

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

**8 July 2021**

\*Name and Surname\*

\*PO BOX\*

\*PNIEL\*

\*7681\*

To Whom It May Concern

Being an abutting land owner in the vicinity of Portion 54 of Farm 1202, Johannesdal, you are hereby informed that the following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2015 was submitted:

**Application Property Address:** Lumley Avenue, Johannesdal

**Application Property Number:** Portion 54 of the Farm 1202, Johannesdal

**Applicant:** P-J le Roux Town Planners Pty Ltd (cell: 0760317607)

**Owner:** Mark George Barron

**Application Reference:** LU/12632

**Application Type:** Following applications:

- a) *In terms of **Section 15(2)(a)** of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for **Rezoning** of Portion 54 of Farm 1202, Johannesdal from "Agricultural & Rural Zone" to "Subdivisional Area Overlay Zone"; and*
- b) *In terms of **Section 15(2)(d)** of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for **Subdivision** of Portion 54 of Farm 1202, Johannesdal into 35 Portions:*
  - 30 x Conventional Residential Zone erven and approximately 1,4370ha in extent (Dwelling houses);
  - 3 x Public Open Space Zone erven and approximately 0,0957ha in extent (Open Space and Detention pond);
  - 2 x Public Road and Parking Zone erven and approximately 0,5004ha in extent (Public Roads);
  - Phasing of the development in 2 Phases.

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-notice-and-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: P-J le Roux Town Planners Pty Ltd / [pj@pjleroux.co.za](mailto:pj@pjleroux.co.za).

The comments must be submitted within **30 days** from the date of this notice to be received on or before the closing date of **9 August 2021**.

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 0760317607 during normal office hours.

Yours faithfully

**P-J LE ROUX TOWN PLANNERS PTY LTD**



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

**8 Julie 2021**

\*Naam en Van\*

\*PO BOX\*

\*PNIEL\*

\*7681\*

Heil Die Leser

Aangesien u n aangrensende grondeienaar is in die omgewing van Gedeelte 54 van die Plaas 1202, Johannesdal word u hiermee in kennis gestel dat die volgende grondgebruik aansoek kragtens die Stellenbosch Munisipaliteit Grondgebruik Beplanning Verordening, 2015 by Stellenbosch Munisipaliteit ingedien is vir goedkeuring.

**Adres van aansoek eiendom:** Lumley Avenue, Johannesdal

**Aansoek eiendom beskrywing:** Gedeelte 54 van Plaas 1202, Johannesdal

**Aansoeker:** P-J le Roux Stadsbeplanners Pty Ltd (cell: 0760317607)

**Eienaar:** Mark George Barron

**Aansoek Verwysing:** LU/12632

**Tipe Aansoek:** Aansoek word gedoen vir die volgende:

- a. Kragtens Artikel **15(2)(a)** van die Stellenbosch Munisipaliteit Grondgebruik Beplanning Verordening, 2015 vir die **Hersonering** van Gedeelte 54 van Plaas 1202, Johannesdal van "Agricultural and Rural Zone" na "Subdivisional Area Overlay Zone"; and
- b. Kragtens Artikel Artikel **15(2)(d)** van die Stellenbosch Munisipaliteit Grondgebruik Beplanning Verordening, 2015 vir die **Onderverdeling** van Gedeelte 54 van Plaas 1202, Johannesdal in 35:
  - 30 x Konvensionele Residensiële erwe en ongeveer 1 4370ha groot (Woonhuise);
  - 3 x erwe vir Openbare Oop ruimtes en ongeveer 0,0957ha (Oop ruimte en Retensiedam);
  - 2 x Erwe van die Openbare Pad en Parkeersone en ongeveer 0,5004ha (Openbare Paaie);
  - Die fasering van die ontwikkeling in twee (2) Fases.

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 tydskedule van die publieke deelname proses by die volgende adres: [\[https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements\]](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: P-J le Roux Stadsbeplanners Pty Ltd / [pj@pjleroux.co.za](mailto:pj@pjleroux.co.za).

Die kommentaar moet binne **30 dae** vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **9 Augustus 2021**.

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

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermeldde elektroniese pos adres of telefonies by 0760317607 gedurende normale kantoor ure.

Die uwe

#### **P-J LE ROUX STADSBEPLANNERS PTY LTD**



## 1. INTRODUCTION

### 1.1. Application

With this document, formal application is made for the following:

- (a) In terms of **Section 15(2)(a)** of the Stellenbosch Municipality: Municipal Land Use Planning By-Law, 2015 for the **REZONING** of Portion 54 of Farm 1202 Paarl from "**Agriculture & Rural Zone**" to "**Subdivisional Area Overlay Zone**"; and
- (b) In terms of **Section 15(2)(d)** of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the **SUBDIVISION** of Portion 54 of Farm 1202 Paarl into **35 Portions** as clearly depicted on the attached **Subdivision Plan: Plan H 10-150 SUB1 REV04 dated March 2021:**
  - **Portions 1 – 30 (Dwelling house)**
  - **Portion 31-33 (Open Space and Detention pond)**
  - **Portions 34 -35 (Public Road)**

Detail with regard to the development concept, rezoning and subdivision will be discussed in Sections 5 and 6 of this report.

### 1.2. Applicant

**MARK GEORGE BARRON** as registered owner of **Portion 54 of Farm 1202 Paarl**, appointed this firm *P-J le Roux Town Planners (Pty) Ltd*, to submit an application for Rezoning and Subdivision of the subject property in order to establish individual residential erven thereon, and to submit it to the relevant authorities for approval (**Power of Attorney attached**).



*P-J le Roux*

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*Portion 54 of farm 1202 Paarl*

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## 2. PROPERTY INFORMATION

|                        |  |
|------------------------|--|
| Description            | Portion 54 (a Portion of Portion 14) of Farm 1202 Paarl (Johannesdal)  |
| Location               | Lumley Avenue, Johannesdal   |
| Extent                 | 2,0331ha   |
| Registered owner       | MARK GEORGE BARRON   |
| Title Deed             | T 3951/98<br>(Copy of Title Deed attached)   |
| Existing zoning        | Agriculture & Rural Zone   |
| Restrictive Conditions | None   |
| Planning Legislation   | Stellenbosch Municipality Zoning Scheme By-Law, 2019<br>Stellenbosch Municipality Land Use Planning By-Law, 2015 |

Table 1: Property Information

The subject property is an existing small agricultural erf located inside the urban area of Johannesdal and falls in the area of jurisdiction of the Stellenbosch Municipality, Western Cape Province.



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### 3. LOCALITY

The subject property is an existing agricultural land unit located inside Johannesdal urban area approximately 10km from Stellenbosch via R310 (Helshoogte Road).



The subject property is bounded to the north by an agricultural property with dwelling houses thereon, Mentoor Mountain Estate (residential development) to the south, Simonsberg Mountain (nature reserve) to the west and a residential property to the east.



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## 4. LEGAL LAND USE RIGHTS

### 4.1 Existing zoning

In terms of the newly promulgated Stellenbosch Municipality Zoning Scheme By-Law (2019), the subject property is zoned as **Agriculture and Rural Zone**. The following land use right are permitted in Agriculture and Rural Zone:

| Primary Uses   | Additional Uses (not exceeding the threshold in this chapter and subject to technical approval)  | Consent Uses (Application required)   |
|--|--|---|
| <ul style="list-style-type: none"> <li>• Agricultural building (&lt;2000m<sup>2</sup>)</li> <li>• Agriculture</li> <li>• Dwelling House</li> <li>• Forestry</li> <li>• Natural environment</li> <li>• Occasional use (one event/year)</li> <li>• Private road</li> <li>• Polytunnel (&lt;2000m<sup>2</sup>)</li> <li>• Second dwelling</li> <li>• Employee housing (one unit)</li> </ul> | <ul style="list-style-type: none"> <li>• Agricultural building (&gt;2000m<sup>2</sup>)</li> <li>• Agricultural industry (&lt;2000m<sup>2</sup>)</li> <li>• Bed and Breakfast establishment</li> <li>• Employee housing (exceeding one unit)</li> <li>• Guest House</li> <li>• Home day care centre</li> <li>• Home occupation practice</li> <li>• Polytunnel &gt;2001m<sup>2</sup>-&lt;5000m<sup>2</sup></li> <li>• Rooftop base telecommunication station</li> <li>• Tourist dwelling units</li> <li>• Tourist facilities (existing buildings)</li> </ul> | <ul style="list-style-type: none"> <li>• Abattoir</li> <li>• Additional dwelling units (max 4)</li> <li>• Airfield</li> <li>• Airstrip</li> <li>• Agricultural industry &gt;2000m<sup>2</sup></li> <li>• Camping site</li> <li>• Day care centre</li> <li>• Freestanding base telecommunication station</li> <li>• Helicopter landing pad</li> <li>• Intensive feed farming</li> <li>• Kennel</li> <li>• Market</li> <li>• Occasional use &gt;one event/year</li> <li>• Plant nursery</li> <li>• Polytunnel &gt;5000m<sup>2</sup></li> <li>• Renewable energy structure</li> <li>• Service trade</li> <li>• Tourist accommodation establishment</li> <li>• Tourist facility (new buildings or exceeding threshold)</li> <li>• Any additional use exceeding the threshold set out in this chapter</li> </ul> |

Table 2: Extract from Stellenbosch Municipality Zoning Scheme By-Law (2019)

It is evident that the land uses proposed by this application cannot be permitted with the Agriculture and Rural Zoning and that a rezoning of the subject property is therefore required.



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#### 4.2 Existing land uses

The subject property measures 2,0331ha in extent consisting of mostly alien vegetation (shrubs/bushes) with one existing building thereon located almost in the centre of the subject property close to the southern erf boundary. Although the subject property is zoned for agricultural purposes, the subject property has never been used for any extensive agricultural activities.

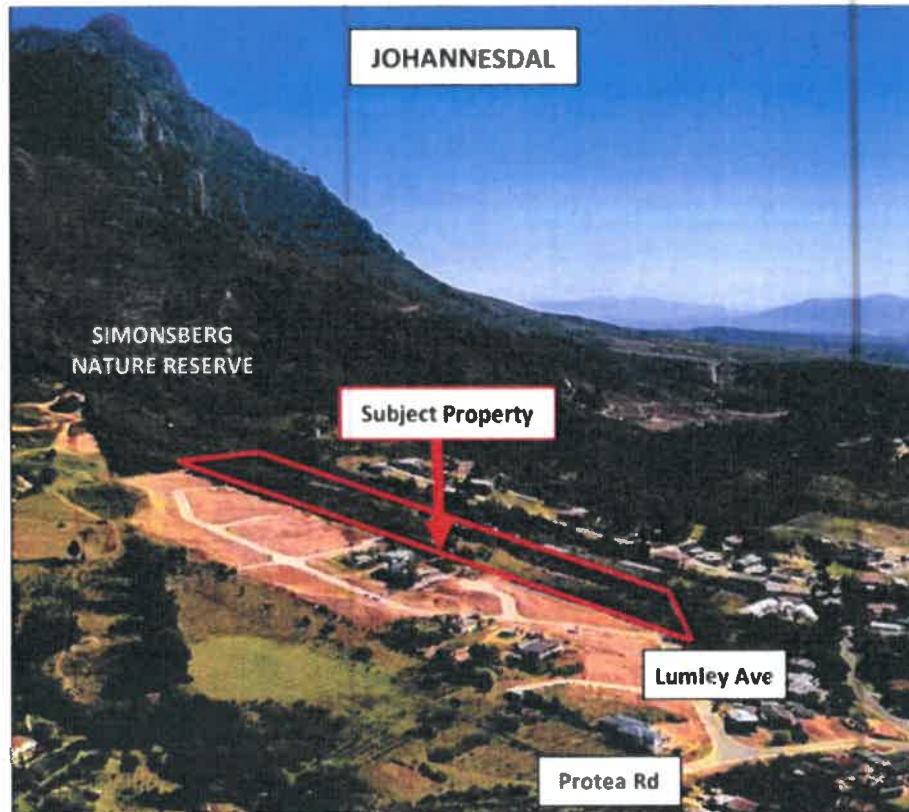


Image: Mentoors Mountain Estate Website 2020

The intention of this application is to redevelop the subject property which is located within the approved urban edge, into individual residential erven. The extent of the subject property (2,0331ha) is much too small to function as a viable agricultural land unit and can therefore not be economically



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farmed. Access to the subject property has previously been taken via an existing servitude from Lumley Avenue which has since then been cancelled as stated in the attached Title Deed. The new access to the subject property is along the southern boundary from Protea Road which also gives access to the abutting residential development (Mentoor Mountain Estate).



Existing dwelling



View across the property towards mountain



View over property towards Valley



Existing alien vegetation



Existing access road to be extended



Internal road on Mentoor Estate to connect



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## 5. DEVELOPMENT CONCEPT

The primary purpose of this application is to utilize the existing infrastructure and natural environment to optimise the potential of the subject property in order to create a sustainable and financial viable residential development thereon. This **proposed development** which will be developed in **two phases**, will fit in with what is already happening in the immediate surrounds with various approved residential developments.

The objective of this application is to transform and redevelop the subject property within an area earmarked for urban infill purposes into a well balanced and financially viable development which will be beneficial to the applicant as well as the residents of Johannesburg. The need for affordable residential opportunities within Johannesburg is well known and the proposed development intends to provide in that need. The fact that the abutting property, south of the subject property is currently being developed, supports the development on the subject property. The proposed development will provide a new opportunity to create an integrated development initiated and promoted by all spheres of the government made available to all members of the surrounding community.

The subject property is small, isolated and bounded by a residential development (Mentoor Mountain Estate) to the south and east. The subject property is bounded by high density vegetation, small scale farming/gardening and housing (dwelling houses) towards the north and high density vegetation / Simonsberg Mountain / Nature Reserve approximately 500m to the west. The subject property abuts the recently constructed Protea Road which provides access to the abutting Mentoor Mountain Estate development. This Protea Road forms part of the road master plan for the area providing access to the subject property as well as



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other properties to the immediate north thereof. The intention is to extend Protea Road over the eastern portion of the subject property and to gain access to the new development from that portion of road. This new access will be designed in accordance with the requirements and will provide access to the entire development. Access will be gained at the eastern portion of the subject property with a connection to the municipal street in the abutting Mentoor Mountain Estate almost in the centre of the subject property as depicted on the attached Subdivision Plan. The development concept comprises the optimizing of the subject property within the existing area by redeveloping it into a functional and viable **residential development (35 portions)** comprising of **30 individual residential erven, 3 open space portions and 2 public road portions** as depicted on the attached *Subdivision Plan: Plan H 10-150 SUB1 REV04 dated March 2021*.

The development proposal makes provision for **30 new Conventional Residential portions** varying in size from **402m<sup>2</sup> to 910m<sup>2</sup>** in extent at a **density of ±14 units/ha**. Due to the rectangular configuration of the subject property, the internal design has been placed along a central public street which links with the extension of Protea Road at the eastern end of the subject property and provides access to each of the newly proposed erven. The contour lines and topography of the subject property has been taken into account with the design and layout of the individual erven with the length of the erven following the contour lines. The total area proposed for the conventional residential erven is **1,4370ha** representing **71%** of the total development area.

Provision is also made within the development for **3 Public Open Spaces**. These spaces have been positioned strategically to function both as active open spaces as well as for a detention facility as required by the engineering department to accommodate stormwater run-off from the



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development. The largest of the three open spaces is positioned in the centre of the development opposite the new link with the municipal street in Mentoor Mountain Estate. The two smaller open spaces are positioned along the new extension of Protea Road on the eastern end of the development and will facilitate the stormwater detention facility, normal stormwater run-off and landscaping. The proposed open spaces will measure collectively **957m<sup>2</sup>** in extent and represents **4%** of the total development area.

Provision is also made within the development for a **public road network** comprising **two portions** (one in each phase of the development). Due to the rectangular configuration of the subject property the internal access road represents a centrally located street which ends in a turning circle.

The entrance to the residential component will be from the east of the subject property via a **13m wide internal road** from Protea Road also giving access to the abutting residential development (Mentoor Mountain Estate) and which will link with a **10m wide internal road network** (phase 2). This internal road network provides access to each of the individual erven within the development and will end in a **turning circle with a width of 20m**. This internal road network will make provision for **pedestrian movement** as well as **landscaping** to soften the development. All proposed residential and open space portions will gain direct access from these internal roads, which measures collectively **5004m<sup>2</sup>** in extent and represents **25%** of the total development area.

Provision is also made for **services servitude 3m wide** over Portion 3 to facilitate stormwater run-off as depicted on the Subdivision Plan.



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## 6. APPLICATIONS

The intention of this application is to optimize the existing property to its full potential by establishing a financially viable and socially acceptable residential development thereon. The proposed development will supply to the ever increasing demand for **residential opportunities** in the Johannesburg and surrounding community. The proposed development will also create new employment opportunities, which will have a cumulative impact on the **local economy** through direct and indirect effects. The **direct effects** starts with the money spent or generated by the new proposed residential market through building plan fees, salaries, construction and materials etc., while municipal services and property taxes are the **indirect effect** to the local economy.

In order to achieve this goal as illustrated on the attached Subdivision Plan the existing land use rights of the subject property will need to be amended in accordance with the recently adopted Stellenbosch Municipality Land Use Planning By-Law and the Stellenbosch Municipality Zoning Scheme By-Law respectively. The following applications are required:

### 6.1 Rezoning

In order to allow the proposed development on the subject property, it is necessary that the existing agriculture and rural zoning be changed to allow for the new land uses with the **REZONING** of Portion 54 of Farm 1202 Paarl from **Agriculture and Rural Zone** to **Subdivisional Area Overlay Zone**.

In terms of Chapter 24 of the Stellenbosch Municipality Zoning Scheme By-Law, 2019, the purpose of Subdivisional Area Overlay Zone is the following:



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- "This overlay zone designates land for future subdivision where a change of zoning from the pre-existing base zone will be required once the subdivision is approved and where the principle of future subdivision has been approved through a rezoning process, but the subdivision plan itself has not yet been approved."

The rezoning of the property to subdivisional area overlay zone will allow for more than one zoning to be awarded onto the property. It is however important to note that an application for rezoning to subdivisional area overlay zone must be followed by an application for subdivision in order to create the individual erven within the development.

## 6.2 Subdivision

In order to create the individual portions as depicted on the attached *Subdivision Plan: Plan H 10-150 SUB1 REV04 dated March 2021* on the subject property, it is necessary that formal application is made in terms of **Section 15(2)(d) of the Stellenbosch Municipality Land Use Planning By-Law, 2015** for the **SUBDIVISION** of the rezoned land unit into the following 35 Portions as tabulated below:

| Portions     | No. units | Extent (ha)     | %          | Zoning                        | Land Uses                   |
|--------------|-----------|-----------------|------------|-------------------------------|-----------------------------|
| 1 - 30       | 30        | 1,4370ha        | 71         | Conventional Residential Zone | Dwelling House              |
| 31-33        | 3         | 0,0957ha        | 4          | Public Open Space Zone        | Open Space & Detention Pond |
| 34-35        | 2         | 0,5004ha        | 25         | Public Roads & Parking Zone   | Public Road                 |
| <b>TOTAL</b> | <b>35</b> | <b>2,0331ha</b> | <b>100</b> |                               |                             |

Table 3: Proposed subdivision with zonings and land uses (Subdivision Plan)



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### Conventional Residential Zoning

| Permitted  | Technical Approval  | Consent  |
|--|---|--|
| <ul style="list-style-type: none"> <li>• Dwelling house</li> </ul> | <ul style="list-style-type: none"> <li>• Bed and breakfast establishment</li> <li>• Home day care centre</li> <li>• Home occupation practice</li> <li>• Home lodging</li> <li>• Second dwelling</li> <li>• Occasional use (one event/year)</li> <li>• Private road</li> </ul> | <ul style="list-style-type: none"> <li>• Commune</li> <li>• Extramural facility</li> <li>• Group housing</li> <li>• Guest house</li> <li>• House shop</li> <li>• Occasional use (&gt;one event/year)</li> <li>• Tourist dwelling unit</li> <li>• Additional uses exceeding parameters in this chapter</li> </ul> |

Table 4: Extract from Stellenbosch Zoning Scheme By-Law: Conventional Residential Zoning

According to the Zoning scheme By-Law the building lines applicable to the conventional housing zone are tabulated as follows:

"55. *Building development parameters in this zone*

(1) *The following building lines, coverage and height shall apply to all buildings within this zone:*

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

Table 5: Chapter 5: Building development parameters in this zone



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*"dwelling house (woonhuis) means a building containing only one dwelling unit, together with the customary outbuildings usually associated with such a unit, for example, garage, storeroom, laundry, garden shed, no more than one domestic accommodation unit and/or a hothouse;"*

**Public Open Space Zone**

| Permitted  | Technical Approval   | Consent  |
|--|--|--|
| <ul style="list-style-type: none"> <li>• Open space</li> <li>• Natural environment</li> <li>• Private road</li> <li>• Occasional use (1 event/year)</li> </ul> | <ul style="list-style-type: none"> <li>• Rooftop base telecommunication station</li> </ul> | <ul style="list-style-type: none"> <li>• Camping site</li> <li>• Cemetery</li> <li>• Employee housing</li> <li>• Freestanding base telecommunication station</li> <li>• Indoor sport</li> <li>• Market</li> <li>• Occasional use (&gt;event/year)</li> <li>• Outdoor sport</li> <li>• Tourist accommodation establishment</li> <li>• Tourist facility</li> </ul> |

**Table 6 Extract from Stellenbosch Zoning Scheme By-Law: Public Open Space Zoning**

*"open space (oopruimte) means land which may be public or privately owned and which is set aside for open space, such as a park, garden, vegetable garden, square, landscaped areas, natural areas, river or stream;"*

**Public Road & Parking Zone**

| Permitted  | Technical Approval   | Consent   |
|--|--|---|
| <ul style="list-style-type: none"> <li>• Public parking area</li> <li>• Public road</li> <li>• Utility service</li> <li>• Occasional use (1 event/year)</li> </ul> | <ul style="list-style-type: none"> <li>• Rooftop base telecommunication station</li> <li>• Market</li> </ul> | <ul style="list-style-type: none"> <li>• Freestanding base telecommunication station</li> <li>• Occasional use (&gt;event/year)</li> <li>• Parking garage</li> <li>• Transport purposes (passengers)</li> </ul> |

**Table 7 Extract from Stellenbosch Zoning Scheme By-Law: Public Road & Parking Zoning**



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*"public road (openbare pad) means the same as public street and is any land which is used for public road, indicated on an approved plan, diagram or map as having been set aside as a public street/road in the Deeds Office, the ownership of which vests in the Municipality in terms of Planning Law, or in terms of any other law, and with the further permission of the Municipality in terms of the Scheme, the following additional buildings and uses are permitted: road based public transport infrastructure such as enclosed bus stops and bus stations;"*



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## 7. SPATIAL PLANNING PRINCIPLES

In terms of National, Provincial and Local spatial planning legislation certain development principles were adopted to apply to spatial planning, land development and land use management. The development principles on National level is in terms of Section 7 of the **Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)**, while the land use planning principles on Provincial level is in terms of Section 59 of the **Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)**. These development principles were all adopted and included into the subsequent **Land Use Planning By-Laws** promulgated for each Local Municipality. The proposed development and land use will be evaluated as follows against the five development principles:

### (a) Principle of spatial justice

- The proposed development provides an opportunity to expand the much needed residential opportunities within Johannesdal by optimizing vacant and unutilized land bordered by a residential development for a new residential development.
- Since the subject property is included into the approved spatial planning policies for *urban infill opportunities* and the development proposal complies with it, this principle is **not applicable** to this application.

### (b) Principle of spatial sustainability

- The proposal promotes land development that is **spatially compact and resource-frugal** as the development is **within the urban edge** and the surrounding environment being developed.



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- The proposed new land use is **suitably located** with similar developments already present or recently approved within the immediate surrounds.
- The proposal promotes land development in a location that is **sustainable** in respect of an environmental and socio-economic point of view and **limits urban sprawl**.
- The proposed development can be regarded as **in-fill** development with the **existing** Mentoor Mountain Estate development already constructed or in process of construction abutting the subject property to the south.
- Since the subject property abuts a new development, the utilization of the subject property for urban purposes is logical and in line with spatial planning policies, since it forms part of the future development of the area.
- The economic potential of the subject property will be optimized by the proposed development with **new employment opportunities**.
- **No safety hazards** are anticipated through this development.
- The proposed residential land uses can easily be accommodated on the subject property and has **easy access** from all directions. The site is already bounded by **existing municipal infrastructure** (Protea Road as access road depicted on the access master plan for the area).

**(c) Principle of efficiency**

- The proposed development will optimize the use of existing resources, infrastructure, and **in-fill land within the established urban footprint**.



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- **Urban sprawl is prevented** by the proposal since it abuts and is surrounded by existing and future developments.
- The functionality of the public spatial environment is promoted with the development **linking with another existing development** in the immediate surrounds and **share services and infrastructure**.
- By utilizing the subject property for the intended purposes is in line with the **recommendations in the spatial planning documentation** and will ultimately benefit the entire community and add to the local economy of the area.
- The subject property is located near **important arterial routes and connecting roads**, which makes it highly accessible and ideally located for the intended purposes.

**(d) Principle of spatial resilience**

- This principle is **not applicable** since the subject property forms part of an existing urban settlement and is included into the approved spatial planning documentation and designated as "*urban infill opportunities*".

**(e) Principle of good administration**

- The pre-consultation and variety of specialist studies conducted in support of the proposed development ensure the efficient assessment of the application by the relevant authorities.
- The formal application will be submitted to the local authority and relevant statutory authorities for approval and will be administered in accordance with the procedures contemplated in the relevant Municipality's Land Use Planning By-Law.



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## 8. LEGAL REQUIREMENTS AND SPECIALIZED REPORTS

### 8.1 Stellenbosch Municipality Land Use Planning By Law, 2015

In order to create and permit the proposed activities on the subject property, the following formal applications are submitted:

- In terms of **Section 15(2)(a)** of the Stellenbosch Municipality: Municipal Land Use Planning By-Law, 2015 for the **REZONING** of Portion 54 of Farm 1202 Paarl from "**Agriculture & Rural Zone**" to "**Subdivisional Area Overlay Zone**"; and
- In terms of **Section 15(2)(d)** of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the **SUBDIVISION** of Portion 54 of Farm 1202 Paarl into **35 Portions** as clearly depicted on the attached **Subdivision Plan: Plan H 10-150 SUB1 REV04 dated March 2021:**
  - **Portions 1 – 30 (Dwelling house)**
  - **Portion 31-33 (Open Space and Detention pond)**
  - **Portions 34 -35 (Public Road)**

### 8.2 National Environmental Management Act, 1998 (Act 107 of 1998)

In order to comply with the National Environmental Management Act, a formal checklist for confirmation on the applicability of an environmental process was submitted by **Messrs Cornerstone Environmental Consultants** as independent Environmental Practitioner to the relevant authorities (*proof of submission attached*). The following is a summary of the **Terrestrial Biodiversity Assessment** report compiled by **Johlene Krige** dated *25 February 2021* as part of the specialised studies:



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- *The site is small, isolated and bounded by residential development towards the south and east and high density alien infestation, small scale farming/gardening and housing towards the north. The eastern portion of the site is more open and consists of weeds and grass with a high density of alien vegetation. The western portion of the site comprises of impenetrable stands of alien vegetation.*
- *The site is in poor condition with very low plant diversity and there is no representation of the original ecosystem on the property.*
- *There are no Critical Biodiversity Areas (CBAs) or Ecological Support Areas (ESAs) on the site and does not fall part of the Protected Area.*
- *There are no mapped watercourses, wetlands or aquatic features directly within the site.*
- *The site however falls within a Strategic Water Source Area (SWA) although; it is highly unlikely that the proposed development will impact on this SWA.*
- *The development will not impact on any watercourses or wetland areas and it will not result in the transformation of any significant natural vegetation (Section 5.3) within this SWA.*
- *The site does not form part of a corridor and the development will not impact on connectivity.*
- *Low sensitivity for Species of Conservational Concern (SCC) and no Red Data List species were recorded on the site.*

### **8.3 Report on Provision of Civil Engineering Services**

**Messrs Bart Senekal Inc.** has been appointed as Civil Engineering Consultants to compile a report on the provision of civil engineering services for the proposed development.



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The **Report on Provision of Civil Engineering Services dated 27 March 2021** is attached to this application and is the result of in depth discussions with the relevant officials at the Stellenbosch Municipality.

#### **8.4 Design Report for Electrical Services**

**Messrs De Villiers & Moore Consulting Engineers** has been appointed as Electrical Engineering Consultants to compile a report on the internal electrical reticulation for the proposed development.

The **Design Report for Electrical Services dated March 2021** is attached to this application and is the result of in depth discussions with the relevant authorities and statutory bodies.

#### **8.5 Traffic Site Assessment Report**

**Messrs ITS Engineers** has been appointed as Traffic Engineering Consultants to compile a Report for the proposed development which investigates the expected transport related impact of the proposed development and also how it fits in with the Road Access Plan for the area.

The attached **Traffic Site Assessment Report dated 26 March 2021** also describes and evaluate the new access to the proposed development in relation to the Road Master Plan for the area.



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## 9. DESIRABILITY

In terms of **Section 65(1)(c)** of the Stellenbosch Municipality Land Use Planning By-Law, 2015, the proposed utilization of the land must be desirable. The concept of “*desirability*” in a land use planning context and as contemplated in Section 65(1)(c) of the Stellenbosch Municipality Land Use Planning By-Laws can be described as the:

*“degree of acceptability” of the specific land use(s) on a said property within an existing natural or manmade environment and the guideline proposals included in the relevant spatial development framework plans and policies, and municipal engineering services in so far as it relates to desirability, or on the basis of its effect on existing rights and the biophysical environment concerned.*

The desirability of this application for Rezoning and Subdivision of Portion 54 of Farm 1202 Paarl will be discussed with regard to the following aspects:

- Physical characteristics
- Character of the area
- Accessibility
- Spatial Planning
- Provision of services

### 9.1 Physical Characteristics

#### 9.1.1 Topography

The subject property is located along Lumley Avenue, north of Helshoogte Road and at the southern foothills of Simonsberg Mountain (nature reserve). The subject property has a rectangle shape and has a gentle slope that runs from west to east (Simonsberg Mountain to Lumley



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Avenue). This slope however is more than acceptable to facilitate the proposed development. Apart from the existing dwelling on the subject property which will be accommodated on one of the new portions, there are no physical features present on the subject property that needs to be taken into account or which will prevent the proposed development. Although the subject property is zoned for Agriculture and Rural zone, there are no agricultural activities present or have been for years. According to the findings of the Terrestrial Biodiversity Assessment no conservation worthy vegetation which will prevent the subject property to be developed has been observed.

#### **9.1.2 Climate**

The subject property is located inside the urban area of Johannesdal and forms part of the Mediterranean climate system of the Western Cape. The area is known for its cold and wet winters and dry warm summers. The wind is predominantly north westerly during the winter months and strong south easterly in the summer time. February is the warmest month of the year, while July is the coldest month.

We are of the opinion that the proposed development and the future new buildings will not influence the existing microclimate of the area and that the designs and layout of the development were sensitively done to facilitate current climatic conditions.

#### **9.2 Character of the area**

The subject property is located within an area which has recently experienced some new primarily residential developments in the area (south of the subject property). Although this area originally developed as agricultural small holdings, the inclusion of these properties into the urban edge of Johannesdal has seen a transition of this area into a more urban



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setting. Some of the properties to the south have already been transformed into residential erven, while the area to the north has been included into the spatial planning policies for future development purposes. The proposed development which comprises individual residential erven similar to what is already present in the area fits in with what is intended for this area. A variety of erf sizes provides a unique opportunity to fulfil in the needs of all within the community. The original rural character has therefore changed into a more residential character which will be strengthening with the proposed development. The subject property is surrounded by an agricultural property to the north, an existing new residential development to the south (Mentoor Mountain Estate), Simonsberg Mountain (nature reserve) to the west and a residential dwelling (which bounds onto Lumley Avenue to the east).



We are confident that the proposed development will have no negative impact on the existing character of the area; in fact we strongly believe that



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the proposed development will strengthen the existing character of the area and is therefore desirable.

### 9.3 Accessibility

The subject property is located west of Lumley Avenue which is a municipal street that provides access to many other residential properties in the immediate surrounds as well as to Protea Road which leads to the abutting development Mentoor Mountain Estate. The access to the subject property via the existing 5 meter servitude has been cancelled as stated in the Title Deed. The intention is to extend Protea Road over the subject property to provide direct access to the proposed development and beyond. This is directly in line with the Road Access Plan for the area. The new proposed internal road providing access to the individual residential erven will link with the municipal street inside the abutting Mentoor Mountain Estate.



**New access road to be extended    New access road over subject property**

A detailed Transport Site Assessment Report was compiled by ITS addressing the relevant concerns and opportunities that the proposed development will have on the existing road network in the area. A copy of the *Transport Site Assessment Report dated 26 March 2021 is attached with this report.*



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## 9.4 Spatial Planning

Although the subject property is located in an originally agricultural area it has been transformed over time into a predominant residential area. The existing spatial planning policy which is applicable to this area, the Stellenbosch Municipal Spatial Development Framework (SMSDF), was adopted by Council in 2019 and provides guidelines for spatial developments within the municipal area.

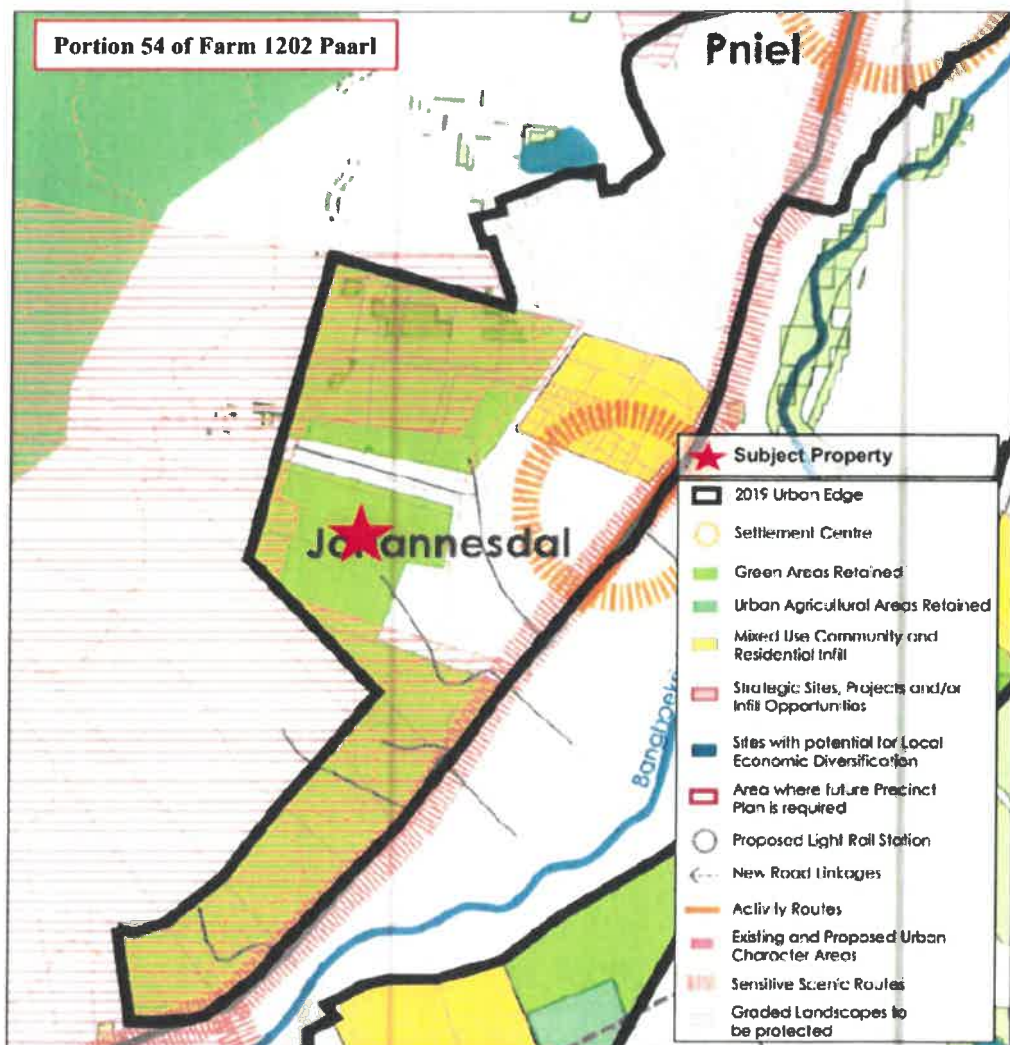


Fig. 1: Extract from the Stellenbosch Municipality Spatial Development Framework, 2019



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The subject property is located within the approved urban edge for Johannesburg and Pniel. According to the Stellenbosch Municipal Spatial Development Framework the spatial planning documentations and guidelines indicate the provision of residential opportunities within the urban area of Johannesburg that result in urban integration. The increase in density inside the existing urban area has long been identified as an urgent need and with this application it can be realised. The fact that the subject property is located within an area already used and earmarked for such purposes, confirms the ideal location of the proposed land use. Spatially the utilization of the subject property for individual residential erven purposes is not in conflict with any of the surrounding land uses.

It suffices to say that since this development will create new residential opportunities, it is not in conflict with the spatial planning policies of the Stellenbosch Municipality and can therefore be regarded as desirable. The subject property is subject to the provisions of the Stellenbosch Zoning Scheme By-Law which was adopted in 2019. The purpose of this By-Law is to manage the land use rights on land units within the Stellenbosch Municipality as well as stipulating the land use parameters pertaining to each of the specific zonings and land uses.

According to the zoning scheme by-law, the subject property is zoned Agriculture and Rural Zone despite the fact that it is located within the approved urban edge and earmarked as infill opportunities in the recently approved SDF document. Since the proposed individual residential dwellings will not be permitted under the existing Agriculture and Rural Zoning, it is necessary that the zoning of the subject property be changed to accommodate the proposed land uses. This change will be in accordance with the provisions of the Zoning Scheme By-Law and will comprise



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conventional residential zone, public open space zone and public roads & parking zone.

## 9.5 Provision of services

### 9.5.1 Report on Provision of Civil Engineering Services

**Messrs Bart Senekal Inc.** has been appointed as **Civil Engineering Consultants** to compile a report on the provision of civil engineering services for the proposed development. This report and findings are in accordance with the requirements and standards of all the engineering design guidelines for all aspects of engineering used and recommended by all spheres of government in order to provide engineering services at the lowest long term costs.

The discussions and recommendations with regard to the engineering services required for the proposed development are included into the attached Report on Provision of Civil Engineering Services dated 27 March 2021 and speak both to the external infrastructure and services as well as internal distribution within the proposed development. The outcome and findings of this report is the result of in depth discussions with the relevant officials at the Stellenbosch Municipality.

According to the finding it is confirmed that potable water, sewerage and solid waste removal for the proposed development can be accommodated by the Stellenbosch Municipality in their existing infrastructure subject to the upgrading of the Dwars River WWTW that is currently under construction.



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### **9.5.2 Services Report on Electrical Reticulation**

**Messrs De Villiers & Moore Consulting Engineers** has been appointed as **Electrical Engineering Consultants** to compile a report on the internal electrical reticulation for the proposed development.

The findings of the investigation regarding the electrical supply is contained in the attached **Design Report for Electrical Services dated March 2021** confirm that the supply to the subject property will be from one of three new minisubs that will be installed as part of their upgrade of infrastructure in the area. The municipality also indicated and support the installation of street lights.

### **9.5.3 Transportation Impact Assessment Report**

**Messrs ITS Engineers** has been appointed as **Traffic Engineering Consultants** to compile a Report for the proposed development which investigates the expected transport related impact of the proposed development and also the compliance with the Road Access Plan for the area.

This investigation was done in context of the previously approved developments that share the road networks in the area. The attached **Transport Site Assessment Report dated 26 March 2021** also describes and evaluate the new access to the proposed development from a future road network point of view. According to this report the traffic impact from a capacity point of view will be insignificant and no road upgrades are required.



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## 10. SUMMARY AND CONCLUSION

From the aforementioned it is clear that the proposed rezoning and subdivision on Portion 54 of Farm 1202 Paarl in order to facilitate a new residential development thereon, is in line with Section 65 of the Stellenbosch Municipality Land Use Planning By-Law and in particular Section 65(1)(c) thereof. The motivation for the proposed land uses can be summarized as follows:

### Economic impact

- From a business point of view the application will optimise the existing vacant property and at the same time provide new residential opportunities within an established urban area.
- New employment opportunities will be created which will add to the local economy of the area and increase the wellbeing of the residents.
- The new development will contribute to the local economy of Johannesdal and surrounding areas.
- Direct (employment, labour force etc) and indirect (municipal taxes, building plan fees etc.) economic benefits will arise from this new development.
- The proposed development in its current scale and form will be financially viable.

### Social impact

- The proposed development will have a positive social impact since it will provide in the demand for residential properties within easy access from all directions.
- New employment opportunities will be created, not only during the construction phase, but on a permanent basis.



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- The layout and design of the residential development will reduce carbon footprint and traffic congestion and encourage pedestrian movement within the development.
- The proposed **density of ±14 units/ha** is in line with the spatial recommendations for areas inside existing urban areas in order to optimise the services and infrastructure.

#### **Scale of the capital investment**

- **\*In order to facilitate the proposed development the proposed new buildings with infrastructure will be well in access of R25m (please take note that these figures are only preliminary and final development costs could even be much more).\***

#### **Compatibility with surrounding land uses**

- The subject property is abutted by existing residential development (Mentoor Mountain Estate) and is in line with the existing land uses in the immediate surrounds.
- The new proposed development will in scale fit in with what is already in the area with potential erven and buildings similar in size.
- The proposed urban land uses is in line with the spatial planning visions and policies of the Stellenbosch Municipality for the area.
- The residential options provided in the development proposal are in line with what is already present in the area.

#### **Impact on external engineering services**

- From a civil engineering services point of view there is sufficient capacity available in the existing network to accommodate the proposed development subject to the completion of the Dwars River WWTW which is under construction.



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- From an electrical point of view provision will be made for the proposed development in the current upgrades that is being implemented.

#### **Impact on safety, health and wellbeing of the surrounding community**

- There is no reason to believe that the proposed development will result in any changes to the safety and security in the area since it is in the applicant's own interest to ensure strict security in the area. In fact the proposed development will increase the security in the area and especially along the common boundary with Mentoor Mountain Estate.

#### **Impact on heritage**

- Although there are no heritage resources on the subject property, a formal heritage process will follow.
- The proposed development will have no direct impact on any existing heritage resources in the immediate surrounds.

#### **Impact on the biophysical environment**

- It has been confirmed by the specialist investigation conducted that no impact is expected on the biophysical environment since the subject property is already disturbed and no conservation worthy vegetation or any ecological habitats are present thereon.

#### **Traffic impacts, parking, access and other transport related considerations**

- Access to the subject property and proposed development will be taken from the existing Protea Road at a designated point in the eastern end of the subject property.
- The internal road network will comprise a 13m wide entrance road and 10m wide internal roads providing direct access to each of the individual



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residential erven within the development. These internal roads will link with the municipal street on mentor Mountain Estate.

- Sufficient onsite parking for the individual residential erven will be provided as required by the Zoning Scheme By-Law.
- The Transportation Site Assessment confirms that the traffic impact from a capacity point of view will be insignificant and no road upgrades are required.

**Whether the imposition of conditions can mitigate and adverse impact of the proposed land use**

- We are of the opinion that the proposed development will not have any adverse impact on the surrounding area and no mitigating factors are required.
- In order to ensure that the development is done in accordance with the necessary standards and guidelines, conditions of approval are a common phenomenon.

It is our view that the proposed development will have an enhancing impact on the surrounding area and **no mitigation is foreseen for the development project.**

I trust therefore that the application for **Rezoning and Subdivision of Portion 54 of Farm 1202 Paarl** in order to facilitate a new residential development thereon as depicted on the attached ***Subdivision Plan: Plan H10-150 SUB1 REV04 dated March 2021*** will be approved.

**PIERRE-JEAN LE ROUX**

**Pr. Pln. A./803/1995**



***P-J le Roux***

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**ANNEXURE B**

**DEVELOPMENT PROPOSAL**

**ANNEXURE B**

**Notes:**

All setbacks and areas are provisions, and subject to verification by cadastral survey.  
 1) Sign's about driveway a services servitude 3m wide.

**Survey information:**

**FRIEDLAENDER, BURGER & VOLKMAN**  
 Professional Land Surveyors (Pretoria) (Pty) Limited  
 27 Daphne Street / Waterlooplein 101 / Pretoria 0001, RSA  
 Tel: +27 12 62424 000 Fax: +27 12 62424 001

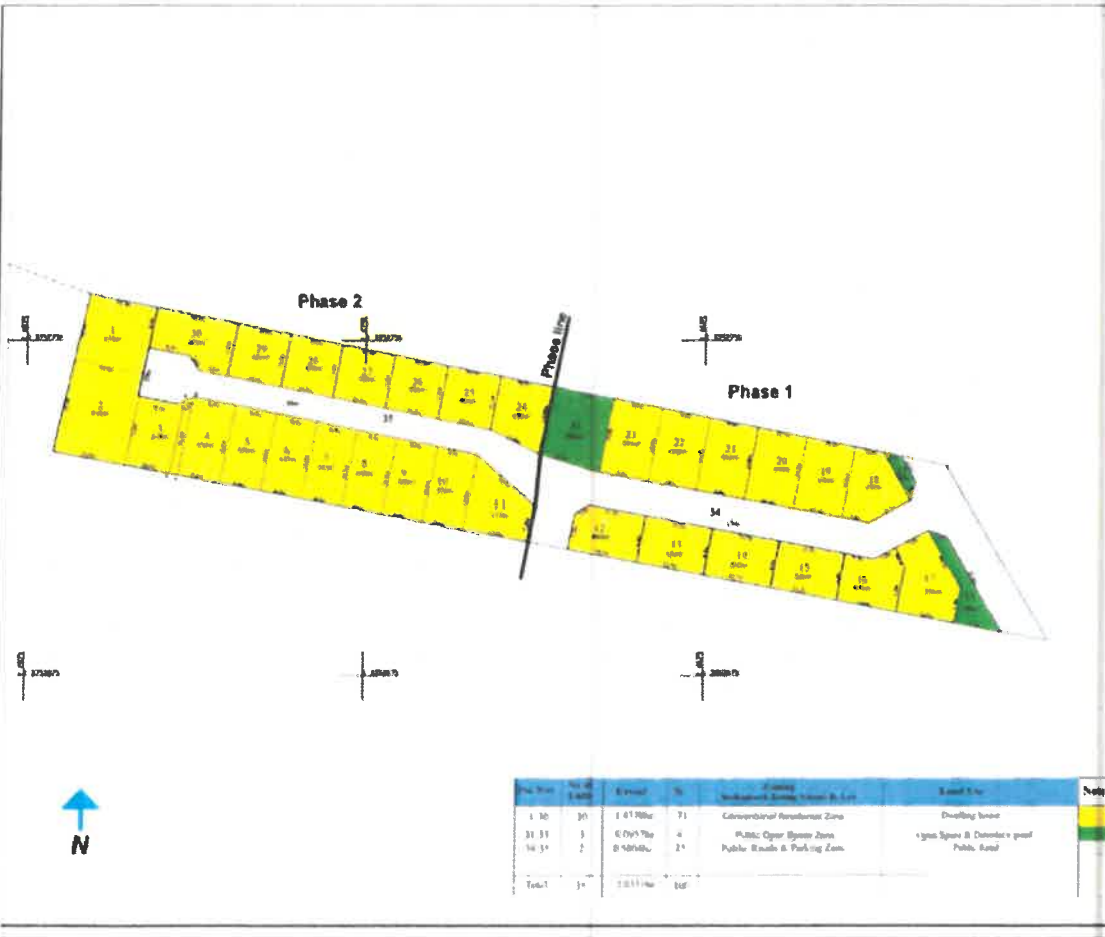
**P-J LEROUX**  
 Registrar of Deeds  
 Montecas 262 Site n Road Paar  
 (t) 021-5722-000 (f) 021-525-0431  
 (www) 021-5722-000

**Project:**  
**Application for Rezoning, Subdivision Pri 54 of Farm No. 1202 Paarl**

**Description:**  
**Subdivision Plan**

**BARRON**

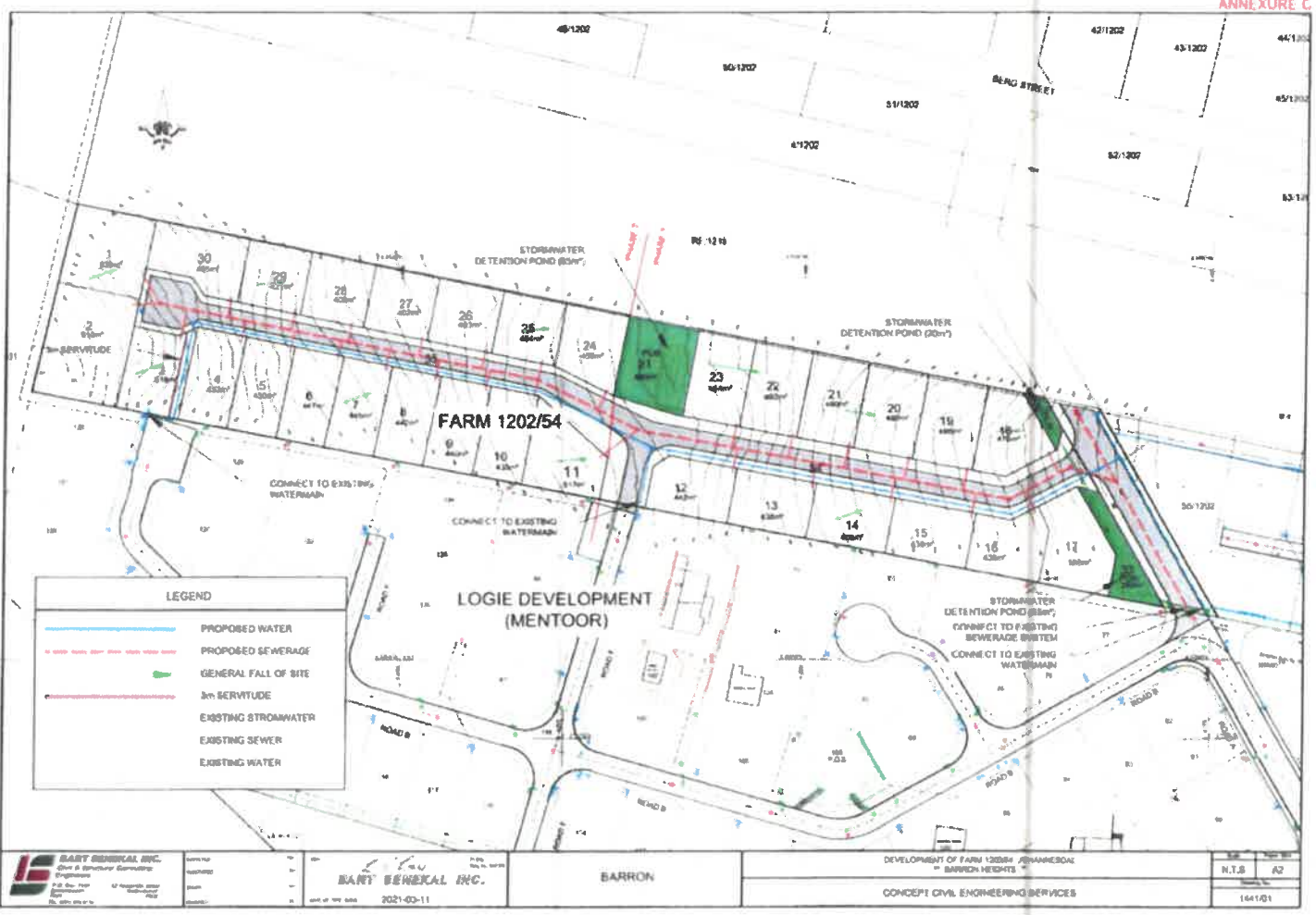
|        |        |             |            |
|--------|--------|-------------|------------|
| Drawn  | PTJ    | Approved    |            |
| Scale  | 1:1000 | Date        | 2024/08/20 |
| Client | PALR   | Project No. | 1202 Paarl |



| Lot No.      | Area (m <sup>2</sup> ) | Area (ha)        | Lot No.    | Area (m <sup>2</sup> ) | Area (ha) | Notes                            |
|--------------|------------------------|------------------|------------|------------------------|-----------|----------------------------------|
| 1-30         | 30                     | 1.41 986         | 71         |                        |           | Commercial Residential Zone      |
| 31-33        | 3                      | 0.095 716        | 4          |                        |           | Public Open Space Zone           |
| 34           | 2                      | 0.140 646        | 2*         |                        |           | Public Open Space & Parking Zone |
| <b>Total</b> | <b>35*</b>             | <b>2.651 348</b> | <b>146</b> |                        |           |                                  |

**ANNEXURE C**

**CONCEPT CIVIL ENGINEERING SERVICES**



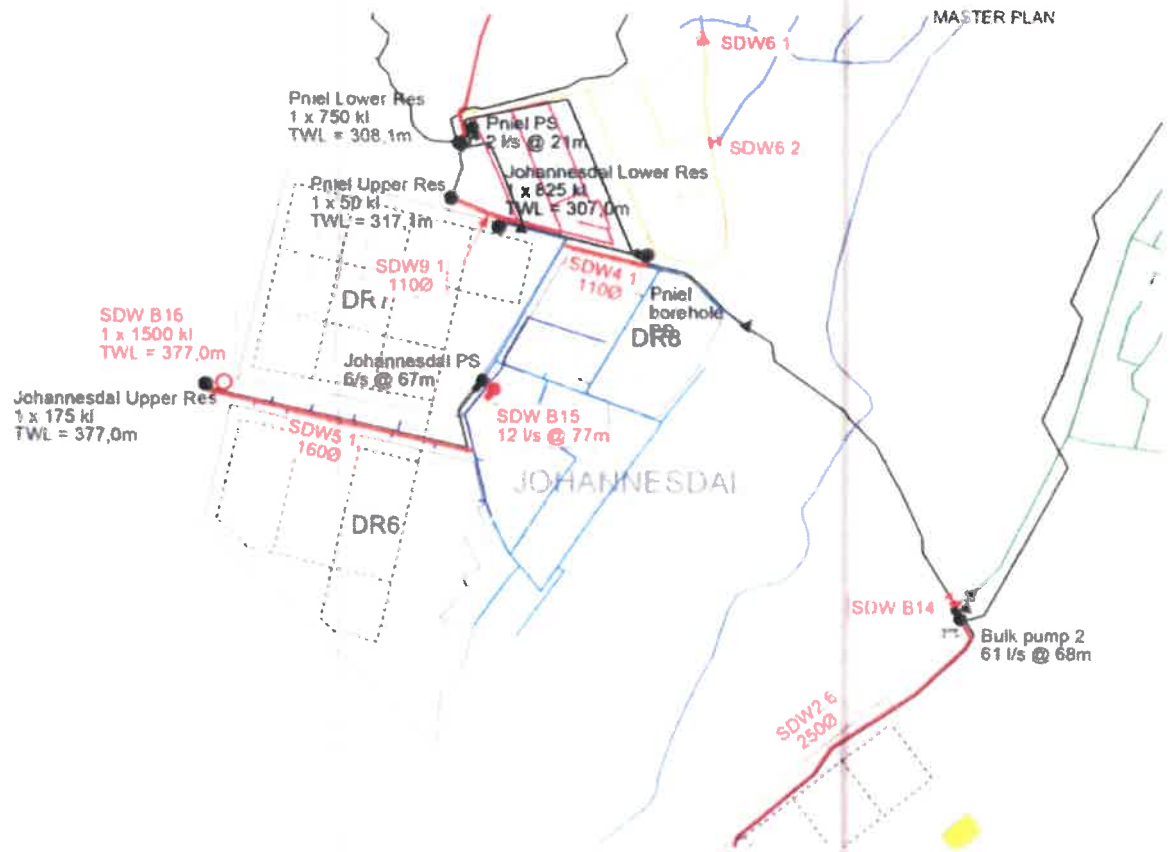
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| <p><b>BARTY GENERAL INC.</b><br/>Civil &amp; Structural Consulting Engineers<br/>P.O. Box 1000<br/>Barron<br/>QLD 4870</p> | <p>Project No: 2021-02-11</p> | <p><b>BARTY GENERAL INC.</b></p>          | <p><b>BARRON</b></p> | <p>DEVELOPMENT OF FARM 1202/54 (MANNINGBAR BARRON HEIGHTS)</p> | <p>N.T.S. A2</p> |
|  | <p>DATE: 2021-02-11</p>       | <p>CONCEPT CIVIL ENGINEERING SERVICES</p> | <p>1641/01</p>       |  |                  |



**ANNEXURE D**

**EXTRACT FROM WATER MASTER PLAN**

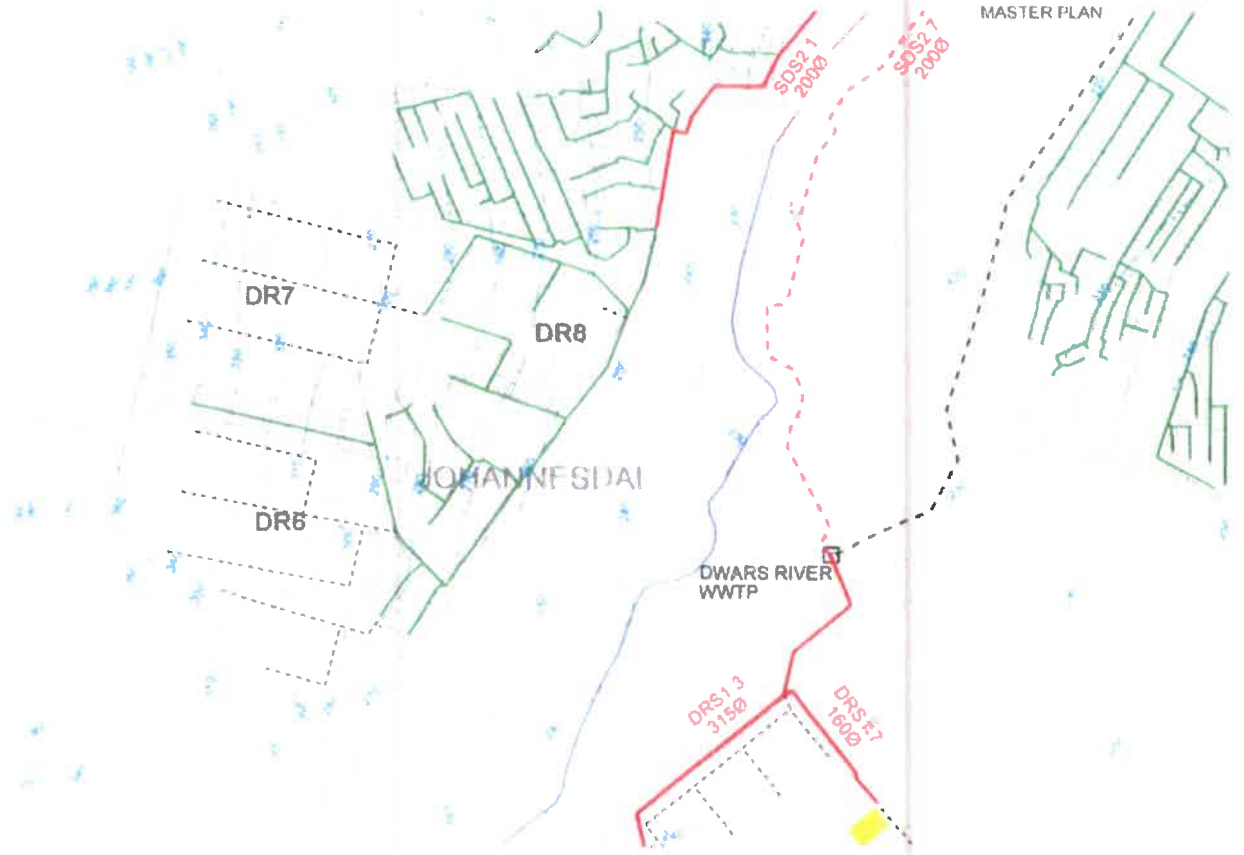
ANNEXURE D  
EXTRACT FROM WATER  
MASTER PLAN



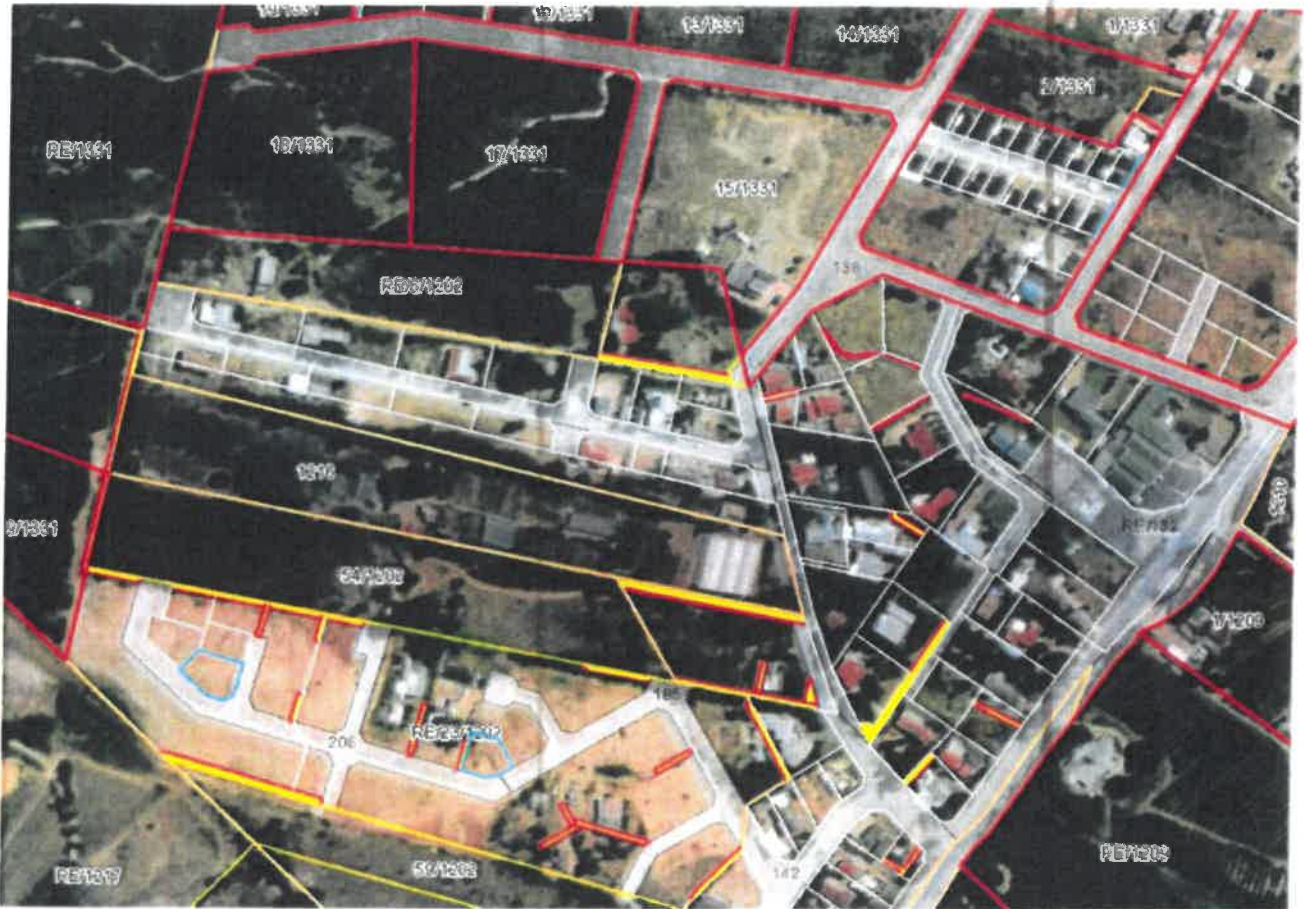
**ANNEXURE E**

**EXTRACT FROM SEWER MASTER PLAN**

ANNEXURE E.  
EXTRACT FROM SEWER  
MASTER PLAN



# JOHANNESDAL, FARM 54/1202 : REPORT FOR THE BULK ELECTRICITY NETWORK



## DESIGN REPORT FOR ELECTRICAL SERVICES

**MARCH 2021**  
**REVISION 0**

Submitted By: **Peder Christensen**  
**De Villiers & Moore Consulting Engineers (Pty) Ltd**  
(021) 976 3087  
Project No: R5081



## **JOHANNESDAL, FARM 54/1202 : REPORT FOR THE BULK ELECTRICITY NETWORK**

### **1. INTRODUCTION**

- 1.1 This report covers the bulk electricity for erf 54/1202. The erf is a portion of farm 1202 that is undeveloped and has no existing services to it.
- 1.2 An ADMD of 4kVA (Empirical) was used for each of the proposed 30 single residential erven, requiring a total of 128kVA for the development.

### **2. SITE LOCATION AND AMENDED SUBDIVISION**

- 2.1 The site is situated in Johannesburg. Access to the site is off Protea Road from Mentoor Mountain Estate. The road through Mentoor Mountain Estate is a public road, which will be extended into the development.

### **3. EXISTING INFRASTRUCTURE**

- 3.1 There is no existing infrastructure in the development.

### **4. PROPOSED BULK ELECTRICITY**

- 4.1 The Stellenbosch municipality has indicated that they are currently upgrading the electrical infrastructure, due to the increased amount of development taking place. The municipality indicated that supply to the erf will be from one of three new minisubs that will be installed as part of the upgrade of the area infrastructure.
- 4.2 The municipality confirmed verbally to point 4.1, for this reason no allowance is required for a minisub site in the development now. Once we have officially applied for a connection from the municipality, we will receive written confirmation from the municipality that a new minisub is not required. In the event that the municipality do require a minisub for the site, a position will be required at the POS at the entrance of the development. The minisub site dimensions will be 6m x 4m and against the road reserve.
- 4.3 Based on point 4.1 and 4.2 above, a LV-cable is to be installed from the nearest minisub to supply three municipal distribution kiosks, which will supply the 30 single residential erven.
- 4.4 The network-design will be approved and the installation taken over by the Stellenbosch municipality, with all infrastructure installed to their standards.

## 5. STREET LIGHTING

- 5.1 Stellenbosch municipality-approved street lights are to be installed. The street light design will be submitted to the Stellenbosch municipality for approval.

## 6. CABLE DUCTS

- 6.1 Stellenbosch municipality specified sleeves will be used for cable crossing roads and will be installed to municipal standards.
- 6.2 The Civil Contractor under supervision of the Consulting Civil Engineers will install all ducts in road-crossings.



**Peder Christensen**

De Villiers & Moore Consulting Engineers  
Cell : 082 530 3333

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PJ Le Roux  
Per Email

Email: [pj@pjleroux.co.za](mailto:pj@pjleroux.co.za)  
26 March 2021

Our Reference: 4336

Attention: PJ Le Roux

**BARRON HEIGHTS RESIDENTIAL DEVELOPMENT , PORTION 54 OF FRAM 1202, JOHANNESDAL  
STELLENBOCH: TRANSPORT SITE ASSESSMENT**

We refer to our appointment to evaluate the expected transport related impacts associated with the proposed residential development on Portion 54 of Farm 1202 in Johannesburg.

The property is located west of Helshoogte Road (MR172/R310) in Johannesburg. Refer to Figure 1 in Annexure A for a Locality Plan

**Proposed Development**

It is proposed to develop Portion 54 of Farm 1202 with 30 single residential dwelling units. Refer to Figure 2 in Annexure A for the proposed site development plan.

**Existing Traffic Conditions**

***Existing Roadways in Site Vicinity***

**Helshoogte Road (MR 172/R310):** Provincial Main Road: One lane per direction, 60 km/h posted speed limit with paved shoulders and paved sidewalks.

**Sonnestraal Street:** Class 5 Street: One lane per direction, with no shoulders or sidewalks

**Lumley Street:** Class 5 Street. One lane per direction with no shoulders and sidewalks.

Photo 1 to Photo 4 in Annexure B shows the typical cross sections of the roads in the site vicinity.

**Traffic Volumes**

The current traffic volume along Sonnestraal Road during the typical weekday peak hours is less than 50 vehicular trips in the peak hour, which is low. Based on the Provincial Road Network Information System the two-way traffic volume along Helshoogte Road is approximately 1 230 vehicles during the a.m. peak hour and approximately 1 170 vehicles during the p.m. peak hour. The traffic volumes

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Registration No. 2001/1127205/07



along the road network in the site vicinity is within the capacity of these roads and no significant traffic conflicts was observed along the road network during site visits.

### **Transport Impact Analysis**

#### ***Trip Generation***

Based on the Committee of Transport Official's South African Trip Data Manual (TMH17) single dwelling units generate trips at a rate of 1 trip per dwelling unit (COTO210) with 25/75 peak directional split during the a.m. peak hour and a 70/30 directional split during the typical weekday p.m. peak hour.

Based on the COTO trip generation rate it is expected that the proposed development will generate approximately 30 peak hour trips with 8 trips inbound and 22 outbound during the a.m. peak hour and approximately 30 peak hour trips with 21 trips inbound with 9 outbound during the p.m. peak hour.

#### ***Traffic Impact***

Based on the discussions above it is evident that the road network in the site vicinity has sufficient spare capacity to accommodate the trips associated with residential development on Portion 54 of Farm 1202 in Johannesburg. The transport impact of the proposed development from a capacity point of view will be insignificant. No road upgrades are required.

#### ***Accesses***

Access is proposed off the new public road at the eastern boundary of the property as illustrated on the SDP. The development also has an access opportunity along the southern boundary of the property via the neighbouring development as shown on the SDP. No access spacing or shoulder sight distance issues are expected.

The proposed access is aligned with the future link road along the northern boundary of Erf 74, between Simonsberg Street and Lumley Street.

#### ***Parking***

Based on the 2016 Stellenbosch zoning scheme requirements parking should be provided at a rate of 2 bays per dwelling unit.

#### ***Public Transport and Non-Motorised Transport***

There are public transport services available along the Helshoogte Road (MR172). Bus embayments were observed along Helshoogte Road, within walking distance from the proposed development site. Refer to Photo 5 and Photo 6 in Annexure B. No dedicated public transport facilities are recommended as part of this development.

There are existing sidewalks along Helshoogte Road and no additional NMT facilities are required for the proposed development.

### Conclusions and Recommendations

Based on the evaluation in this report, the conclusions and recommendations are as follows:

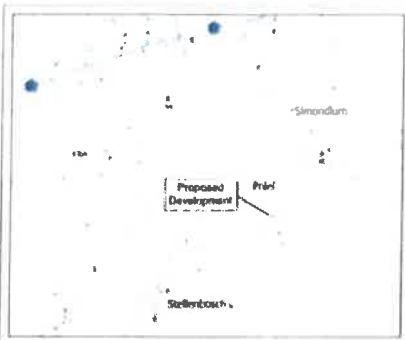
- The existing traffic volumes along the road network in the site vicinity is low.
- Approximately 30 new peak hour trips in the A.M peak hour and approximately 30 new peak hour trips in the P.M peak hour can be generated by the proposed, which is low.
- The expected future traffic volumes which include the site traffic will be within the capacity of the surrounding road network.
- Access is proposed off the new public road at the eastern boundary of the property. Access is also possible along the southern boundary of the site via the public road network to the south of the development. The access is aligned with the future link road along the northern boundary of Erf 74, between Simonsberg Street and Lumley Street.
- Two parking bays should be provided per erf.
- There are sufficient public transport and NMT facilities in the area and no additional facilities are recommended for the proposed development.
- The proposed residential development will have a low negative significance in terms of the expected transport impact.
- It is recommended that the development be approved from a transport impact perspective.

We hope this adequately addresses the expected transport impact associated with the proposed development. Please do not hesitate to contact us should you required any further information.

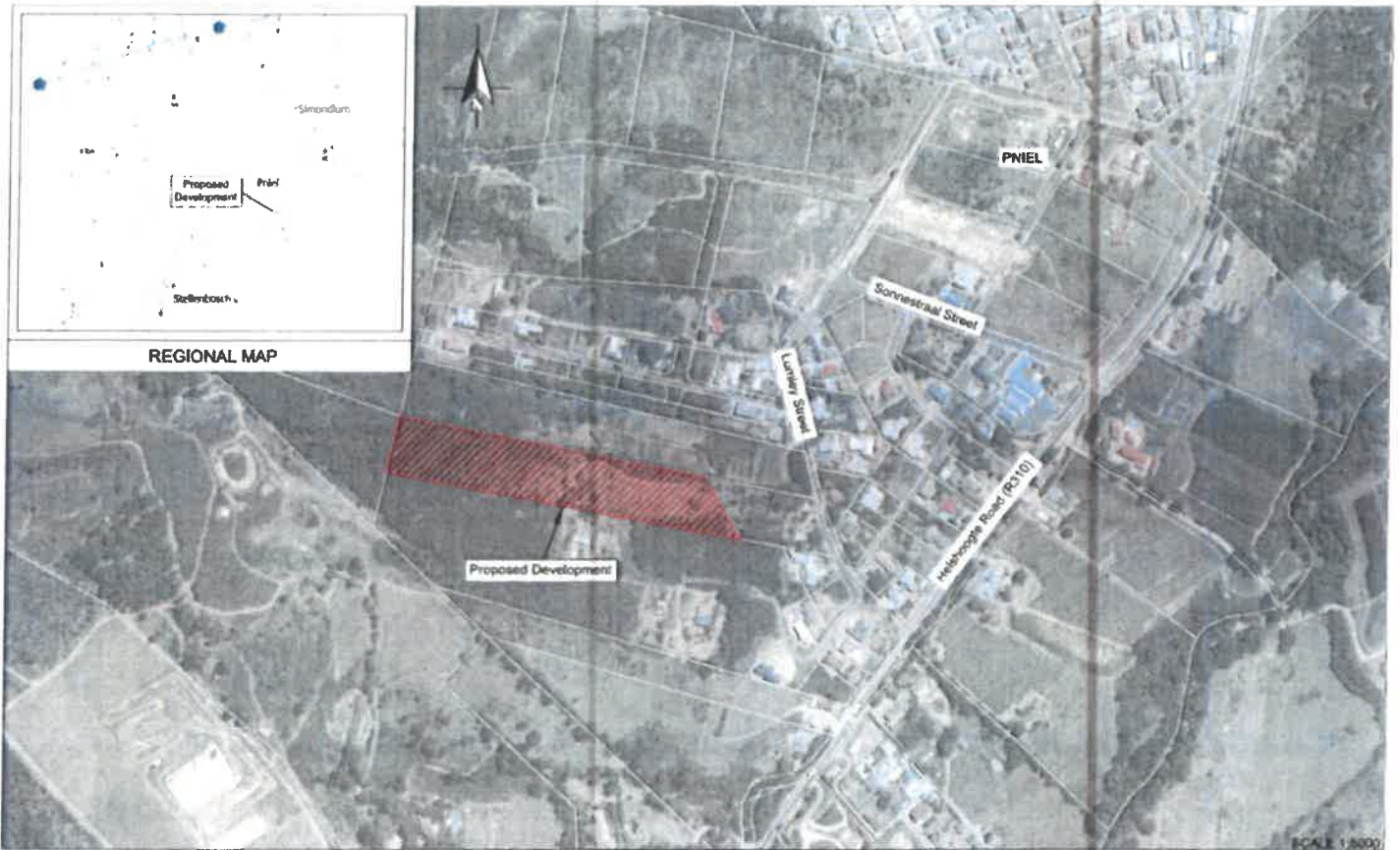
Yours sincerely,



Christoff Krogscheepers  
For Inno



REGIONAL MAP



SCALE 1:8000



| PROJECT                            | FIGURE        | NUMBER |
|------------------------------------|---------------|--------|
| PORTION 54, FARM 1202, JOHANNESDAL | LOCALITY PLAN | 1      |



## Annexure B: Photos

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Photo 1. Heishoogte Road Southbound View



Photo 2. Heishoogte Road Northbound View



Photo 3. Lumley Street Southbound View



Photo 4. Lumley Street Northbound View



Photo 5. Bus and Minibus Taxi embayments on Helshoogte road



Photo 6. Pedestrian Crossing on Helshoogte Road