



**Legend**

- Farm Portions
- Erven
- Site (Portion 3 of Farm 1615, Wemmershoek)

0 0.05 0.1 0.2 km

Scale: 1:5 000

Date created: November 4, 2020

Compiled with CapeFarmMapper



**Western Cape  
Government**

Agriculture

**REGISTERED MAIL**

Affected person's Name

Affected persons Physical Address

Application Number: LU/12700

Our File Reference Number: Farm 1615/3, Paarl

Your Reference Number: LU/12700

Enquiries: Nisa Mammon

Contact No: 021 671 1138

Email address: nisa@visionplan.co.za

Date: 20 August 2021

Sir/Madam

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

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

Application Property Address:            Angelier Street, Wemmershoek, Franschhoek

Application Property Number:            Portion 3 of Farm 1615, Paarl Division

Applicant:                                    Najmunnisa (Nisa) Mammon  
    NM & Associates Planners & Designers  
    PO Box 44386  
    Claremont  
    **CAPE TOWN**  
    7735

Owner:                                         MTO Forestry (Pty) Ltd

Application Reference:                    LU/12700

Application Type:

Deletion of Conditions of Approval

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

Application is made in terms of Section 15(2) (h) **for the deletion of the approval of conditions; (f)** That no additional accesses be created and **(g)** The operational capacity does not increase beyond 40000m<sup>3</sup> of raw wood per annum, in the letter of approval dated 17/07/2012 to allow the site be used for an alternative industrial use (packing shed activities) in line with a new revised site development plan on Farm No. 1615/3, Paarl Division.

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:

Najmunnisa (Nisa) Mammon

nisa@visionplan.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 **20 September 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 021 671 1138 during normal office hours.

Yours faithfully



**DR. NAJMUNNISA (NISA) MAMMON**

## GEREGISTREERDE POS

Naam van geaffekteerde persoon

Fisiese adres van geaffekteerde persoon

Aansoeknommer: LU/12700

Ons lêerverwysingsnommer: Farm 1615/3, Paarl

U verwysingsnommer: LU/12700

Navrae: Nisa Mammon

Kontaknommer: 021 671 1138

E-posadres: nisa@visionplan.co.za

Datum: 20 Augustus 2021

Meneer/Mevrou,

## KENNISGEWING VAN GROND ONTWIKKELINGS AANSOEK AAN GEINTERESSEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR

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

Adres van aansoek eiendom: Angelier Straat, Wemmershoek, Franschhoek

Aansoek eiendom beskrywing: Gedeelte 3 van Plaas 1615, Paarl

Aansoeker: Najmunnisa (Nisa) Mammon  
NM & Associates Planners & Designers  
PO Box 44386  
Claremont  
**CAPE TOWN**  
7735

Eienaar: MTO Forestry (Pty) Ltd

Aansoek Verwysing:

LU/12700

Tipe Aansoek:

Skraping van voorwaardes ten opsigte van 'n bestaande goedkeuring

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

Aansoek word gedoen in terme van Artikel 15(2) (h) van die genoemde Verordening **vir die skraping van voorwaardes ten opsigte van 'n bestaande goedkeuring; (f)** Dat geen addisionele toegange geskep word nie (That no additional accesses be created) en **(g)** Dat die operasionele kapasiteit nie verder as 40000m<sup>3</sup> rou hout per jaar toeneem nie (The operational capacity does not increase beyond 40000m<sup>3</sup> of raw wood per annum), in die goedkeuringsbrief gedateer 17/07/2012 ten einde voorsiening te maak om die terrein te gebruik vir 'n alternatiewe industriële gebruik (paksuur aktiwiteite) in ooreenstemming met 'n nuwe hersiende terreinontwikkelingsplan op Gedeelte 3 van Plaas 1615, Paarl.

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 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 ingting 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:

Najmunnisa (Nisa) Mammon

nisa@visionplan.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 **20 September 2021**.

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

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 021 671 1138 gedurende normale kantoor ure.

Die uwe



**DR. NAJMUNNISA (NISA) MAMMON**

## **APPLICATION FOR DELETION OF CONDITIONS OF APPROVAL FOR PORTION 3 OF FARM 1615, WEMMERSHOEK**

### Executive summary of the detail and motivation for the application

This application is for the deletion of previous Conditions of Approval (CoA) to enable a packing shed to be constructed on Portion 3 of Farm 1615 (Farm 1615/3), Paarl, located in Angelier Street in Wemmershoek. The application for deletion of Conditions of Approval is made in terms of section 15 (2)(h) of the Stellenbosch Municipality Land Use Planning By-law of 2015 (SM LUPBL). These previous Conditions of Approval (dated 17/07/2012) included that:

- i) "the industrial land use of the farm portion is limited to a wood processing facility with an operational capacity of not more than 40 000m<sup>3</sup>", and
- ii) "that no additional accesses to the portion are created".

The proposal is to demolish most of the existing buildings on the sawmill site, and construct a packing shed with a floor area of 12 130 m<sup>2</sup>, as well as re-using an existing shed of 3067 m<sup>2</sup> for ancillary storage purposes. Therefore the total new and existing floor area will be 15 197 m<sup>2</sup>.

The packing shed is comprised of a large saw-tooth roof shed structure accommodating spaces and machinery that facilitate the off-loading, cleaning, sorting, packing, cooling and dispatching of fruit. These activities are supported by facilities for staff working on the pack line, staff managing the shed floor, and management staff overseeing the facility and logistics. The shed is in turn supported by a yard, accommodating the large trucks delivering fruit from local producers and off-site fruit suppliers managed by the citrus producer partner, and loading the packed fruit for transport to international and local markets.

The layout of the packing shed and ancillary building is indicated on the Site Development Plan attached (Dwg No: SWM – SDP001). This Plan also shows the re-aligned access to the site, the proposed widening of Angelier Street between the packing shed access and the R301, as well as the proposed pedestrian path and additional public transport embayment to be provided between the packing shed access and the R301, along the northern edge of Angelier Street.

The proposal contributes to the protection of valuable agricultural land, and contributes to strengthening the local and provincial agricultural industry, as it enables increased value addition to agricultural produce in the valley and the Western Cape generally; and by making use of a transformed, and currently vacant and derelict site, sustainability will be enhanced. Additionally, past spatial and development injustices are being addressed as the packing shed will create considerable employment opportunities in Wemmershoek and the broader Berg River Valley. The location of the site adjacent to existing municipal water, sewer, and



stormwater infrastructure in Wemmershoek, close to existing electrical distribution lines, and in close proximity to the R301 and R45, also optimises the use of existing resources and infrastructure.

This application complies with the relevant national, provincial and municipal legislation and policy frameworks. The design and landscape response aims to mitigate any negative environmental impacts on Farm 1615/3. The proposed development will not negatively impact the natural environment, but aims to enhance and contribute to the current ecological systems found on the subject portion (Farm 1615/3), specifically the wetland. The site has been disturbed by previous industrial use (as a sawmill site) and the proposed landscaping plan and stormwater management system will improve the ecological functioning of the wetland. Therefore, the proposed development is desirable insofar as impacts on the biophysical environment are concerned. Through appropriate design the cultural landscape is preserved. As a result, this application also acknowledges and affirms the principles of the National Heritage Resource Act of 1999 by preserving existing heritage resources.

The proposed packing shed will significantly contribute to the Western Cape agricultural economy by investing approximately R150 million in the facility and creating permanent employment opportunities of approximately 100 direct jobs at the packing shed. Moreover, the packing shed will unlock much needed fruit packing space for other farms in the Dwars River and Berg River Valley areas. The proposed packing shed will contribute to the local economy, both in terms of agriculture and other up-stream and down-stream sectors, as well as its potential benefit for Wemmershoek and the surrounding communities in the Berg River Valley, who will be accessing employment on the site.

The prior sawmill on the site was a significant contributor to employment in Wemmershoek, but as the sawmill is no longer operating, this source of employment is no longer available to the residents of Wemmershoek. The proposed packing shed will therefore present significant employment opportunities for the residents of Wemmershoek, and contribute towards supporting the sustainability of Wemmershoek as "a self-contained place of living and work", one of the goals of the Stellenbosch Municipality Spatial Development Framework (2019) for the settlement.

Furthermore, there are limited impacts on the municipal engineering services. Sustainability criteria have been applied in the proposed engineering services and infrastructure for the packing shed. In the case of the proposed stormwater, sewerage and water infrastructure, the new infrastructure will be an improvement on the status quo.

The impacts on traffic, parking, access and other transport related considerations are also minimal. The recommendations for transport infrastructure improvements contained in the traffic impact assessment will be taken on board. As stated above,

these improvements include the re-aligned access to the site, the proposed road widening of Angelier Street between the proposed packing shed access and the R301, as well as the proposed pedestrian path and additional public transport embayment to be provided between the packing shed access and the R301, along the northern edge of Angelier Street.

A total of 244 parking bays are required to be provided on site. The Site Development Plan attached (Dwg No: SWM – SDP001) indicates that 40 parking bays will be provided at the packing shed. An overflow parking area is provided to accommodate the remaining 204 parking bays. This is located to the west of the packing shed on the same property (Farm 1615/3). The parking provision therefore complies with the provisions of the Stellenbosch Municipality Zoning Scheme By-law of 2019 (ZSBL).

In summary, the proposal contributes to the protection of valuable agricultural land as it is situated within the Wemmershoek urban area; and by making use of a transformed, and currently vacant and derelict site, sustainability will be enhanced. Additionally, the packing shed will create considerable new employment opportunities. The proposal aligns directly with the principles of spatial sustainability, spatial justice, spatial resilience and efficiency in terms of the Spatial Planning and Land Use Management Act (2013) and the Western Cape Land Use Planning Act (2014).

