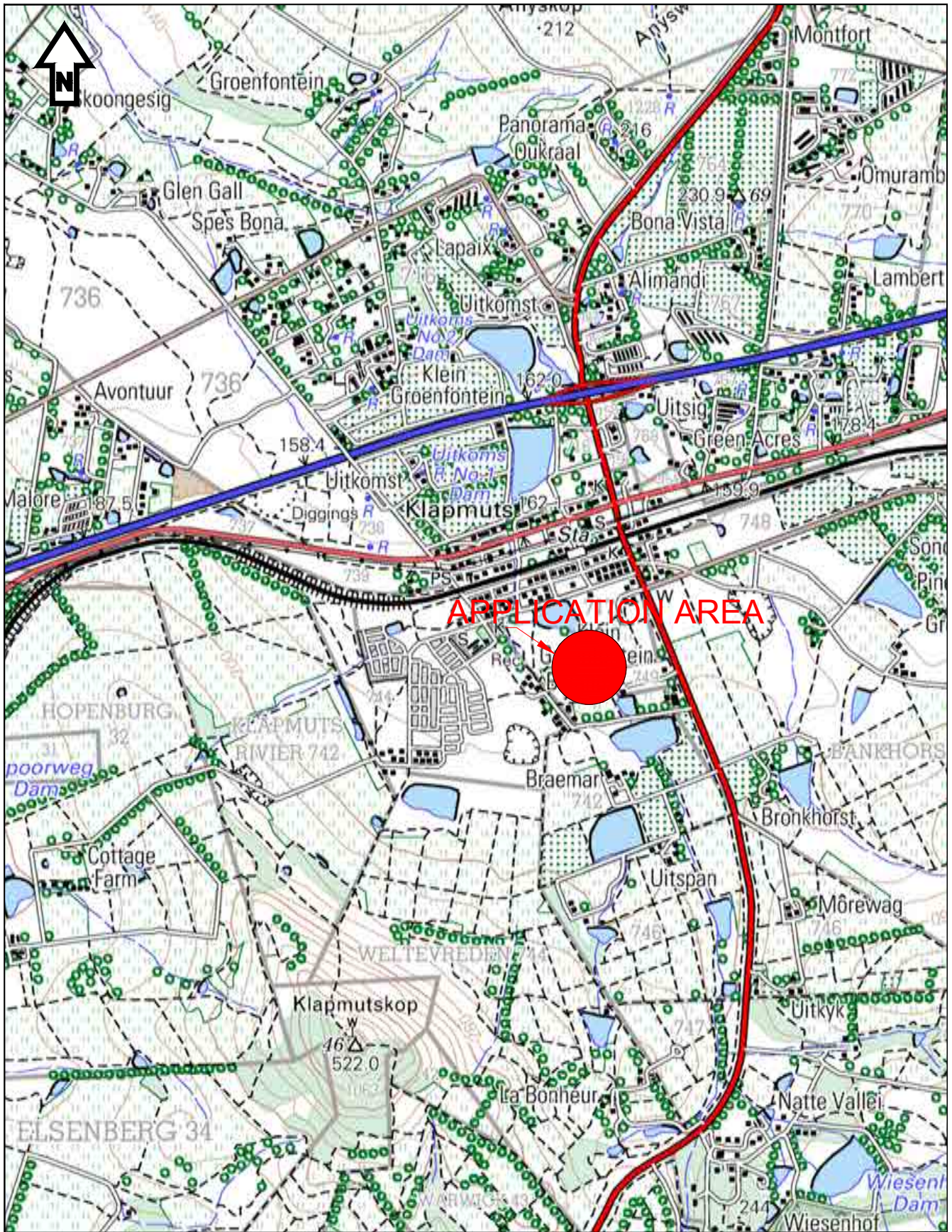
Yours faithfully

TV3 PROJECTS (PTY) LTD

ANNEXURE I

PLANS

- **Plan No 1 – Broad Locality**
 - **Plan No 2 – Locality**
 - **Plan No's 3A – 3C: Boundary Adjustment [Erven 2159 and 2121]**
 - **Plan No's 4A – 4B: Servitude Access Right of Way**
 - **Plan No 5: Subdivision and Zoning Plan**
 - **Plan No 6: Streetnames and Numbers**
-



ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

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Stellengate Village
Erven 2121, 2156, Klapmuts

Property Description:
Erf 2121, 2156 Klapmuts

Drawing:	Broad Locality	Plan no.:	1
Date:	08/11/2021	Scale:	1:###
Project no.:	P3170	Drawn:	AP
		Checked:	#####

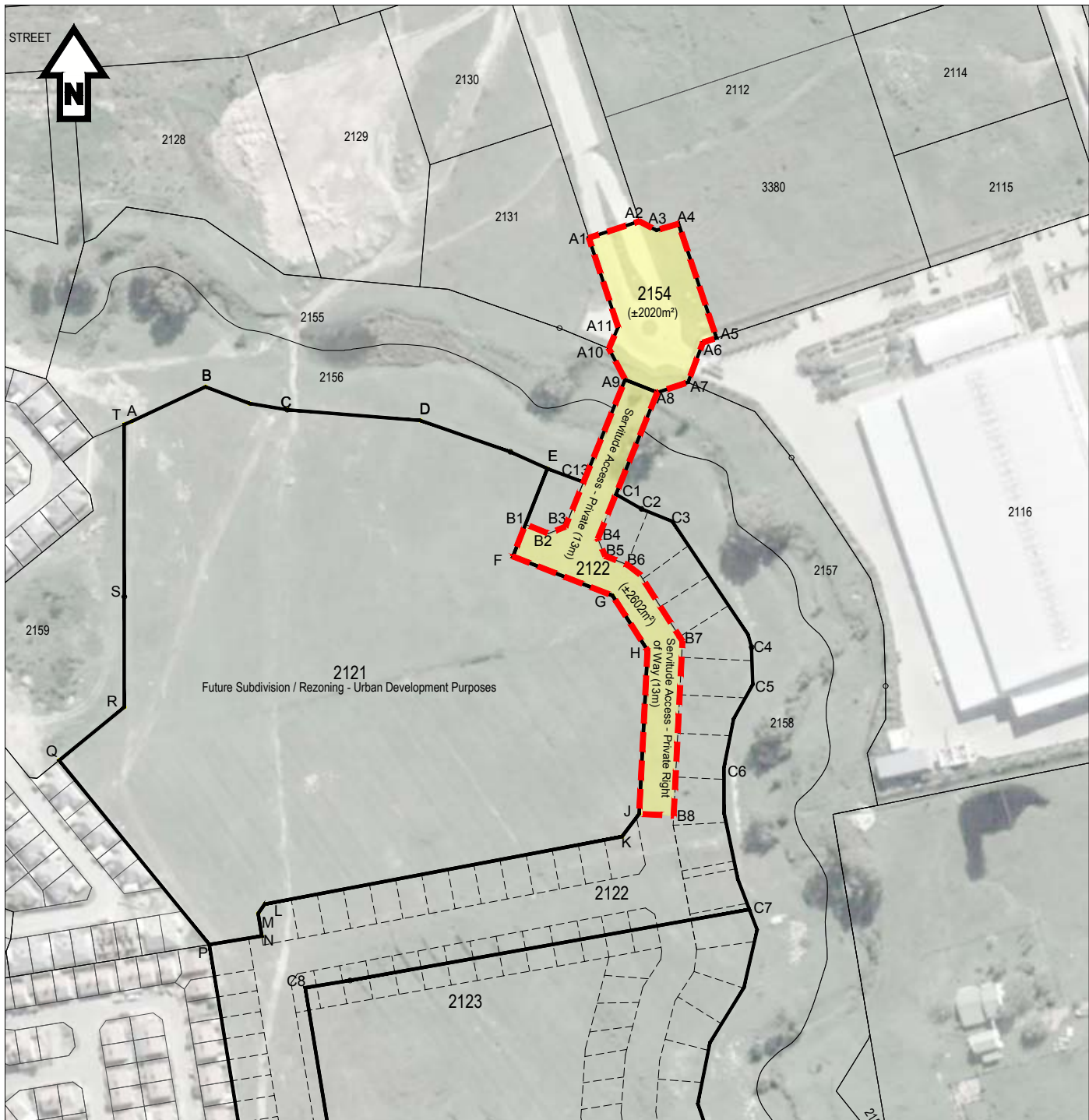


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Stellingate Village
Erven 2121, 2156, Klapmuts

Property Description:
Erf 2121, 2156 Klapmuts

Drawing:	Locality		Plan no.:
			2
Date:	10/07/2021	Scale:	1:###
Project no.:	P3170	Drawn:	AP
		Checked:	#####



NOTES: REALIGNED PROPERTIES
 1. All areas and dimensions are approximate and need to be surveyed and confirmed by a Pr Land Surveyor.

ERF NO	NOTATION	ZONING	AREA (m²)	%
2154	Figure A1,A2,A3,A4,A5,A6,A7,A8,A9,A10,A11 represents Erf 2154	Private Open Space (Private Road)	2021m²	
2122	Figure C1,C2,C3,C4,C5,C6,C7,C8,C9,C10,C11,C12,P,N,M,L,K,J,H,G,F,E,C13,A9,A8 represents Erf 2122	Conventional Residential Zone and Private Open Space	15 449m²	
Realigned Erf 2121	Figure A,B,C,D,E,F,G,H,J,K,L,M,N,P,Q,R,S,T represents realigned Erf 2121	Conventional Residential Zone	31806	

SERVITUDE ACCESS TO BE REGISTERED OVER ERVEN 2154 & 2122 IN FAVOUR OF ERF 2121, AND FUTURE SUBDIVISIONS.
 Servitude Access Private Right of Way (13m) over Erf 2154 represented by figure: A1,A2,A3,A4,A5,A6,A7,A8,A9,A10,A11 (±2021m² in extent)
 Servitude Access Private Right of Way (13m) over Erf 2122 represented by figure: B1,B2,B3,A9,A8,B4,B5,B6,B7,B8,J,H,G,F (±2602m² in extent)
 Proposed Residential Erven of Erf 2121 (and subdivisions thereof) to gain access from Private Servitude Access over Erven 2122 and 2154
 Servitude Private Access Right of Way (13metres) alignment over Erven 2122 and 2154.

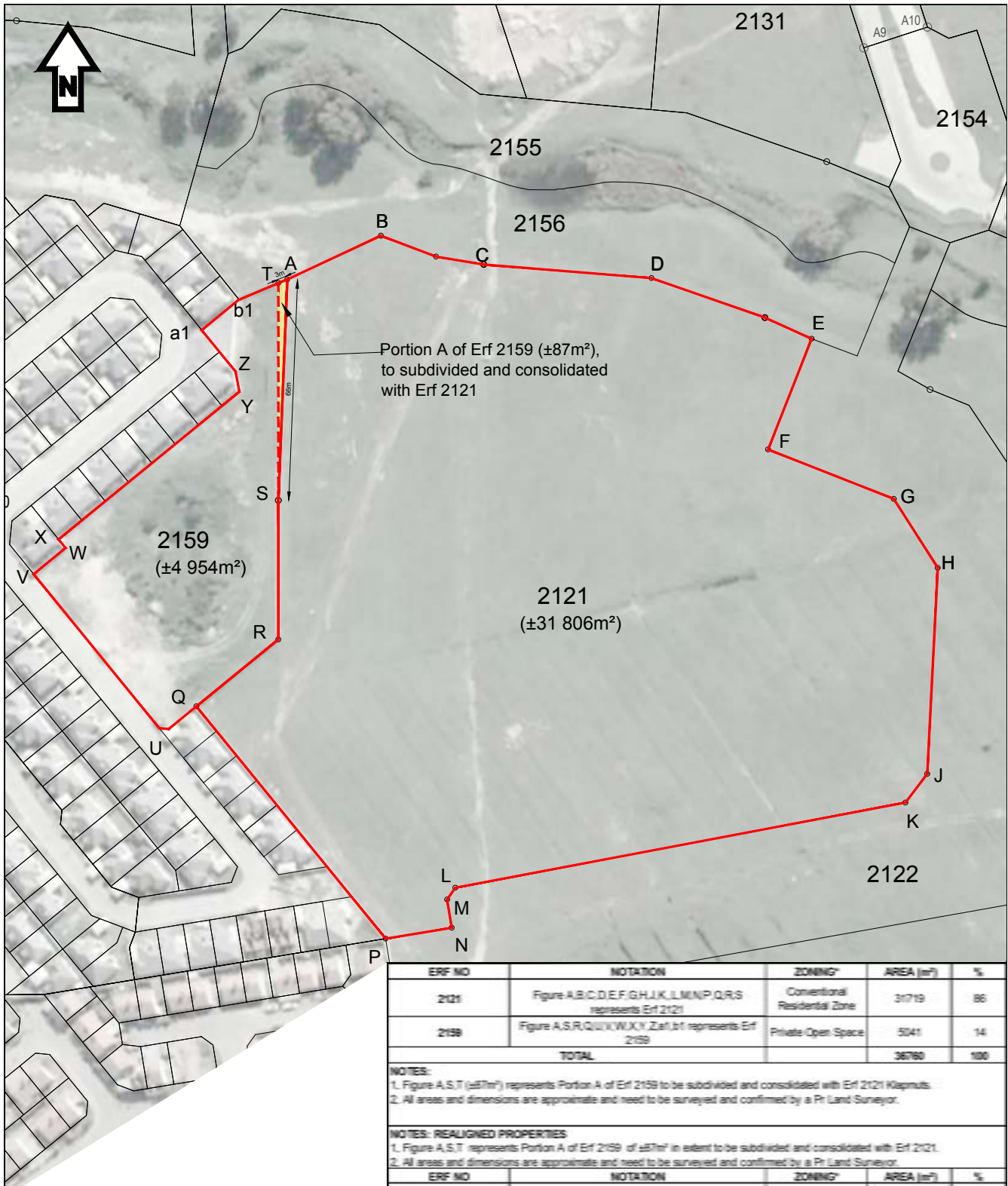


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Servitude Access Right of Way Exemption over Erven 2154 and 2122 in favour of Erf 2121.

Property Description:
Erven 2154 and 2122, Klappmuts

Drawing: Access Servitude Right of Way (13m)		Plan no.: 4B
Date: 23/06/2021	Scale: 1:2 000	
Project no.: P3170	Drawn: AP	Checked: #####



ERF NO	NOTATION	ZONING*	AREA (m²)	%
2121	Figure A,B,C,D,E,F,G,H,I,J,K,L,M,N,P,Q,R,S represents Erf 2121	Conventional Residential Zone	31719	86
2159	Figure A,S,R,Q,U,V,W,X,Y,Z,a1,b1 represents Erf 2159	Private Open Space	5041	14
TOTAL			36760	100

NOTES:
 1. Figure A,S,T (±87m²) represents Portion A of Erf 2159 to be subdivided and consolidated with Erf 2121 Klapmuts.
 2. All areas and dimensions are approximate and need to be surveyed and confirmed by a Ph Land Surveyor.

NOTES: REALIGNED PROPERTIES
 1. Figure A,S,T represents Portion A of Erf 2159 of ±87m² in extent to be subdivided and consolidated with Erf 2121.
 2. All areas and dimensions are approximate and need to be surveyed and confirmed by a Ph Land Surveyor.

ERF NO	NOTATION	ZONING*	AREA (m²)	%
Remainder Erf 2159	Figure T,S,R,Q,U,V,W,X,Y,Z,a1,b1 represents realigned Erf 2159	Private Open Space	4954	13
	Figure A,S,T	Portion A Subdivided from Erf 2159	87	0
Realigned Erf 2121	Figure A,S,C,D,E,F,G,H,I,J,K,L,M,N,P,Q,R,S,T represents consolidation of Portion A (Figure A,S,T) with Erf 2121	Conventional Residential Zone	31806	87
TOTAL			36760	100

*Deemed Converted Zoning (to a Stellenbosch Zoning Scheme By-Law (2019))

NOTATION:
 • Cadastral Information obtained from Surveys and Mapping and Hellig Abrahams Surveyors.
 • Aerial Photography obtained from Surveys and Mapping
 • All areas and dimensions are approximate and should be verified by a professional land surveyor.
 • This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved

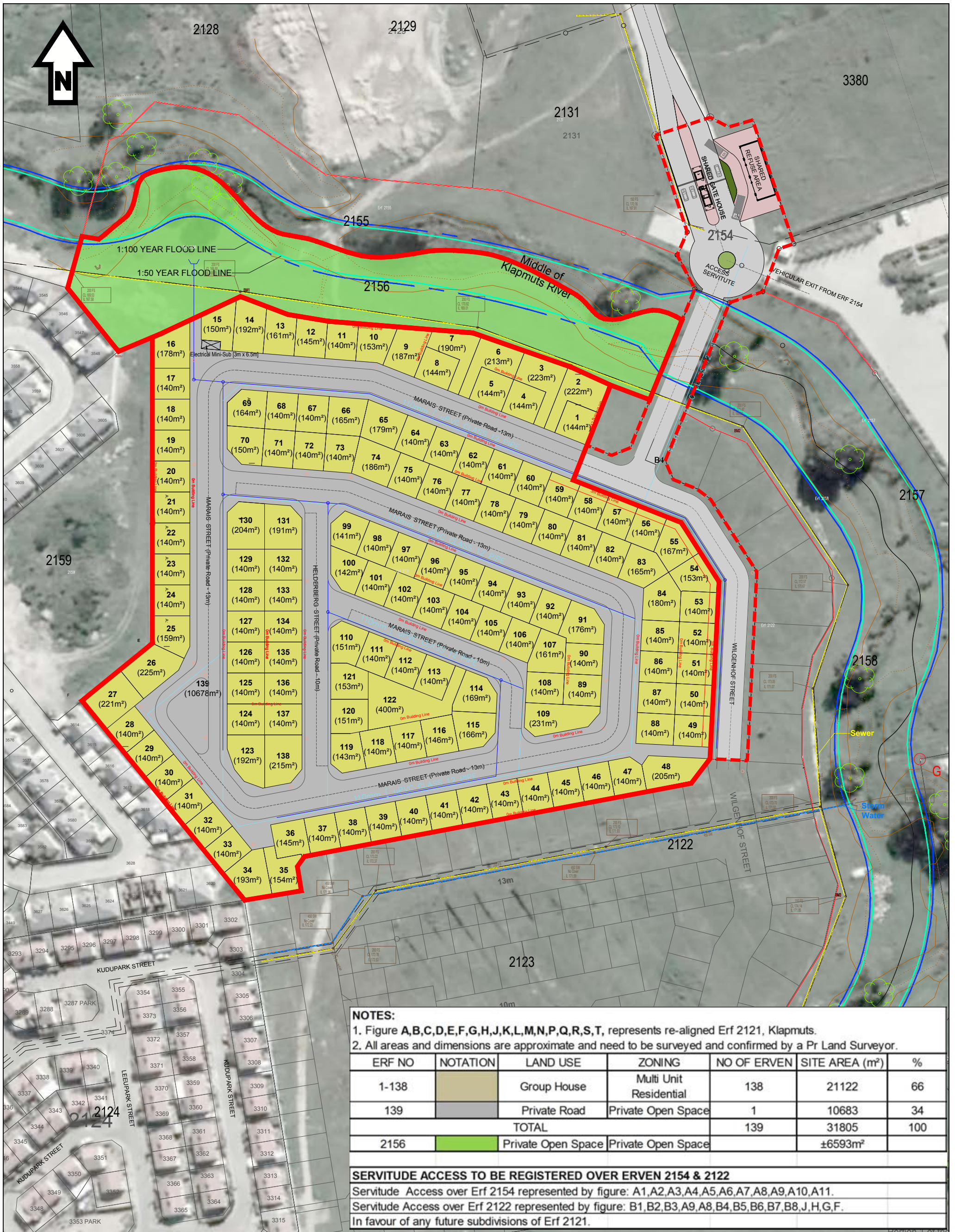
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**Minor Boundary Adjustment:
 Exemption**

Property Description:
 Erf 2121 and Erf 2159, Klapmuts

Drawing:	Subdivision & Consolidation		Plan no.:	3B	
Date:	03/07/2021	Scale:	1:1 500		
Project no.:	P-3170	Drawn:	AP	Checked:	MW



NOTES:

- Figure A,B,C,D,E,F,G,H,J,K,L,M,N,P,Q,R,S,T, represents re-aligned Erf 2121, Klapmuts.
- All areas and dimensions are approximate and need to be surveyed and confirmed by a Pr Land Surveyor.

ERF NO	NOTATION	LAND USE	ZONING	NO OF ERVEN	SITE AREA (m ²)	%
1-138		Group House	Multi Unit Residential	138	21122	66
139		Private Road	Private Open Space	1	10683	34
TOTAL				139	31805	100
2156		Private Open Space	Private Open Space		±6593m ²	

SERVITUDE ACCESS TO BE REGISTERED OVER ERVEN 2154 & 2122

Servitude Access over Erf 2154 represented by figure: A1,A2,A3,A4,A5,A6,A7,A8,A9,A10,A11.

Servitude Access over Erf 2122 represented by figure: B1,B2,B3,A9,A8,B4,B5,B6,B7,B8,J,H,G,F.

In favour of any future subdivisions of Erf 2121.



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Subdivision & Zoning
Erf 2121 and 2156, Klapmuts

Property Description:
Erven 2121 and 2156, Klapmuts

Drawing:	Subdivision & Zoning		Plan no.:	5	
Date:	10/10/2021 [rev.8]		Scale:	1:###	
Project no.:	3170-P	Drawn:	AP	Checked:	MW

ANNEXURE J

SITE DEVELOPMENT PLAN

**NOTICE OF LAND DEVELOPMENT APPLICATION
IN THE STELLENBOSCH MUNICIPAL AREA**

APPLICATION FOR REZONING, SUBDIVISION, PERMANENT DEPARTURES, REGISTRATION OF A PRIVATE SERVITUDE ACCESS RIGHT OF WAY, APPROVAL OF HOME OWNERS ASSOCIATION AND CONSTITUTION, APPROVAL OF NAME OF THE DEVELOPMENT, STREET NAMES AND NUMBERING, APPROVAL OF ARCHITECTURAL GUIDELINES, PLANS AND LANDSCAPING PLAN AND APPROVAL OF THE SITE DEVELOPMENT PLAN: ERVEN 2121, 2154, 2156, 2122 AND 2159, KLAPMUTS

Application Address: Erven 2121, 2154, 2156, 2122 and 2159 are located south of the Stellengate Boulevard, to the south-west of the stream, gaining access via a servitude right of way over Erven 2154 and 2122 off Industrial Access Road II, Klapmuts (Municipality of Stellenbosch, Division Paarl Rd).

Applicant: TV3 Projects (Pty)Ltd – A. Prinsloo (contact details 021- 861 3800)

Owner: DEVCO Western Cape (Pty)Ltd –Erven 2159, 2156 and 2121 (Mr D. Winterbach; contact details 082 416 8615); Simonsberg Employees Development Co (Pty)Ltd – Erven 2154 and 2122 (Mr F.Klomp; contact details 083 229 5031)

Application Reference: LU/ 13487

Description of land development application:

Pertaining to the properties indicated above – the following land use planning application is made in order to obtain planning approval for the proposed Stellengate Village Secured residential development.

Exemption in terms of Section 24(1)(c) of the Stellenbosch Municipality Land Use Planning By Law for minor amendment to common boundary that will result in $\pm 87\text{m}^2$ of Erf 2159 be subdivided and be consolidated with Erf 2121.

Exemption in terms of Section 24(1)(f) of the Stellenbosch Municipality Land Use Planning By-Law for the registration of a private servitude access right of way , 13 metres wide over erven 2122 and 2154 in favour of Erf 2121.

An application is made in terms of Section 15(2)(a) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the Rezoning of Erf 2121 Klapmuts from Conventional Residential Zone to Subdivisional area in order to allow for the proposed following uses:

- a) 138 Multi-Unit Residential Zone (Group housing)
- b) Private Open Space (Private Road)

An application is made in terms of Section 15(2)d) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the Subdivision of Erf 2121, Klapmuts in accordance with the proposed Subdivisional Plan in order to establish the Stellengate Village Secure Residential Development with an approximate gross density of ± 44 units / hectare consisting of 138 Grouphousing erven (multi-unit residential zone) and 1 private road (Private Open Space).

An application is made in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for Permanent Departure to relax the external common boundary building lines from 3m to 0m on proposed subdivided erven 1,2,3,6,7,9 to 48 on Erf 2121, Klapmuts.

An application is made in terms of Section 15(2)b) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for Permanent Departure to relax the eastern common boundary building line on Erf 2154 from 5m to 0m to accommodate the shared Refuse building.

Other applications:

- Approval of the Home Owners Association and Constitution.
- Approval of the name of the development (Stellengate Village, street names and street numbers.
- Approval of Architectural guidelines, plans and Landscaping Plan.
- Approval of the Site Development Plan.

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

Written comments, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person in the application, may be submitted in terms of Section 50 of the said Bylaw to the Applicant by electronic mail as follows: **TV3 Projects (Pty)Ltd – A. Prinsloo (anton@tv3.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 **04 April 2022**.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at **(021- 861 3800)** during normal office hours

**KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK
IN DIE STELLENBOSCH MUNISIPALE AREA**

AANSOEK VIR HERSONERING, ONDERVERDELING, PERMANENTE AFWYKINGS, REGISTRASIE VAN 'N PRIVAAT SERWITUUT TOEGANG REG VAN WEG, GOEDKEURING VAN HUISEIENAARS VEREENIGING EN KONSTITUSIE, GOEDKEURING VAN DIE ONTWIKKELINGS NAAM, STRAATNAME EN NOMMERSE, GOEDKEURING VAN DIE ARGITEKTONIESE RIGLYNE, PLANNE EN LANDSKAPERINGS PLAN EN GOEDKEURING VAN DIE TERREINONTWIKKELINGS PLAN: ERWE 2121, 2154, 2156, 2122 EN 2159, KLAPMUTS

Adres van eiendom: Erwe 2121, 2154, 2156, 2122 en 2159 is geleë suid van Stellengate Boulevard, suidwes van die Klappmuts Rivier, en verkry toegang via 'n serwituut reg van weg oor Erwe 2154 en 2122 vanaf Industriële Toegangspad II, Klappmuts (Stellenbosch Munisipaliteit, Afdeling Paarl).

Aansoeker: TV3 Projects (Pty)Ltd – A. Prinsloo (kontak besonderhede 021 – 861 3800)

Eienaar:DEVCO Western Cape (Pty)Ltd –Erwe 2121, 2159 and 2156 (Mnr D. Winterbach– 082 416 8615); Simonsberg Employees Development Co (Pty)Ltd – Erwe 2154 en 2122 (Mnr F. Klomp – 083 229 5031)

Aansoek Verwysing: LU/13487

Beskrywing van grondontwikkelingsaansoek:

Met verwysing na die bovermelde eiendomme – word die volgende grondgebruiksaansoek gemaak ten einde beplanningsgoedkeuring te ontvang vir die voorgestelde privaat Stellengate Village residensiële ontwikkeling:

Vrystelling in terme van Artikel 24(1)(c) van die Stellenbosch Verordening op Grondgebruikbeplanning (2015) vir die mindere wysiging van die gemeenskaplike grens wat sal resulteer in nagenoeg 87m² van Erf 2159 onderverdeel word en met Erf 2121 gekonsolideer word.

Vrystelling in terme van Artikel 24(1)(f) van die Stellenbosch Verordening op Grondgebruikbeplanning (2015) vir die registrasie van 'n privaat serwituut toegangs reg van weg, 13meter wyd oor erwe 2122 en 2154 ten gunste van Erf 2121.

Aansoek word gemaak in terme van Artikel 15(2)(a) van die Stellenbosch Verordening op Grondgebruikbeplanning (2015) vir die Hersonering van Erf 2121, Klappmuts vanaf Konvensionele Behuising Sone na Onderverdelingsgebied vir die volgende voorgestelde gebruikte:

- a) 138 Multi-Eenheid Residensiële Sone erwe (Groepbehuising)
- b) 1 Privaat Oop Ruimte erf (Privaatpad)

Aansoek word gemaak in terme van Artikel 15(2)(d) van die Stellenbosch Verordening op Grondgebruikbeplanning (2015) vir die Onderverdeling van Erf 2121, Klappmuts soos aangedui op die voorgestelde Onderverdelingsplan vir die Privaat Stellengate Village Residensiële ontwikkeling met 'n benaderde bruto digtheid van ±44 eenhede / hektaar bestaande uit 138 Multi-eenheid residensiële erwe (groepsbehuising) en 1 Privaat pad erf (Privaat Oopruimte Sone).

Aansoek word gemaak in terme van Artikel 15(2)(b) van die Stellenbosch Verordening op Grondgebruikbeplanning (2015) vir 'n Permanente Afwyking vir die verslapping van die eksterne gemeenskaplike boulyne van 3meter na 0meter op voorgestelde onderverdeelde erwe 1,2,3,6,7,9 tot 48 op Erf 2121, Klappmuts.

Aansoek word gemaak in terme van Artikel 15(2)(b) van die Stellenbosch Verordening op Grondgebruikbeplanning (2015) vir 'n Permanente afwyking vir die verslapping van die oostelike gemeenskaplike boulyn van Erf 2154 van 5meter na 0meter ten einde die gemeenskaplike Vullisgebou te akkommodeer.

Ander aansoeke:

- Goedkeuring vir Huiseienaars Vereeniging en Konstitusie.
- Goedkeuring van die naam van die residensiële ontwikkeling as Stellengate Village, die straatname en straatnommers.

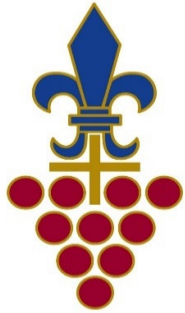
- Goedkeuring van die Argitektoniese riglyne, Planne en Landskaperingsplan.
- Goedkeuring van die Terreinontwikkelingsplan.

Kennis word hiermee gegee in terme 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-notices/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie beskikbaar te stel.

Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, kan ingedien word in terme van Artikel 50 van genoemde Verordeninge aan die Aansoeker by wyse van elektroniese pos as volg: **TV3 Projects (Pty)Ltd – A. Prinsloo (anton@tv3.co.za)**. Deur 'n beswaar, kommentaar of verhoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet 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 **04 April 2022**.

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 **(021 – 861 3800)** gedurende normale kantoor ure.



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

NOTICE: LAND USE APPLICATION

**PLEASE CONSULT THE PLANNING PORTAL FOR FURTHER DETAILS
STELLENBOSCH MUNICIPAL WEBSITE (www.stellenbosch.gov.za)**

**ADVERTISING PERIOD: 03 March 2022 – 04 April 2022
ERVEN 2121, 2154, 2156, 2122 AND 2159, KLAPMUTS [DIVISION
PAARL, STELLENBOSCH MUNICIPALITY]
ENQUIRIES: TV3 PROJECTS (PTY)LTD
T: 021 – 861 3800
EMAIL: anton@tv3.co.za**

Cannabis Expo back in the Cape

The biggest cannabis event on the continent returns to Cape Town. Despite a two-year pandemic break, this dynamic industry has grown rapidly and now The Cannabis Expo is preparing for its biggest expo yet in the Mother City in line with government's renewed focus on this flourishing industry.

At his SONA address earlier this month, President Cyril Ramaphosa announced his plans to review current frameworks and look at easing policies to help the cannabis sector grow.

Hosted at GrandWest Casino in Goodwood, Cape Town from 24 to 27 March, The Cannabis Expo Cape Town is the largest trade and consumer expo of its kind on the African continent and includes over 150 exhibitors, networking and entertainment spaces.

The expo also features a Cannabis Food Market where one can try out and buy foods, drinks and treats with a cannabis buzz as well as The Cannabis Convention that hosts moderated panel discussions and presentations from global industry

leaders.

With a huge selection of cannabis-related products and services already legally on the market, the Cannabis Expo hosts businesses and professionals from all sectors of the industry: agriculture, healthcare, medicine, technology, product retailers and innovators, legislation groups and government departments.

Throughout the event visitors are able to enjoy and participate in talks, presentations and panel discussions with cannabis industry leaders, experts, activists and government representatives on a variety of cannabis related topics. Get clued up about laws around cannabis, how to get a grower's permit, what tools, lights and fertilisers are needed to grow the best crops, the wide range of health benefits of cannabis, the vast business opportunities the cannabis industry has to offer, and so much more.

"It's great to be back in Cape Town, and after the recent government moves to further open up the cannabis industry we have seen a huge increase in exhibitors with new cannabis opportunities on offer", says expo director Silas Howarth.

"Whether you're interested in cannabis and finding out about the latest cannabis products, or just want to have a good time with cannabis vibes, or if you're serious about getting into the cannabis industry, you need to be at The Cannabis Expo."

What's new?

New to the upcoming Cape Town event, The JuicyFields Freedom Festival at the expo is the ultimate space for cannabis enthusiasts, providing a vibrant outdoor festival environment where visitors, delegates and exhibitors to the accompanying cannabis expo and convention events congregate throughout the four days.

The festival includes a Festival Stage hosting popular bands, artists and DJs throughout the event, comfy relaxation areas and catering spaces, including The Cannabis Food Market where visitors can browse and enjoy the latest in cannabis-infused and cannabis-inspired culinary delights. The festival and food market is accessible at no charge to all visitors and VIP delegate ticket holders who attend

the expo.

Internationally renowned cannabis grower Cornel van der Watt, dubbed the "White Lion", will once again attend this year's expo. Be sure to look out for his interesting display area and feel free to engage with the man himself when there.

"The demand has been massive, with many new international exhibitors joining the best of the local cannabis-related industry, making for an exciting and diverse event for Cape Town visitors," says Howarth, "Expo tickets and VIP delegate passes are now available online at a discounted pre-sale rate, so don't miss out."

The Cannabis Expo also features a private space where members can legally use cannabis and "self-medicate" in the heart of Cape Town.

Tickets: Day pass – R150 (pre-sale) R200 at the door. This includes a 1-day access to The Cannabis Expo, Food Market and JuicyFields Freedom Festival. VIP delegate ticket with many added extras – R990 (pre-sale) | R1 490 at the door.

For more information and tickets visit TheCannabisExpo.co.za.

 Thank you for supporting our local businesses

#supportlocal

THE CLOTHING BANK

Tel: 021 531 2194
Fax: 086 471 7178
33 Thor Circle, Thornton, Cape Town | 7485
info@theclothingbank.org.za
www.theclothingbank.org.za

"We inspire, lift and support unemployed South Africans to eradicate poverty in their lives"

A CALL FOR TRADER PROGRAMME APPLICANTS!

1. Do you have the desire to acquire new skills to better provide for yourself?
2. Are you willing to learn, practice and do new things?
3. Does buying and selling products excite you?
4. Can you see yourself going door to door in your community, setting up a stand or selling at a market?
5. Are you someone that sees income generating opportunities and uses creative ways to generate income?
6. Are you already a trader but lack financial discipline and order?
7. Are you willing to commit to 2 years' of Enterprise development training, mentoring, coaching and volunteering to work towards establishing your own Trading Platform?
8. Can you commit to 2 – 3 days from 9 – 13:30 weekly?
9. Are you unemployed and a mother with children under 18?

If you tick yes to all the above, congratulations, you are cordially invited to:

THE CLOTHING BANK OPEN DAY!

Friday 4 March | 09:00 – 13:00

Bergrivier Business Park, Driebergen Street, Daljosafat, The Clothing Bank
Documents required (bring with): ID, Highest School Certificate, CV, Children's birth certificate, proof of address

For more information contact:
The Clothing Bank 021 868 0036 / 076 898 8343

TCE Clothing Redistribution to The Clothing Bank, 2009/01/04/08, NPO 081, 501, PRO No 93032046
Director: Sarah Van Hecke (Chairman), Tracy Chambers, Tracy Gerson, Subongile Dlamini

X1X5ZEPW-PL030322

 **PAARL**
021 863 2720
WELLINGTON
021 864 3726



**HELP US
HELP THEM**

NOTICE OF LAND DEVELOPMENT APPLICATION IN THE STELLENBOSCH MUNICIPAL AREA

APPLICATION FOR REZONING, SUBDIVISION, PERMANENT DEPARTURES, REGISTRATION OF A PRIVATE SERVITUDE ACCESS RIGHT OF WAY, APPROVAL OF HOME OWNERS ASSOCIATION AND CONSTITUTION, APPROVAL OF NAME OF THE DEVELOPMENT, STREET NAMES AND NUMBERING, APPROVAL OF ARCHITECTURAL GUIDELINES, PLANS AND LANDSCAPING PLAN AND APPROVAL OF THE SITE DEVELOPMENT PLAN: ERVEN 2121, 2154, 2156, 2122 AND 2159, KLAPMUTS

Application address: Erven 2121, 2154, 2156, 2122 and 2159 are located south of the Stellengate Boulevard, to the south-west of the stream, gaining access via a servitude right of way over Erven 2154 and 2122 off Industrial Access Road II, Klapmuts (Municipality of Stellenbosch, Division Paarl Rd).

Applicant: TV3 Projects (Pty)Ltd - A. Prinsloo (contact details 021- 861 3800)

Owner: DEVCO Western Cape (Pty)Ltd –Erven 2159, 2156 and 2121 (Mr D. Winterbach; contact details 082 416 8615); Simonsberg Employees Development Co (Pty)Ltd – Erven 2154 and 2122 (Mr F. Klomp; contact details 083 229 5031)

Application reference: LU/ 13487

Description of land development application:

Pertaining to the properties indicated above – the following land use planning application is made in order to obtain planning approval for the proposed Stellengate Village Secured residential development.

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- a) 138 Multi-Unit Residential Zone (Group housing)
- b) Private Open Space (Private Road)

An application is made in terms of Section 15(2)(d) of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the Subdivision of Erf 2121, Klapmuts in accordance with the proposed Subdivisional Plan in order to establish the Stellengate Village Secure Residential Development with an approximate gross density of ±44 units / hectare consisting of 138 Grouphousing erven (multi-unit residential zone)and 1 private road (Private Open Space).

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Other applications:

- Approval of the Home Owners Association and Constitution.
- Approval of the name of the development (Stellengate Village, street names and street numbers.
- Approval of Architectural guidelines, plans and Landscaping Plan.
- Approval of the Site Development Plan.

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

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KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK IN DIE STELLENBOSCH MUNISIPALE AREA

AANSOEK VIR HERSONERING, ONDERVERDELING, PERMANENTE AFWYKINGS, REGISTRASIE VAN 'N PRIVAAT SERWITUUT TOEGANG REG VAN WEG, GOEDKEURING VAN HUISEIENAARS VEREENIGING EN KONSTITUSIE, GOEDKEURING VAN DIE ONTWIKKELINGS NAAM, STRAATNAME EN NOMMERSE, GOEDKEURING VAN DIE ARGITEKTONIESE RIGLYNE, PLANNE EN LANDSKAPERINGS PLAN EN GOEDKEURING VAN DIE TERREINONTWIKKELINGS PLAN: ERWE 2121, 2154, 2156, 2122 EN 2159, KLAPMUTS

Adres van eiendom: Erwe 2121, 2154, 2156, 2122 en 2159 is geleë suid van Stellengate Boulevard, suid-wes van die Klapmuts Rivier, en verkry toegang via 'n serwituut reg van weg oor Erwe 2154 en 2122 vanaf Industriële Toegangspad II, Klapmuts (Stellenbosch Munisipaliteit, Afdeling Paarl).

Aansoeker: TV3 Projects (Pty)Ltd - A. Prinsloo (kontak besonderhede 021 - 861 3800)

Eienaar: DEVCO Western Cape (Pty)Ltd –Erwe 2121, 2159 and 2156 (Mnr D. Winterbach– 082 416 8615); Simonsberg Employees Development Co (Pty)Ltd – Erwe 2154 en 2122 (Mnr F. Klomp - 083 229 5031)

Aansoek verwysing: LU/13487

Beskrywing van grondontwikkelaarsaansoek:

Met verwysing na die bovermelde eiendomme – word die volgende grondgebruiksansoek gemaak ten einde beplanninggoedkeuring te ontvang vir die voorgestelde privaat Stellengate Village residensiële ontwikkeling:

Vrystelling in terme van Artikel 24(1)(c) van die Stellenbosch Verordening op Grondgebruikbeplanning (2015) vir die mindere wysiging van die gemeenskaplike grens wat sal resulteer in nagenoeg 87m² van Erf 2159 onderverdeel word en met Erf 2121 gekonsolideer word.

Vrystelling in terme van Artikel 24(1)(f) van die Stellenbosch Verordening op Grondgebruikbeplanning (2015) vir die registrasie van 'n privaat serwituut toegangs reg van weg, 13meter wyd oor erwe 2122 en 2154 ten gunste van Erf 2121.

Aansoek word gemaak in terme van Artikel 15(2)(a) van die Stellenbosch Verordening op Grondgebruikbeplanning (2015) vir die Hersonering van Erf 2121, Klapmuts vanaf Konvensionele Behuising Sone na Onderverdelingsgebied vir die volgende voorgestelde gebruik:

- a) 138 Multi-Eenheid Residensiële Sone erwe (Groepbehuising)
- b) 1 Privaat Oop Ruimte erf (Privaatpad)

Aansoek word gemaak in terme van Artikel 15(2)(d) van die Stellenbosch Verordening op Grondgebruikbeplanning (2015) vir die Onderverdeling van Erf 2121, Klapmuts soos aangedui op die voorgestelde Onderverdelingsplan vir die Privaat Stellengate Village Residensiële ontwikkeling met 'n benaderde bruto digtheid van ±44 eenhede / hektaar bestaande uit 138 Multi-eenheid residensiële erwe (groepsbehuising) en 1 Privaat pad erf (Privaat Oopruimte Sone).

Aansoek word gemaak in terme van Artikel 15(2)(b) van die Stellenbosch Verordening op Grondgebruiksbeplanning (2015) vir 'n Permanente Afwyking vir die verslapping van die eksterne gemeenskaplike boulyne van 3meter na 0meter op voorgestelde onderverdeelde erwe 1,2,3,6,7,9 tot 48 op Erf 2121, Klapmuts.

Aansoek word gemaak in terme van Artikel 15(2)(b) van die Stellenbosch Verordening op Grondgebruikbeplanning (2015) vir 'n Permanente afwyking vir die verslapping van die oostelike gemeenskaplike boulyne van Erf 2154 van 5meter na 0meter ten einde die gemeenskaplike Vuilnisgebou te akkommodeer.

Ander aansoeke:

- Goedkeuring vir Huiseienaars Vereeniging en Konstitusie.
- Goedkeuring van die naam van die residensiële ontwikkeling as Stellengate Village, die straatname en straatnummers.
- Goedkeuring van die Argitektoniese riglyne, Planne en Landskaperingsplan.
- Goedkeuring van die Terreinontwikkelingsplan.

Kennis word hiermee gegee in terme 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 tydskuur van die publieke deelname proses by die volgende adres: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie beskikbaar te stel.

Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van de aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, kan ingedien word in terme van Artikel 50 van genoemde Verordeninge aan die Aansoeker by wyse van elektroniese pos as volg: **TV3 Projects (Pty)Ltd - A. Prinsloo (anton@tv3.co.za)**. Deur 'n beswaar, kommentaar of vertoë 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 **04 April 2022**.

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 **(021 861 3800)** gedurende normale kantoor-ure.

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