

NOTICE OF LAND DEVELOPMENT APPLICATION IN THE STELLENBOSCH MUNICIPAL AREA
NOTICE NUMBER: 4/2024

APPLICATION FOR REZONING, SUBDIVISION, CONSENT USE, DEPARTURE AND CLOSURE OF A PART OF A PUBLIC SPACE OF ERF 7001 STELLENBOSCH

Application Address: **Erf 7001 Stellenbosch, Hendrickse Street, Cloetesville, Stellenbosch**

Applicant: **Zutari, represented by Rudolf Schröder: rudolf.schroder@zutari.com**

Owner: **Stellenbosch Municipality, NPK Building, 1st Floor, c/o Ryneveld and Van Riebeeck Streets, Stellenbosch, 7600**

Application Reference: **LU/16572 and TP591/2023**

Description of land development application:

- a) In terms of Section **15(2)(a)** of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for the **rezoning** of Erf 7001 Stellenbosch from “Public Open Space Zone” to a “subdivisional area” in order to allow for the following uses:
 - 201 Conventional Residential Zone Erven
 - 5 Public Open Space Zone Erven
 - 1 Utility Services Zone Erf
 - Public Roads
- b) In terms of Section 15(2)(b) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for a permanent departure;
 - to relax the parking requirements from 2 parking bays to 1 parking bay per dwelling house.
 - to relax the Street building line from 2m (Up to 250m²) and 3m (251m² to 500m²) to 1m and the common building lines from 1m to 0m for all residential zoned properties.
- c) In terms of Section 15(2)(d) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for the subdivision of Erf 7001 into 208 erven, namely;
 - Erf 1 to Erf 201 (to be zoned Conventional Residential Zone) ranging from ±120m² to ±300m² (total of 3.3ha).
 - Erf 202 (±945m²), Erf 203 (±548m²), Erf 204 (±261m²), Erf 205 (±5866m²) and Erf 206 (±8.4m²) to be zoned Public Open Space Zone;
 - Erf 207 (±6477m²) to be zoned Utility Services Zone.
 - Erf 208 (±17921m²) to be zoned Public Road and Parking Zone.
- d) In terms of Section 15(2)(n) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for the closure of a part of a public space (Erf 7001, Stellenbosch).
- e) In terms of Section 15(2)(o) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for consent use to erect a telecommunications mast on the portion to be zoned as Public Open Space Zone (Erf 205).

Notice is hereby given in terms of the said By-law 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 By-law to the Applicant by electronic mail as follows: Zutari, attention Rudolf Schröder at rudolf.schroder@zutari.com. 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 **(25 February 2024)**. It should be noted that the Municipality, in terms of Section 50(5) of the said By-law, 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 +27 44 805 5400 / 0833906963 during normal office hours.

KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK IN DIE STELLENBOSCH MUNISIPALE AREA KENNISGEWING NOMMER: 4/2024

AANSOEK OM HERSONERING, ONDERVERDELING, TOESTEMMINGS GEBRUIK, AFWYKING EN DIE SLUITING VAN 'N GEDEELTE VAN N PUBLIEKE RUIMTE VAN ERF 7001 STELLENBOSCH

Adres van eiendom: **Erf 7001 Stellenbosch, Hendrickse Straat, Cloetesville, Stellenbosch**

Aansoeker: **Zutari, verteenwoordig deur Rudolf Schröder: Rudolf.schroder@zutari.com**

Eienaar: **Stellenbosch Munisipaliteit, NPK Gebou, 1^{ste} Vloer, h/v Ryneveld en Van Riebeeck strate, Stellenbosch**

Aansoek Verwysing: **LU/16572 and TP591/2023**

Beskrywing van grondontwikkelaarsaansoek:

- a) Ingevolge Artikel 15(2)(a) van die Stellenbosch Munisipaliteit Verordening op Munisipale Grondgebruikbeplanning, 2023, vir die hersonering Erf 7001 Stellenbosch vanaf "Openbare Oopruimte Sone" na 'n "onderverdelingsgebied" om voorsiening te maak vir die volgende gebruike:
 - 201 erwe vir konvensionele residensiële sone;
 - 5 Openbare Oop Ruimtesone erwe;
 - 1 Nutsone erf;
 - Openbare paaie;
- b) Ingevolge Artikel 15(2)(b) van die Stellenbosch Munisipaliteit Verordening op Munisipale Grondgebruikbeplanning, 2023, vir permanente afwyking:
 - Verslapping van die minimum parkeervereistes van 2 parkeer plekke na 1 parkeer plek per woonhuis
 - Afwyking van die standaard straat boulyne van 2 meter (tot en met 250m²) en 3 meter (251m² na 500m²) na 1 meter vir die gesamentlike boulyne van 1 meter na 0 meter vir al die residentiele gesoneerde erwe.
- c) Onderverdeling van erf 7001 Stellenbosch ingevolge Artikel 15(2)(d) van die Stellenbosch Munisipale Verordening op Grondgebruikbeplanning 2023 in 208 erwe, as volg:
 - Erf 1 tot 201 (konvensionele residensiële sone) met erwe met n grootte van ±120m² tot ±300m² (totaal van 3.3ha).
 - Erf 202 (±945m²), Erf 203 (±548m²), Erf 204 (±261m²), Erf 205 (±5866m²) en Erf 206 (±8.4m²) Openbare Oop Ruimtesone;
 - Erf 207 (±6477m²) Nutsone;
 - Erf 208 (±17921m²) Publieke Pad en Parkeersone;
- d) Ingevolge Artikel 15(2)(n) van die Stellenbosch Munisipaliteit Verordening op Munisipale Grondgebruikbeplanning, 2023, vir die sluiting van 'n gedeelte van n publieke ruimte (Erf 7001 Stellenbosch).
- e) Ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipaliteit Verordening op Munisipale Grondgebruikbeplanning, 2023, vir 'n toestemmingsgebruik vir die oprig van 'n telekommunikasie mas op 'n gedeelte van die erf wat as Openbare Oop Ruimtesone gesoneer sal word (erf 205).

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 tydspan 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: Zutari vir aandag Rudolf Schröder by rudolf.schroder@zutari.com. Deur 'n beswaar, kommentaar of versoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne **30 dae** vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **(25 Februarie 2024)**. Daar moet kennis geneem word dat die Munisipaliteit, ingevolge Artikel 50(5) van die genoemde Verordening, mag weier om enige kommentaar/beswaar wat na die sluitingsdatum ontvang word, te aanvaar.

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 +27 44 805 5400/0833906963 gedurende normale kantoor ure.

**Application in terms of Sections 15(2)(a), 15(2)(b),
15(2)(d), 15(2)(n) and 15(2)(o) of the Stellenbosch
Municipality By-Law on Municipal Land Use
Planning, 2023, for the Rezoning and Subdivision of
Erf 7001 Cloetesville, Stellenbosch**

Motivation Report - rev

**Cloetesville Housing Development -
Rezoning and Subdivision of Erf 7001
Cloetesville Stellenbosch**

The Rezoning and Subdivision of Erf 7001, Stellenbosch

**Stellenbosch Municipality Housing
Development**

Submission date: 2024/01/24

Report date: 2024/01/24

Revision: 1



Document control record

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Document Control						
Project name		Cloetesville Housing Development - Rezoning and Subdivision of Erf 7001 Cloetesville Stellenbosch				
Document number		1	Project number		1001918	
Client		Stellenbosch Municipality				
Client contact		Shaun October Programme Manager Department: Housing Development Directorate: Planning & Economic Development T: +27 21 808 8756 NPK Building, corner of Rynveld and Van Riebeeck Streets, 2nd Floor, Stellenbosch, 7600		Reference		Rezoning and Subdivision of Erf 7001 Cloetesville Stellenbosch
Rev	Date	Revision details/status	Author	Reviewer	Verifier (if required)	Approver
0	2023/11/30	Final Draft	Nondumiso Buthelezi	Rudolf Schröder	Rudolf Schröder	Rudolf Schröder
1	2023/01/24	Rev			Rudolf Schröder	Rudolf Schröder
Current revision		1				

Approval			
Author signature		Approver signature	
Name		Name	
Title		Title	
Nondumiso Buthelezi		Rudolf Schröder	
Candidate Planner		Professional Planner	

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E	Locality Plan
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I	SG Status Report
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1 INTRODUCTION & BACKGROUND

1.1 Introduction

Zutari was appointed by Stellenbosch Municipality (Housing Department) to undertake a broad conceptual urban design framework on ERF 7001, Cloetesville, Stellenbosch, and to prepare and submit this application to the Stellenbosch Municipality on their behalf to obtain town planning and development rights.

Application is made for the rezoning and subdivision of the land parcel known as Erf 7001 Cloetesville, Stellenbosch in order to create additional housing opportunities to the medium to upper (GAP) target market.

1.2 Background

The Municipality has a database (waiting list) in excess of 18 200 persons requiring housing and any development proposal needs to be aligned to the identified need. The particular goal of this housing development is the delivery of medium to upper (GAP) housing units. There is accordingly an urgent need for the Property to be developed to create an integrated urban development, providing for housing choice together with appropriate economic and social amenities. The town planning and design principles have incorporated aspects of integration, designing for community safety, accessibility, and dignified spaces.

Application is therefore made in terms of Section 15(2) for the **rezoning** of the area known as Erf 7001 and to simultaneously apply in terms of the Stellenbosch Municipality Land Use Management By-laws, 2023 for the **permanent departure** from the development parameters of the zoning scheme; to **subdivide** the erf into various land portions as depicted on the attached subdivision layout plan; for the **closure of a part of a public space** and for a **consent use** to erect a telecommunications mast on the portion to be zoned as Public Open Space Zone.

1.3 Application

An application is hereby submitted for the following:

- a) In terms of Section **15(2)(a)** of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for the **rezoning** of Erf 7001 Stellenbosch from “Public Open Space Zone” to a “subdivisional area” in order to allow for the following uses:
 - 201 Conventional Residential Zone Erven
 - 5 Public Open Space Zone Erven
 - 1 Utility Services Zone Erf
 - Public Roads
- b) In terms of Section 15(2)(b) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for a permanent departure;
 - to relax the parking requirements from 2 parking bays to 1 parking bay per dwelling house.
 - to relax the Street building line from 2m (Up to 250m²) and 3m (251m² to 500m²) to 1m and the common building lines from 1m to 0m for all residential zoned properties.

- c) In terms of Section 15(2)(d) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for the subdivision of Erf 7001 into 208 erven, namely;
 - Erf 1 to Erf 201 (to be zoned Conventional Residential Zone) ranging from $\pm 120\text{m}^2$ to $\pm 300\text{m}^2$ (total of 3.3ha).
 - Erf 202 ($\pm 945\text{m}^2$), Erf 203 ($\pm 548\text{m}^2$), Erf 204 ($\pm 261\text{m}^2$), Erf 205 ($\pm 5866\text{m}^2$) and Erf 206 ($\pm 8.4\text{m}^2$) to be zoned Public Open Space Zone;
 - Erf 207 ($\pm 6477\text{m}^2$) to be zoned Utility Services Zone.
 - Erf 208 ($\pm 17921\text{m}^2$) to be zoned Public Road and Parking Zone.
- d) In terms of Section 15(2)(n) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for the closure of a part of a public space (Erf 7001, Stellenbosch).
- e) In terms of Section 15(2)(o) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for consent use to erect a telecommunications mast on the portion to be zoned as Public Open Space Zone (Erf 205).

1.4 Purpose of Memorandum

- (i) To gather all relevant information regarding the proposed rezoning and subdivision proposal into one document;
- (ii) To analyse all relevant information regarding the site and informants to the design of the proposed development, and
- (iii) To motivate the need and desirability of the proposed rezoning and subdivision Erf 7001 Stellenbosch, in terms of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, in order to enable the relevant governing bodies to make an informed decision.

1.5 Pre-Application Consultation

In terms of **Section 37** of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023:

- (1) The Municipality may require an owner who intends to submit an application or his or her agent to meet with the authorised employee and, where applicable, with employees of other relevant organs of state for a pre-application consultation before he or she submits an application to the Municipality in order to determine the information and documents that must be submitted with the application.
- (2) The Municipality may issue guidelines regarding—
 - (a) applications that require a pre-application consultation;
 - (b) the nature of the information and documents that must be submitted with an application;
 - (c) the attendance of employees from the Municipality or other organs of state at a pre-application consultation; and
 - (d) the procedures at a pre-application consultation.
- (3) The Municipality must keep minutes of the proceedings of a pre-application consultation.

In terms of this application and the development proposal contained herein, several consultation sessions were held with the project stakeholders and relevant municipal officials and a formal pre-application was submitted to the Municipality on 13 September 2023, where-after a pre-planning consultation was held with the Stellenbosch Municipality's Planning Department.

Some technical adjustments to the layout plan were required whereafter it was confirmed that the applicant can proceed with the submission of a formal rezoning and subdivision application.

1.6 Information Required in terms of Section 38 of the By-Law

In terms of Section 38 of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, an application must be accompanied by the following information and documents:

Table 1: Information required in terms of Section 38 of the By-Law

Information Required	Location	Included in the Application	
		Yes	No
Application form, completed and signed by applicant	Annexure A	X	
Power of Attorney & Proof that the person is authorised to act on behalf of the Client	Annexure B	X	
Proof of Registered Ownership (Title Deed)	Annexure C	X	
Bondholder's Consent	N/A		
Written motivation for the application based on the criteria referred to in Section 65	See Report	X	
Copy of the Surveyor-General's diagram	Annexure D	X	
Locality Plan	Annexure E	X	
Subdivisional Layout Plan	Annexure F	X	
Proof of Payment of Application Fees	No application fees are due as it is the Municipality's own application.		
Conveyancer's Certificate indicating that the application is not restricted by any condition contained in the title deed.	Application to be referred to the Municipality's legal department for comments.		
Minutes of pre-application consultation	Numerous consultations and discussions were held with the Municipality's technical departments in the planning of the proposed development.		

1.7 Applicant Detail

Stellenbosch Municipality is the lawful owner of the property as stated on the registered title deed of the property (T56720/1987). Attached please find a copy of the Title Deed, T56720/1987 (**Annexure C**).

The Stellenbosch Municipality appointed Zutari (Pty) Ltd to submit an application for rezoning and subdivision on their behalf. Zutari (Pty) Ltd, in their capacity as consultant for Stellenbosch Municipality, was authorised by the Municipality to sign any and all relevant documentation which may be necessary for the proposed planning application on behalf of the Municipality. The procuration signed by the Stellenbosch Municipality, appointed Zutari (Pty) Ltd. as the lawful agent to prepare and compile the documentation required for the change in land use rights and subdivision of Erf 7001 Cloetesville. Attached please find a copy of Zutari's appointment letter and Service Level Agreement (**Annexure B**).

Table 2: Applicant Details

Applicant, full name and title	Zutari (Pty) Ltd. Reg No. 1977/003711/07
Contact Person of Authorised Professional Planner	Rudolf Schröder
SACPLAN Registration number:	A/151/2009 (See registration certificate attached)
Street Address	Suite 201 2 nd Floor Bloemhof Building 65 York Street George 6529
Telephone Number	+27 44 805 5400 / +27 83 390 6963
Email Address	rudolf.schroder@zutari.com

See SACPLAN registration certificate attached as **Annexure H**.

2 PROPERTY PARTICULARS

2.1 Property Description, Registered Owner & Title Deed

The property that forms the site of application is known as Erf 7001 Stellenbosch (also referred to as 'the site of application') located in the neighbourhood of Cloetesville. The registered owner of the property as reflected on the title deed T56720/1987 is the Stellenbosch Municipality. See **Annexure C** for a copy of the Title Deed (T56720/1987). Attached please also find a copy of Zutari's appointment letter and Service Level Agreement authorising Zutari to submit an application on the Municipality's behalf (**Annexure B**).

Erf 7001 Stellenbosch	
Title Deed Number:	T56720/1987
Title Deed Description:	Erf 7001 Stellenbosch.

Registered Owner	Stellenbosch Municipality
Extent:	6.5341ha

Table 3: Property Details

2.2 Locality

Stellenbosch is located in the Western Cape South Africa:

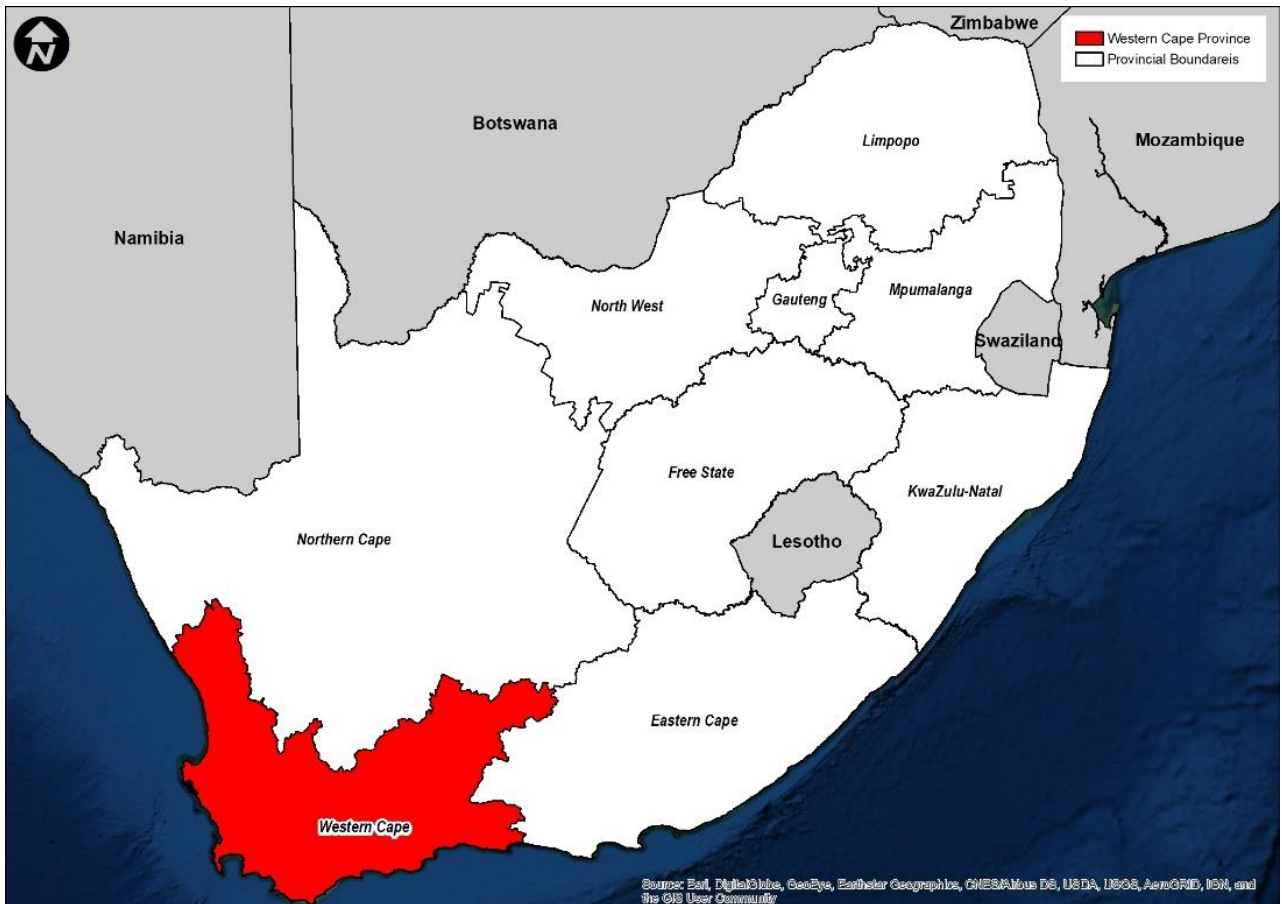


Figure 1: Western cape province

The map below (extracted from the 2014 Western Cape Provincial Spatial Development Framework (PSDF)) provides an indication of the spatial location of Stellenbosch within the Western Cape Province and depicts its connectivity to adjacent major centres.



Figure 2: Locality of Stellenbosch Municipality

The project site, Erf 7001 is located in Ward 17 in Cloetesville, Stellenbosch. The Ward is a predominantly residential ward which includes a part of Cloetesville as well as Welgevonden, Green Oaks, Stellita Park, Weltevrede and the Municipal Flats in Rhode, Kloof and Long Streets. The ward is bordered by the R44 Klappmuts road, Lakey and Long streets. The subject site is located west of the R44. It is in close proximity to a primary school and local sports ground. Erf 7001 is characterised by numerous trees.

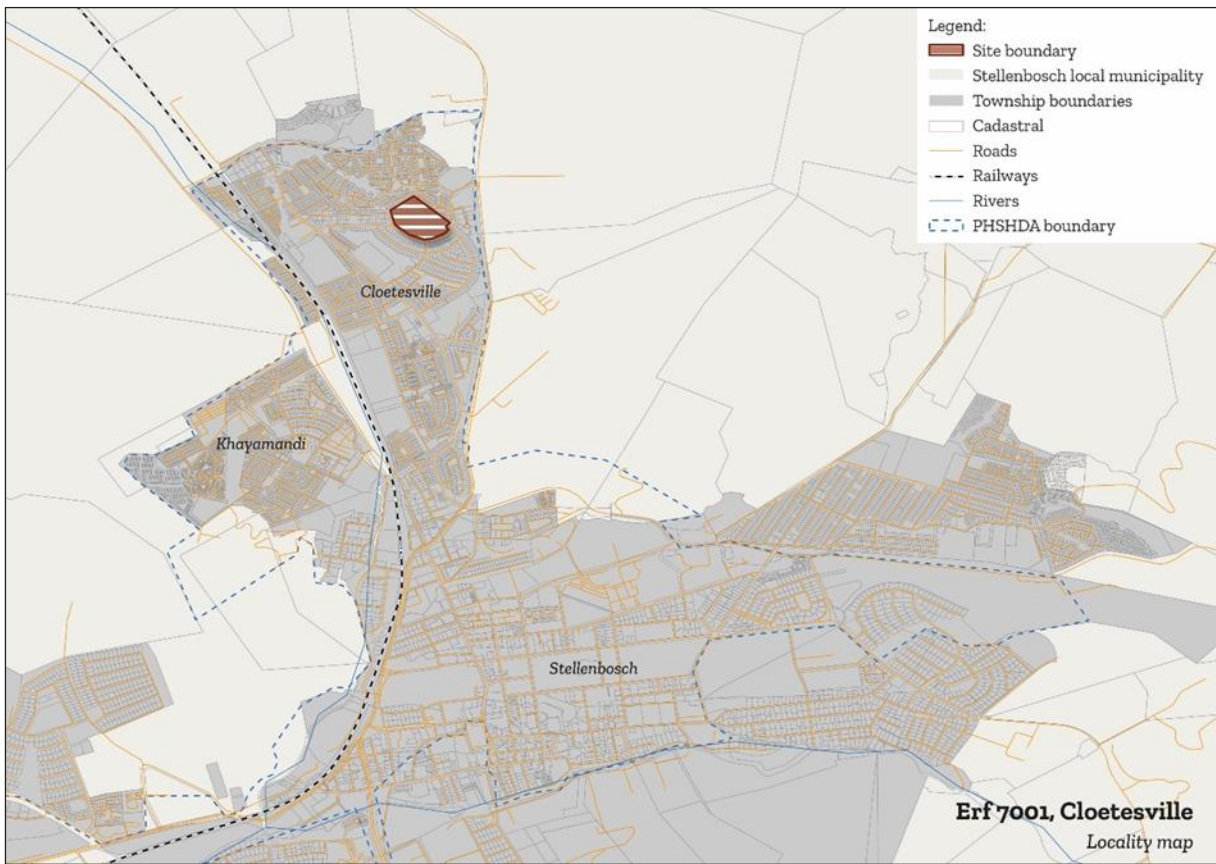


Figure 3: Erf 7001, Cloetesville in relation to Stellenbosch

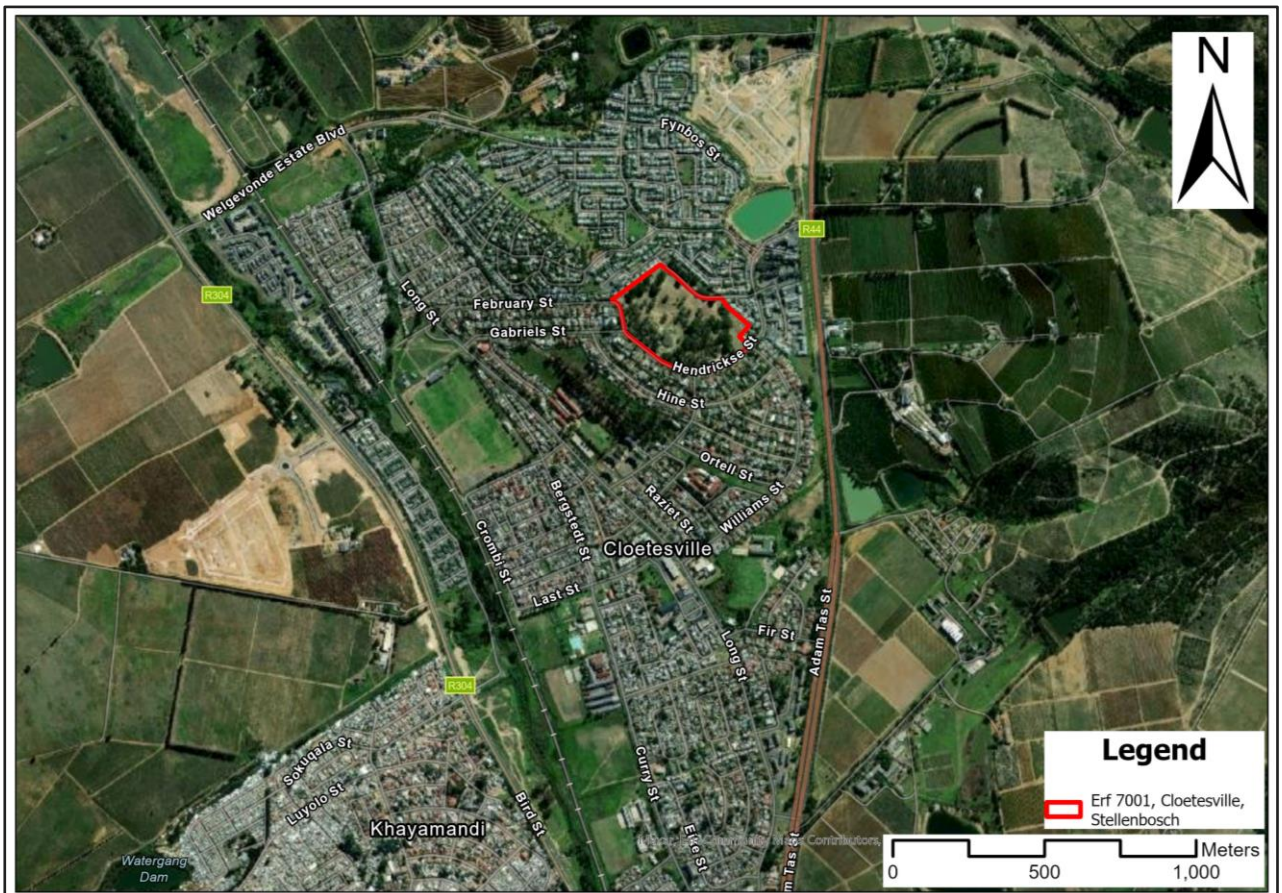


Figure 4 - Locality of the project site.

2.3 Extent

The total extent of Erf 7001 Stellenbosch is illustrated as being 6.534 hectares in extent according to the Windeed Report.



This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Deeds Office.

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

** ASTERISKS INDICATE THE INFORMATION IS ENRICHED FROM THE WINDEED DATABASE.

SEARCH CRITERIA

Search Date	2023/11/15 10:00	Erf Number	7001
Reference	-	Portion Number	-
Report Print Date	2023/11/15 10:01	Township Remaining Extent	NO
Township	STELLENBOSCH	Search Source	Deeds Office
Deeds Office	Cape Town		

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T56720/1987
Township	STELLENBOSCH	Local Authority	STELLENBOSCH MUN
Erf Number	7001	Province	WESTERN CAPE
Portion Number	0 (REMAINING EXTENT)	Remaining Extent	YES
Registration Division	STELLENBOSCH RD	Extent	6.5341H
Previous Description	PTN OF 7271-TP9460	LPI Code	C06700220000700100000
Suburb / Town**	STRAND	Co-ordinates (Lat/Long)**	-33.904101 / 18.855066

OWNER INFORMATION (1)

MUN STELLENBOSCH		Owner 1 of 1	
Company Type**	LOCAL AUTHORITY	Document	T56720/1987
Registration Number	-	Microfilm / Scanned Date	1987 139 9 :16:14
Name	MUN STELLENBOSCH	Purchase Price (R)	CRT
Multiple Owners**	NO	Purchase Date	-
Multiple Properties**	NO	Registration Date	1987/11/23
Share (%)	-		

ENDORSEMENTS (1)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	PUBLIC-PLACE	-	-	-

Figure 5: Windeed Report

See subsequent sections of this report for more detail in this regard.

2.4 Jurisdiction

Stellenbosch Municipality, Western Cape Province, South Africa.

2.5 Restrictive Title Conditions

There are no conditions in the title deed of the property that are deemed as being restrictive to the proposed development.

Please refer to the attached Copy of Title Deed T56720/1987 (**Annexure C**). The Municipality's Legal Department will be requested to provide confirmation that the application is not restricted by any condition contained in the title deed.

2.6 Surveyor General Diagrams and Servitudes

The SG diagram for the property is attached as **Annexure D**

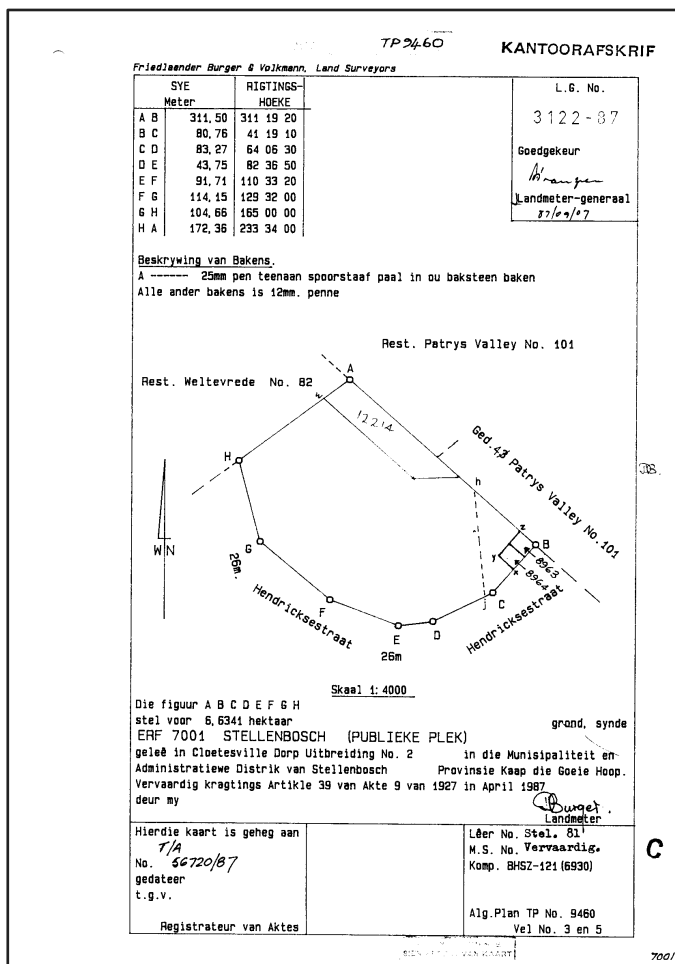


Figure 6 - SG Diagram for Erf 7001, Cloeteville, Stellenbosch

The area representing Erf 12214 was previously subdivided from erf 7001 and closed as a public space but the erf was never registered in the Deeds office and is therefore still legally part of Erf 7001.

There are a number of existing and planned water pipelines that run from the water reservoir over the site. The positions of these pipelines have been incorporated into the design of the proposed development and will be secured by formal servitudes that will be registered over the site:



Figure 7 - Existing Water Services over the site

2.6.1 Public Place

A Status Report has been obtained from the Surveyor General's office which confirms that a portion of Erf 7001 is classified as a "public space" according to the Surveyor General's records, as per the area marked in Green in the image below. The area representing Erf 12214 was previously subdivided from erf 7001 and closed as a public space but the erf was never registered in the Deeds office and is therefore still legally part of Erf 7001. **This application includes applying for the closure of a part of a public space in terms of Section 15(2)(n) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023.**

See the status report as received from the Surveyor General's office attached to this application as **Annexure I**.

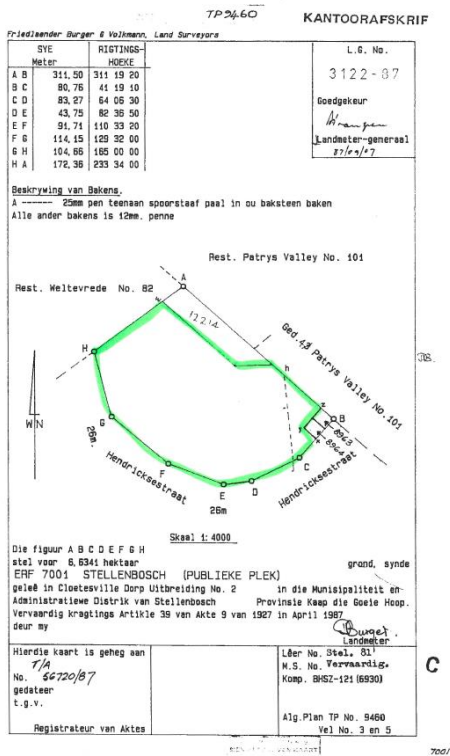


Figure 8 - Figure in green represents public space as per Surveyor General's records

(R.S.A)

Tel: (021) 467 4800
Fax: (021) 465 3008

DAVID HELLIG & ABRAHAMSE
PROFESSIONAL LAND SURVEYORS
PO BOX 910
CAPE TOWN
8000

SURVEYOR GENERAL-WESTERN CAPE
PRIVATE BAG X9028
CAPE TOWN
8000

2023-10-02

MY REF: STEL. 81 v.6 p347

Your ref: S384/22
Dated: 2023-09-28

Note: THIS STATUS REPORT IS VALID FOR 3 YEARS.

Attention: James Florence

Sir

STATUS REPORT: CLOSURE OF REMAINDER OF PUBLIC PLACE ERF 7001 STELLENBOSCH

- The proposed closure of land as shown coloured Green on your attached Diagram represents: **PORTION OF ERF 7001 STELLENBOSCH**
It is shown as a **Public Place** in my records.
- FOR OFFICE USE** The following properties will be endorsed: **ERVEN 7001, 8963, 8964 AND 12214 STELLENBOSCH AND GENERAL PLAN NO. 6489/1998**
- Endorsement fees amount to: **R 900-00.**
- I require a copy of a diagram suitable for registration purposes, surveyed and framed by a land surveyor, of the following: **N/A**
- A written consent (**accompanied by a sketch**) is required in terms of **Section 23(1) of the Stellenbosch Municipality's Municipal Land Use Planning By-Law 2015** for the amendment of **GENERAL PLAN NO: N/A**

Yours faithfully

D CLOETE
For SURVEYOR-GENERAL: WESTERN CAPE

FOR OFFICE USE

CERTIFICATE:
GAZETTE No.
DATED: p

Figure 9 - Surveyor General Status Report

See the status report as received from the Surveyor General's office attached to this application as **Annexure I**.

2.7 Mortgage Bond

There are no mortgage bonds registered against the property.

2.8 Applicable Zoning Scheme and Current Zoning

The Stellenbosch Municipality: Zoning Scheme By-Law, 2019 is the applicable Zoning Scheme for the site of application.

According to the Stellenbosch Municipality Zoning Scheme 2019, Erf 7001 is zoned “**Public Open Space Zone**” with the development controls provided in the table below (See zoning Certificate attached as **Annexure G**):



Our Ref : 7001
 Contact per : A. Gwintsa
 Contact no. : (021) 808 8681
 Date : 29 September 2023

ZONING CERTIFICATE

Erf 7001 Stellenbosch, Administrative District of Stellenbosch, Province of the Western Cape

1. ZONING SCHEME PROVISIONS APPLICABLE TO THE SUBJECT PROPERTY

In accordance with the Stellenbosch Zoning Scheme Bylaw 2019, the base zone allocated to the above property, is:

PUBLIC OPEN SPACE ZONE.

In terms of the provisions of the said Bylaw, this base zone may provide for the following Primary, Additional and Consent land uses:

PRIMARY USES PERMITTED	ADDITIONAL USES (TECHNICAL APPROVAL) Land development requiring technical approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015	CONSENT USES (APPLICATION REQUIRED) Land development requiring approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015
<ul style="list-style-type: none"> Open space Natural environment Private road Occasional use (one event/ year) 	<ul style="list-style-type: none"> Rooftop base telecommunication station 	<ul style="list-style-type: none"> Camping site Cemetery Employee housing Freestanding base telecommunication station Indoor sport Market Occasional use (>one event/year) Outdoor sport Tourist accommodation establishment Tourist facilities

Page 1 of 2

T: +27 21 808 8111 • F: +27 21 886 6899
 Plein Street, Stellenbosch, 7600 • PO Box 17, Stellenbosch, 7599
www.stellenbosch.gov.za

Figure 10 - Erf 7001 Zoning Certificate

Zoning	Public Open Space Zone
Primary uses permitted	<ul style="list-style-type: none"> • Open Space • Natural environment • Private Road • Occasional use
Additional Uses (Technical Approval) Land development requiring technical approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2023	<ul style="list-style-type: none"> • Rooftop base telecommunications station
Consent Uses (Application Required) Land development requiring technical approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2023	<ul style="list-style-type: none"> • Camping site • Cemetery • Employee Housing • Freestanding base telecommunication station • Indoor sport • Market • Occasional use • Outdoor sport • Tourist accommodation establishment • Tourist facilities

Table 4: Current Development Controls

No additional, consent or temporary land uses have been approved on the subject property.

The property may only be used for the permitted land uses detailed above and for no other purposes, unless applied for in terms of the requirements of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023.

The proposed development is therefore not aligned with the current zoning and the property will need to be rezoned to accommodate the development proposal.

The zoning of Erf 7001 Stellenbosch is confirmed in the zoning certificate attached in **Appendix G** and illustrated in the image below.

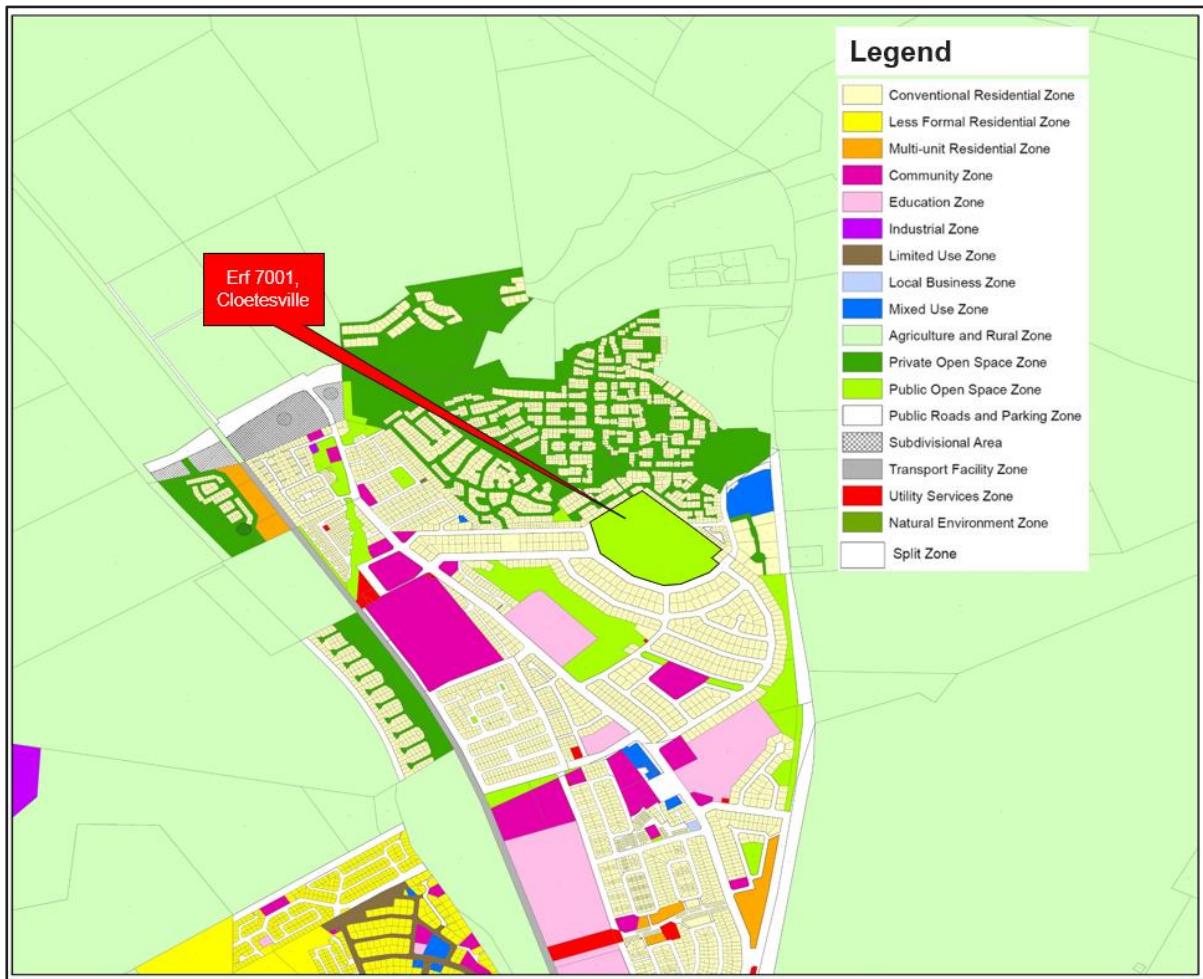


Figure 11 - Zoning of Erf 7001, Stellenbosch according to the Stellenbosch Municipality Zoning Scheme 2019

2.9 Analysis and Site Photos

Erf 7001 is situated in Ward 17, a predominantly residential ward which includes a part of Cloetesville as well as Welgevonden, Green Oaks, Stellita Park, Weltevrede and the Municipal Flats in Rhode, Kloof and Long Streets. The borders of the ward are the R44 Klapmuts road, Lakey and Long streets.

There are numerous trees on the site as shown in the images below. The site is also located immediately adjacent to a man-made water retention structure as indicated in the photos below. Furthermore, the site is situated adjacent to the Welgevonden Estate which is a gated community/security estate.



Figure 12 - Erf 7001 Stellenbosch





Figure 13 - Erf 7001 Stellenbosch



Figure 14 - Erf 7001 Stellenbosch



Figure 15 - Erf 7001 Stellenbosch



Figure 16: Photos of the site and area

2.10 Topography

The site of development has a gentle sloping topography that is ideal for the proposed housing development. A topographical and cadastral basemap was prepared by David and Hellig Land Surveyors. The figures below show the survey map of the area indicating large trees and any available services, also refer to the **Contour Cadastral Basemap** attached as **Annexure J** for more details.



Figure 17: Land survey map

A topographical map of the area is provided below. The proposed water pipeline to be established on the site from the water reservoir has been incorporated into the design of the proposed development.

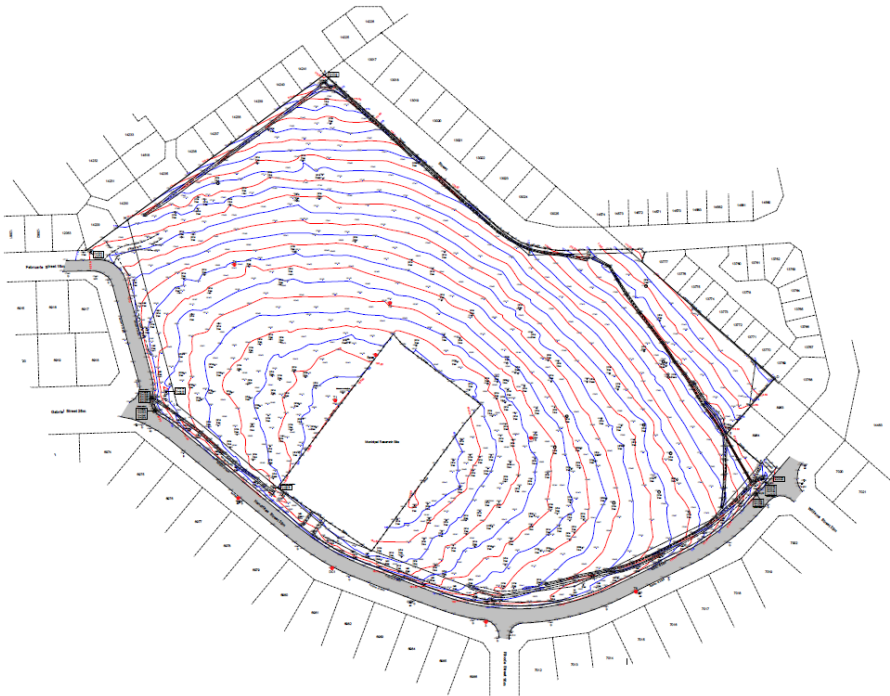


Figure 18 - Erf 7001 Topography



Figure 19 - Cloetesville topography, elevation & terrain

2.11 Current Land Use

The site is currently vacant with some municipal infrastructure (water reservoir) and a large number of trees that are present on the site.



Figure 20 - Current Land Use

3 PROPOSED DEVELOPMENT

The project aims to facilitate a sustainable integrated development including medium to upper income housing units (GAP) that will;

- Address housing needs in Cloetesville; and
- Ensure social and economic sustainability of the inhabitants of Cloetesville and beneficiaries as defined by the Stellenbosch Municipality.

The particular goal of this housing development is the delivery of medium to upper (GAP) housing units. There is an urgent need for the Property to be developed so as to create an integrated urban development, providing for housing choice together with appropriate economic and social amenities. This will be achieved with due consideration for the particular environment within which the project is located as well as the optimum development potential of the subject property.

During the concept development stage of the project, various development scenarios were prepared and considered which included diverse housing typologies, diverse land-use mix and a summary of density comparisons/ feasibility schedule. The town planning and design principles have incorporated aspects of integration, designing for community safety, accessibility, and dignified spaces.

3.1 Development Proposal

The figure below illustrates the preferred concept plan, which formed the basis for the subdivisional layout drawing that is part of this application. This concept (development proposal) is based on environmental, social, economic, heritage, infrastructure and urban design inputs from various specialists, and has been further refined as more detailed planning progressed and more in-depth studies were conducted.



Figure 21 - Development Concept

As more detailed planning and investigations have been conducted, the development concept has been further refined and improved to culminate in the proposed subdivision layout plan that forms the basis of this rezoning/subdivision application.

3.2 Site informants

The large number of mature as well as avenue of newer oak trees along the south edge provide an opportunity to integrate the development with existing trees maintaining the sense of place of the site. The erf is located between the R44 and Lang Road with easy access to both allowing for integration of the site into Stellenbosch. There is an existing mixed-use node on the corner of the R33 and Hendrikse Road (Stone Square) that provides easy access to commercial/retail amenities. The slope towards the north provides opportunities for views to the mountains. The solid walls of the gated Welgevonden Estate create a negative interface along the northern western and eastern boundary of the site. Existing and proposed water infrastructure limits development in the south-western corner of the site.

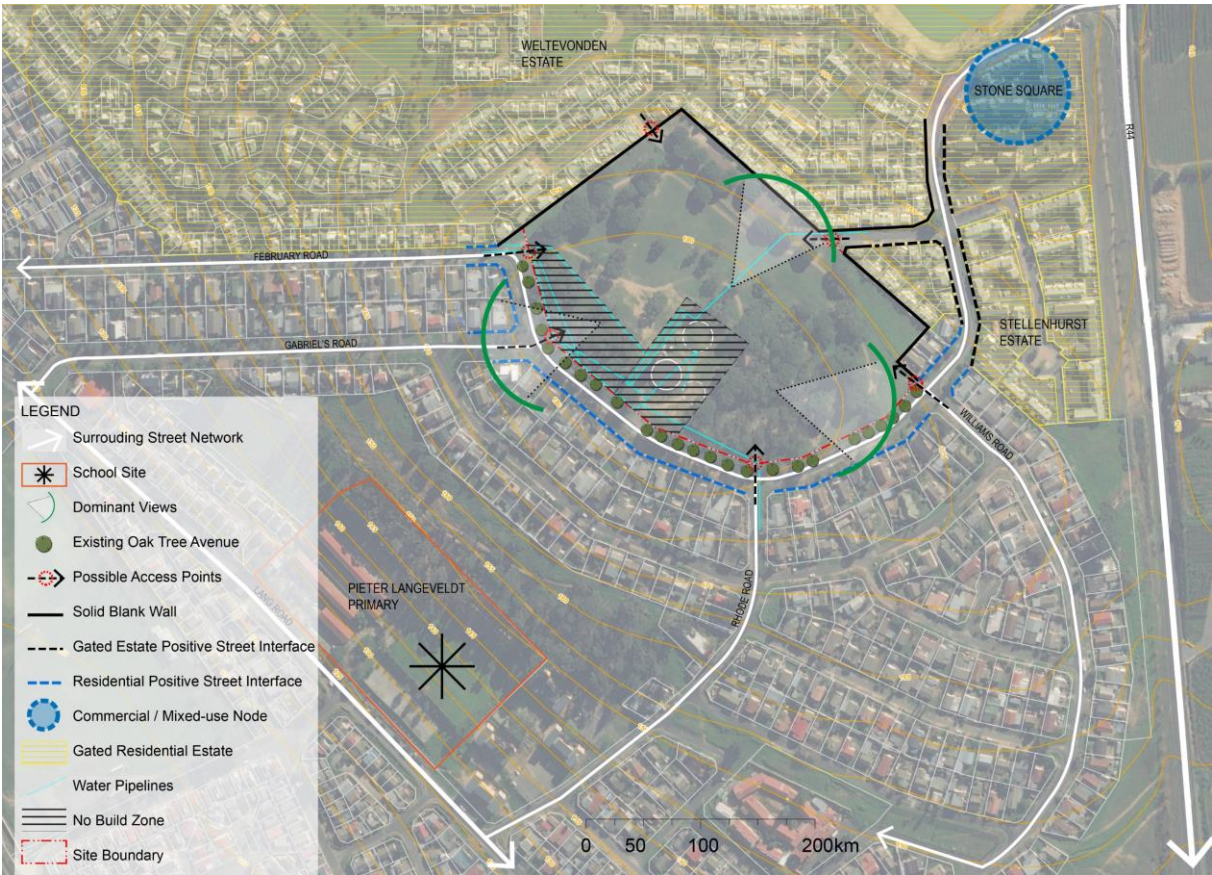


Figure 22: Site informants

3.3 Design Approach

3.3.1 Approach to Housing

A maximum flexibility block approach has been considered to allow for street blocks to be broken up in different ways to accommodate varying approaches to land use, building typology and density. This flexible block approach creates room to accommodate changing needs over time.

A variety of housing typologies and erf configurations have been considered to support flexibility in relation to market / income groups, financing options, density and mix of typologies. Depending on

market conditions in the future, the block design can for instance accommodate apartments to be developed on some of the blocks if the individual residential stands are consolidated.

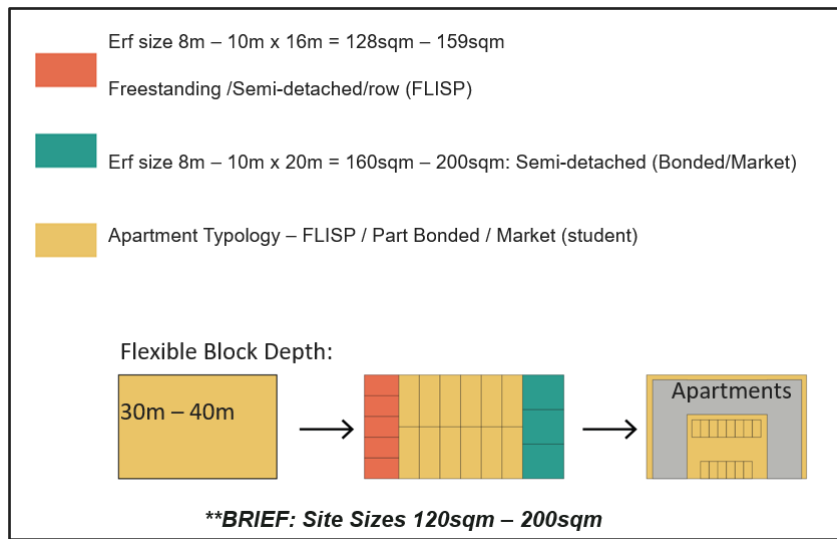


Figure 23 - Block typology.

3.3.2 Approach to structuring streets

13-meter streets associated with primary movement streets for the residential component of the development have been considered in the design approach:

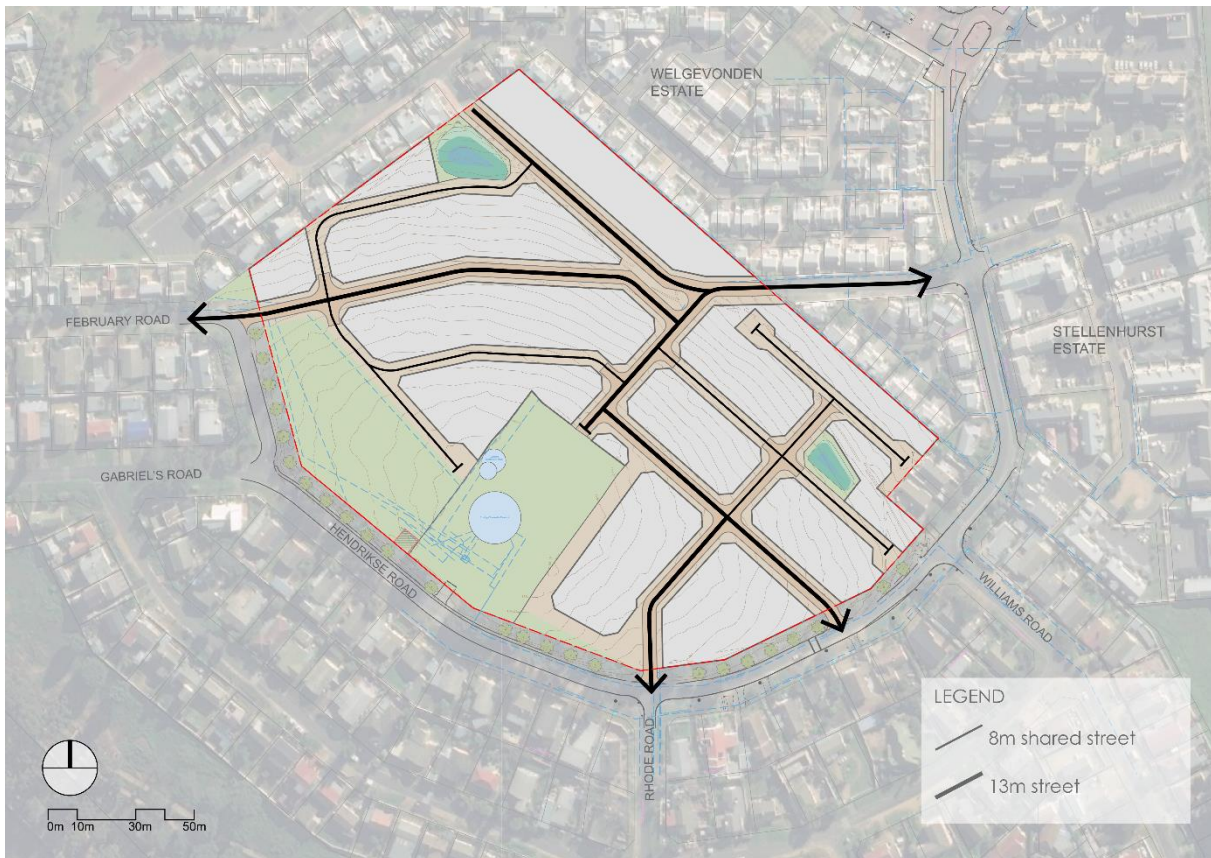


Figure 24 - Cloetesville Movement Network



Figure 25 - Structuring Streets

3.3.3 Approach to neighbourhood streets

Two different options for 8-metre neighbourhood streets servicing lower density residential typologies have been considered namely, single surface shared streets, and dedicated roadway and sidewalks as illustrated in the images below.

Refer to **Section 5.3.8.4** of this report (Motivation for the inclusion of 8m Road Reserves in the Development Layout) for more information and the rationale for including 8m road reserves in the development.

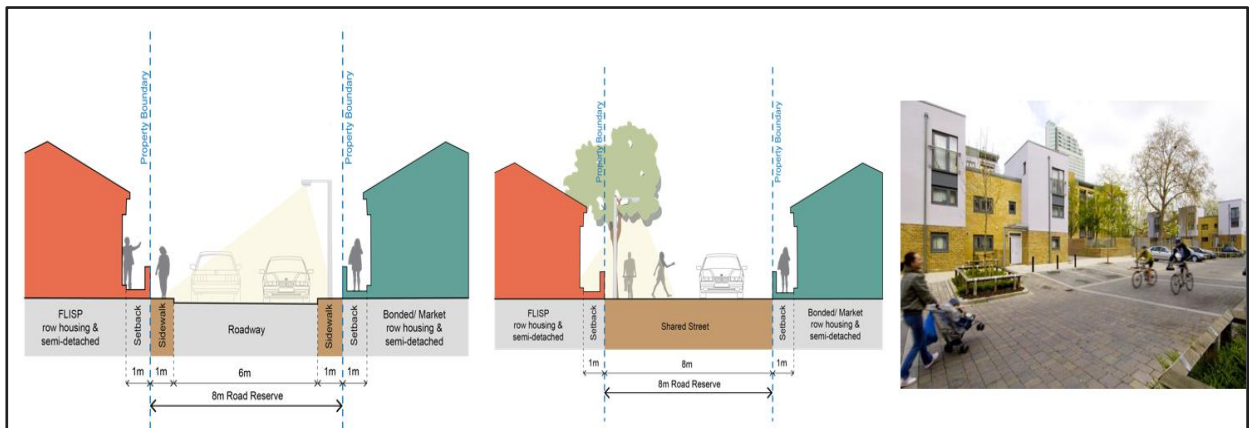


Figure 26 - Neighbourhood Streets

3.4 Site Concept Options

During the feasibility planning process of the project, various site concept options were developed and considered. The various scenarios incorporated a range of different housing typologies and densities. Development option 3 was chosen by the Municipality as the most desirable option and is now the basis of this application, which have been further refined and amended into the current subdivision layout included in this application. The various scenarios that were considered are illustrated in the figures below:

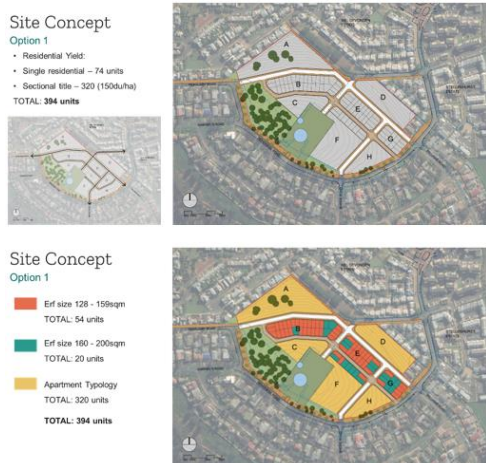


Figure 27 - Development Concept (Scenario 1)



Figure 28 - Development Concept (Scenario 2)

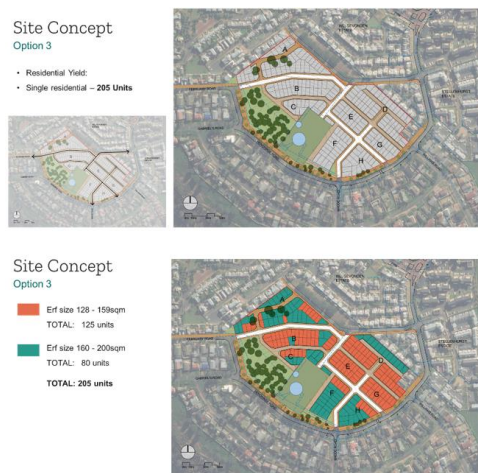


Figure 29 - Development Concept (Scenario 3)



Figure 30 - Development Concept (Scenario 4)

3.5 Preferred Development Concept

The preferred development concept formed the basis of the detailed layout planning. As more detailed planning and investigations have been conducted, the development concept has been further refined and improved to culminate in the proposed subdivision layout plan that forms the basis of this rezoning/subdivision application.

The preferred development concept makes provision for a total of approximately 204 housing opportunities in a range of erf sizes that will target beneficiaries in the Gap and Flisp housing markets, as illustrated below:



Figure 31 - Development Concept with a Range of erf sizes

- Erf size 128 - 159sqm
TOTAL: 124 units
- Erf size 160 - 200sqm
TOTAL: 80 units

3.6 Housing Typologies

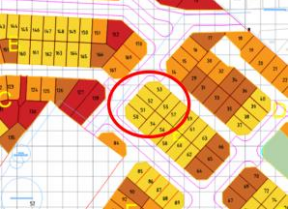


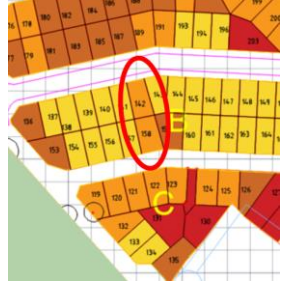


The subdivisional Layout plan makes provision for a range of housing types based on a range of erf sizes. The erf sizes have been grouped into five main size categories ranging from Small to XXL large (115sqm – 400sqm). Provision will be made for six different housing types that can be incorporated in the layout based on the sizes of the erven.

- The erven classified as small and medium will accommodate semi-detached or row housing units where the units will share side boundaries between the units with 0m building lines along side boundaries.
- The Medium sized stands could accommodate semi-detached or row housing units as well as freestanding houses.
- The Large, XLarge and XXL large stands will accommodate freestanding houses.

Table 5 - Housing Typologies

Erf Size	Area	Semi/ Row	Freestanding	Corner / End	Middle
small	115 - 130	x		*1	*2
Medium	130 - 160	x	x	*3	*4
Large	160 - 185		*5		
X Large	185 - 220		*6		
XX Large	220 above		*6		

The 6 house types that will be made provision for are described in the table below:

House Type	Description	Example on Layout
1	*Semi-detached or row housing unit on a Small corner/end stand	
2	*Semi-detached or row housing unit on a Small middle stand	
3	*Semi-detached or row housing unit on a Medium corner/end stand	
4	Freestanding house on a Medium middle stand	
5	Freestanding house on a Large stand	
6	Freestanding house on a XLarge and XXL large stand	

Note:

* It is recommended that not more than 4 units be joined together as row housing units. If there are for instance a row of 5 adjoining stands, 3 row housing units can be constructed and 2 semi-detached units could be constructed.

If there are for instance a row of 6 adjoining stands, 4 row housing units can be constructed and 2 semi-detached units could be constructed, etc.

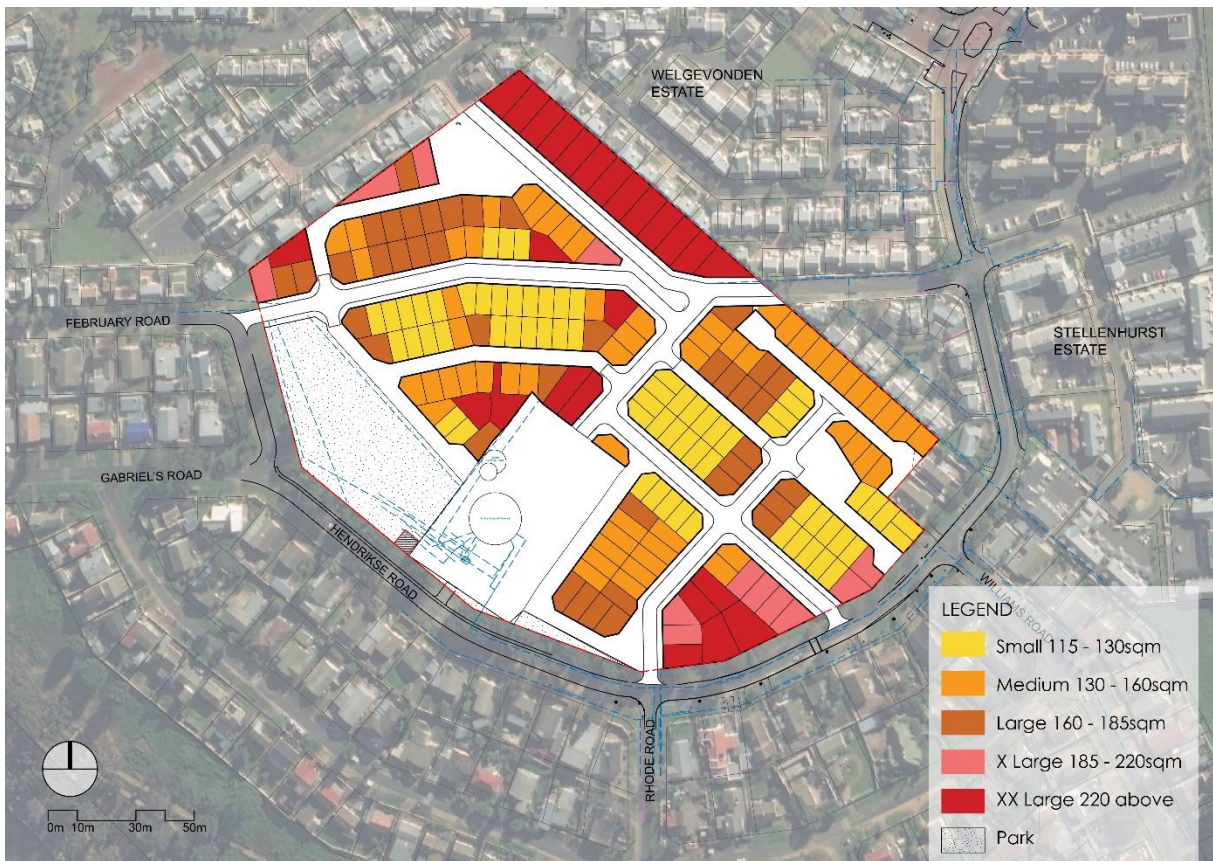


Figure 32 – Range of House Types to be incorporated on the various categories of stands

3.6.1 Housing Precedent

The preferred development concept will accommodate a range of one and two storey single residential or semi-detached / rowhousing units with front doors on street edge. This creates room for the buildings to define the streets as illustrated in the images below. Please note that it is recommended that the maximum number of units that are built next to each other as row-housing units should not exceed 4. The images below illustrate some examples of the type of housing that could be accommodated on the erven. The actual designs of the housing units will still be determined and confirmed during the detailed design stage and with further consultations with the Municipality.



Figure 33 - Typical Examples of Housing that could be developed



Figure 34 - Typical Examples of Housing that could be developed

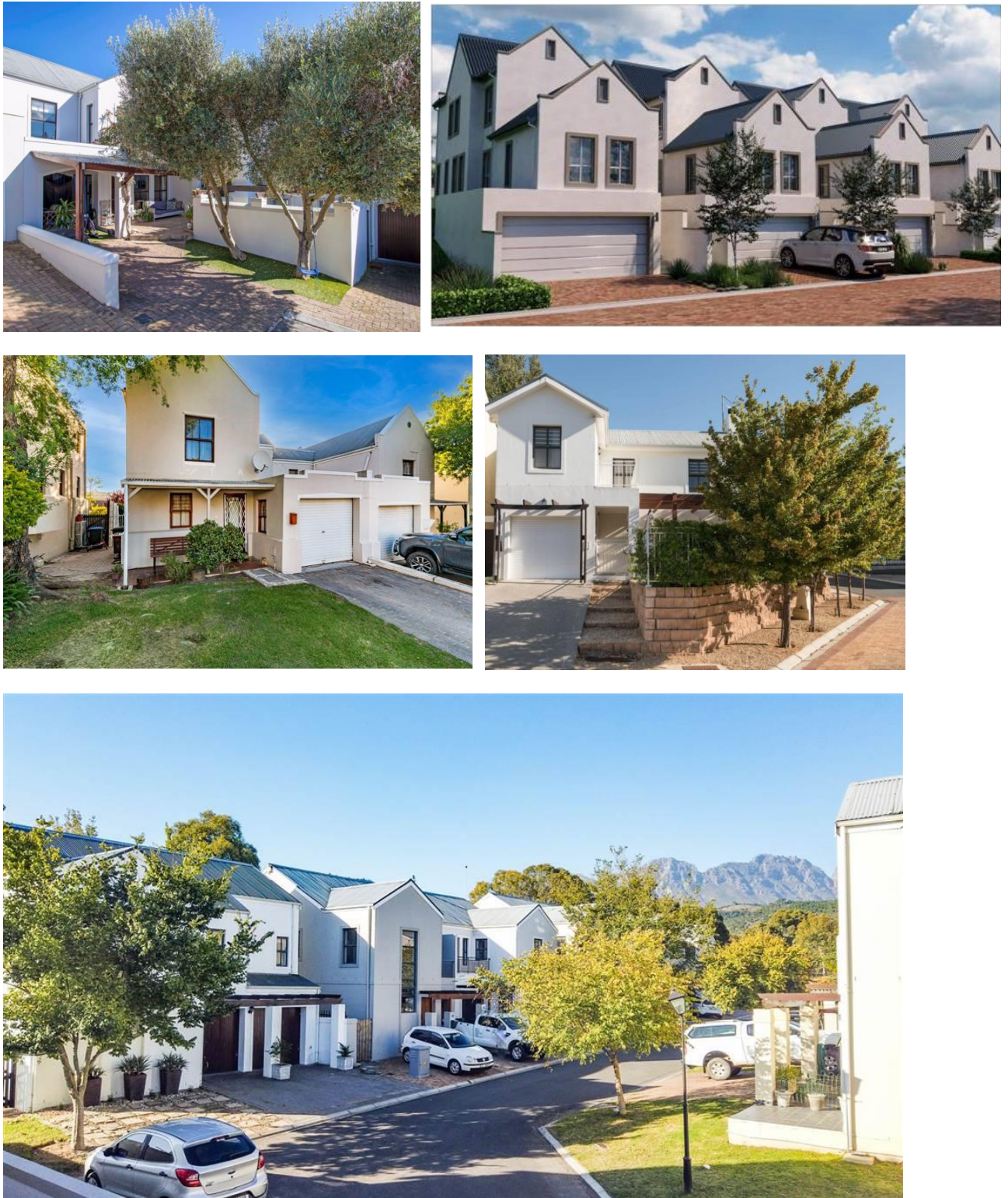


Figure 35 - Typical Examples of Housing that could be developed

The below images are taken from the Welgevonded security estate directly adjacent to the site of development. These housing units are similar to the units that is envisaged to be constructed on the site, although it is foreseen that the proposed development will make provision for more affordable housing options for the GAP/FLISP housing market.

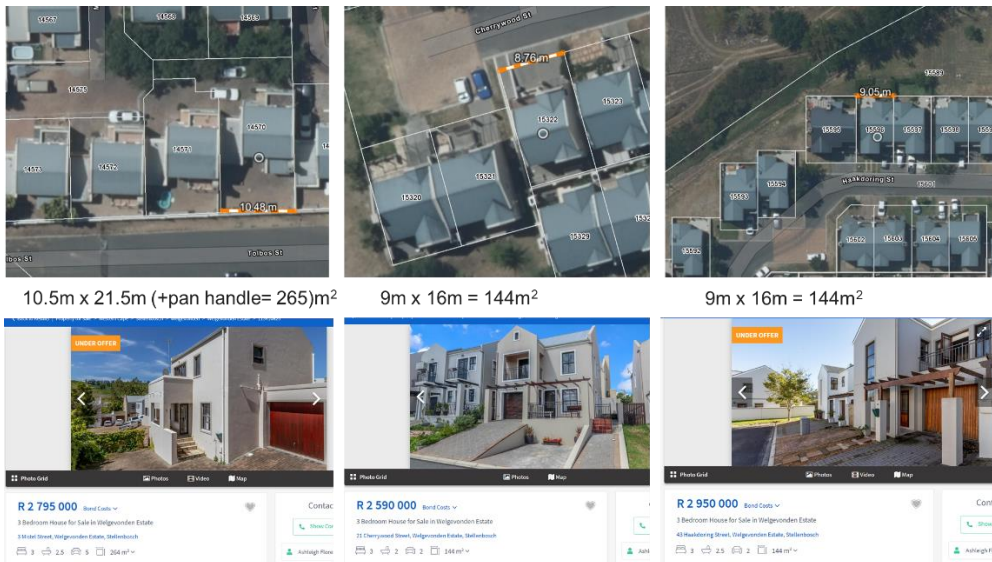


Figure 36 - Example of Row Housing and Semi-detached housing with stand sizes from the adjacent Welgevonded Estate

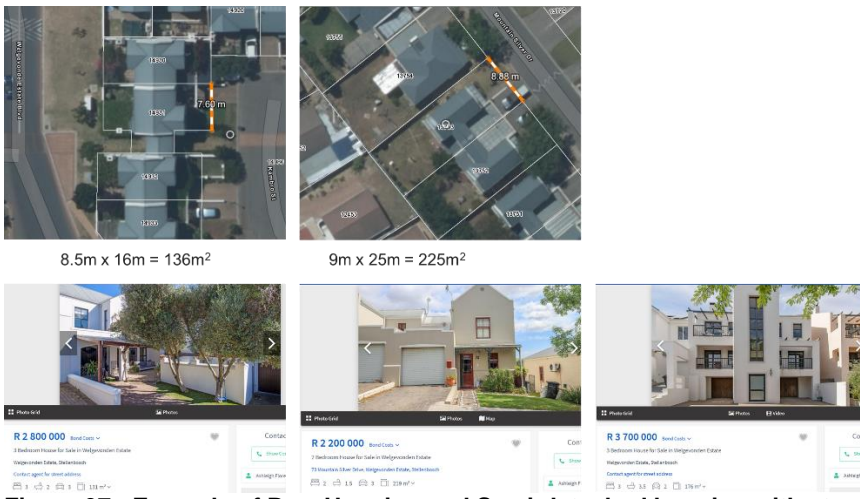


Figure 37 - Example of Row Housing and Semi-detached housing with stand sizes from the adjacent Welgevonded Estate

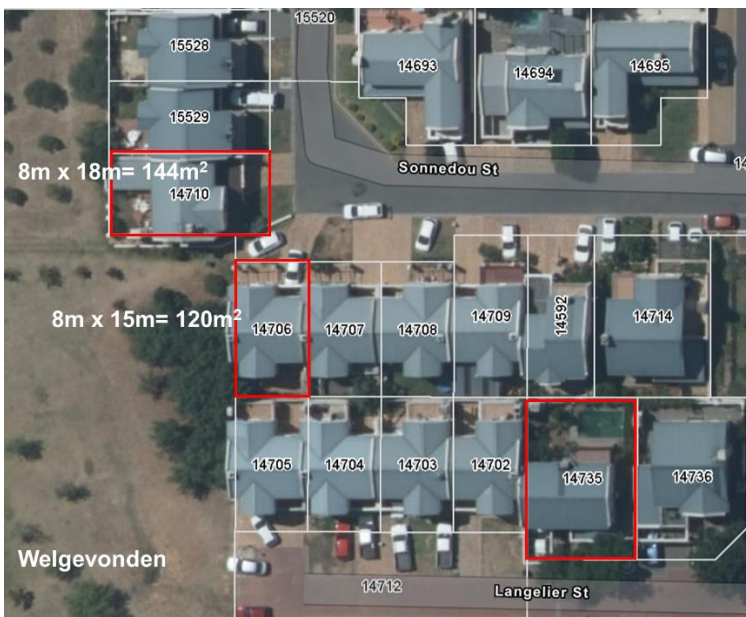


Figure 38 - Example of Row Housing and Semi-detached housing with stand sizes from the adjacent Welgevonded Estate

4 APPLICATION PARTICULARS

The previous sections of this report has provided an overview of the site context and the various components of the site analysis undertaken to date, as well as an outline of the proposed development. Furthermore, previous sections of this report has detailed the potential impacts and the required approvals which will be needed for the legal implementation of the proposed development. In order to clarify the exact details of the application, this section will reiterate specifically what it is that is being applied for in this application.

An application is hereby submitted for the following:

- a) In terms of Section **15(2)(a)** of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for the **rezoning** of Erf 7001 Stellenbosch from “Public Open Space Zone” to a “subdivisional area” in order to allow for the following uses:
 - 201 Conventional Residential Zone Erven
 - 5 Public Open Space Zone Erven
 - 1 Utility Services Zone Erf
 - Public Roads
- b) In terms of Section 15(2)(b) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for a permanent departure;
 - to relax the parking requirements from 2 parking bays to 1 parking bay per dwelling house.
 - to relax the Street building line from 2m (Up to 250m²) and 3m (251m² to 500m²) to 1m and the common building lines from 1m to 0m for all residential zoned properties.
- c) In terms of Section 15(2)(d) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for the subdivision of Erf 7001 into 208 erven, namely;
 - Erf 1 to Erf 201 (to be zoned Conventional Residential Zone) ranging from ±120m² to ±300m² (total of 3.3ha).
 - Erf 202 (±945m²), Erf 203 (±548m²), Erf 204 (±261m²), Erf 205 (±5866m²) and Erf 206 (±8.4m²) to be zoned Public Open Space Zone;
 - Erf 207 (±6477m²) to be zoned Utility Services Zone.
 - Erf 208 (±17921m²) to be zoned Public Road and Parking Zone.
- d) In terms of Section 15(2)(n) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for the closure of a part of a public space (Erf 7001, Stellenbosch).
- e) In terms of Section 15(2)(o) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for consent use to erect a telecommunications mast on the portion to be zoned as Public Open Space Zone (Erf 205).

4.1 Proposed Rezoning

Application is made in terms of in terms of Section 15(2)(a) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for the rezoning of Erf 7001 Stellenbosch from “Public Open Space Zone” to a “subdivisional area” in order to allow for the following uses:

- 201 Conventional Residential Zone Erven
- 5 Public Open Space Zone Erven
- 1 Utility Services Zone Erf

- Public Roads

as shown on the proposed Subdivision plan (attached as **Annexure F**).

4.2 Proposed Departure from the development parameters of the zoning scheme

Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for a permanent departure;

- to relax the parking requirements from 2 parking bays to 1 parking bay per dwelling house.
- to relax the Street building line from 2m (Up to 250m²) and 3m (251m² to 500m²) to 1m and the common building lines from 1m to 0m for all residential zoned properties.

Departure from Minimum Parking Requirements:

Standard parking requirement:	2 bays per dwelling house for a house with 2 or more bedrooms
Application made for a reduction in the standard parking requirement (this application):	1 bay per dwelling house

The target market and associated lower car ownership for the future home-owners in this development, means that the minimum parking requirements could be reduced for the proposed development.

The central location of the site in close proximity to public amenities, economic opportunities as well as access to public transportation networks, also imply that a reduced number of private transport (car ownership) will be used by future home-owners in this development.

Departure from Standard Building Lines:

The standard building lines as per the development parameters of the zoning scheme for a **conventional residential zone** stand is as follows:

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

Application is made to reduce the standard building lines on all the **Conventional Residential zoned erven** to the following:

- street boundary building lines to **1 metre**
- the common boundary building lines (side building lines) to **0 metres**

A reduction in the standard building lines will enable the various semi-detached or row housing units illustrated under Section 3.6 of this report to be constructed and will enable the development to achieve the envisaged character described in the urban design framework.

The 8m road reserves are specifically chosen to create a series of shared 'living' streets. The development will accommodate a range of one and two storey single residential or semi-detached / row-housing units with front doors on street edge. A 'shared street' is a residential street designed to eliminate the separations between walking, cycling, and vehicular movement, enhancing the street's liveability. While cars are permitted, they are considered "guests" and yield to other modes and activities. The shared surface design, typically a single surface with no level changes, disrupts the traditional hierarchy of mobility, naturally slowing down car movement, and allowing for a more efficient use of space. A reduction in the standard building lines will enable the development to achieve this envisaged character.

All the standard development parameters of the zoning scheme (Coverage, Height, etc.) will be applicable to the proposed development other than that for which is applied for in this departure application.

Note:

The approval of this application could be made subject to the approval of a Site Development Plan whereby the final placement of units, parking provision, building lines, coverage etc. will be confirmed.

4.3 Proposed Subdivision

Application is made in terms of Section 15(2)(d) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for the subdivision of Erf 7001 into 208 erven, namely;

- Erf 1 to Erf 201 (to be zoned Conventional Residential Zone) ranging from $\pm 120\text{m}^2$ to $\pm 300\text{m}^2$ (total of 3.3ha).
- Erf 202 ($\pm 945\text{m}^2$), Erf 203 ($\pm 548\text{m}^2$), Erf 204 ($\pm 261\text{m}^2$), Erf 205 ($\pm 5866\text{m}^2$) and Erf 206 ($\pm 8.4\text{m}^2$) to be zoned Public Open Space Zone;
- Erf 207 ($\pm 6477\text{m}^2$) to be zoned Utility Services Zone.
- Erf 208 ($\pm 17921\text{m}^2$) to be zoned Public Road and Parking Zone.

in accordance with the attached Subdivision plan (attached as **Annexure F**), in order to give effect to the proposed land uses.

The subdivision of the erf in accordance with the attached Subdivision plan will create a range of residential stands, the street network and the utility erf for the municipal infrastructure.

The erf will be subdivided into 208 number of erven:

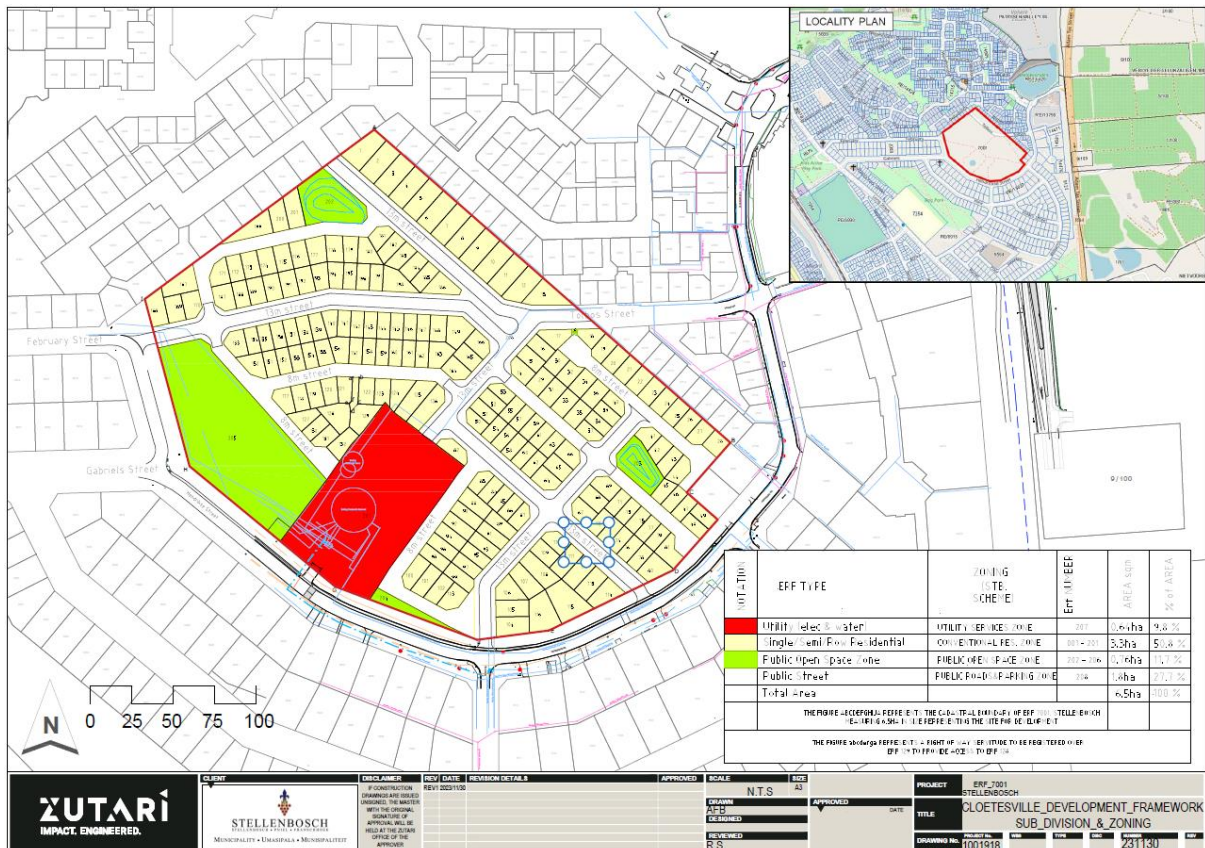


Figure 39 - Erf 7001 Stellenbosch Subdivision

The table below indicates the erf sizes of each of the proposed erven as per the proposed subdivision plan. A range of erf sizes are proposed ranging from approximately 120m² to 300m²:

Table 6 - Erf sizes as per Subdivision Layout Plan

Erf #	Area sqm	Erf #	Area sqm	Erf #	Area sqm	Erf #	Area sqm	Erf #	Area sqm	Erf #	Area sqm	Erf #	Area sqm
1	312	35	160	69	162	103	178	137	130	171	157	205	5866
2	291	36	160	70	134	104	223	138	131	172	144	206	8.4
3	291	37	119	71	129	105	201	139	140	173	160	207	6477
4	282	38	122	72	128	106	191	140	129	174	160	208	17921
5	281	39	128	73	126	107	224	141	128	175	160		
6	282	40	117	74	128	108	253	142	128	176	160		
7	282	41	131	75	126	109	159	143	128	177	185		
8	286	42	137	76	128	110	147	144	128	178	165		
9	286	43	145	77	126	111	198	145	128	179	142		
10	286	44	152	78	128	112	198	146	128	180	173		
11	286	45	126	79	125	113	197	147	128	181	138		
12	267	46	128	80	207	114	207	148	160	182	155		
13	269	47	128	81	185	115	401	149	243	183	158		

14	148	48	127	82	158	116	351	150	176	184	158		
15	143	49	126	83	128	117	157	151	127	185	156		
16	142	50	115	84	128	118	146	152	126	186	192		
17	167	51	128	85	128	119	146	153	125	187	183		
18	131	52	128	86	128	120	147	154	125	188	144		
19	156	53	115	87	130	121	137	155	148	189	160		
20	155	54	128	88	185	122	154	156	167	190	160		
21	155	55	128	89	157	123	151	157	128	191	160		
22	155	56	128	90	159	124	178	158	128	192	160		
23	155	57	128	91	154	125	278	159	128	193	151		
24	155	58	128	92	156	126	282	160	128	194	145		
25	155	59	128	93	150	127	149	161	128	195	128		
26	155	60	128	94	154	128	241	162	128	196	128		
27	154	61	128	95	145	129	299	163	200	197	128		
28	148	62	127	96	152	130	128	164	158	198	222		
29	160	63	127	97	141	131	131	165	158	199	263		
30	135	64	163	98	151	132	182	166	160	200	175		
31	160	65	160	99	162	133	177	167	246	201	220		
32	140	66	163	100	184	134	128	168	218	202	945		
33	160	67	163	101	178	135	129	169	169	203	548		
34	160	68	160	102	165	136	129	170	163	204	261		

4.4 Proposed closure of public space

Application is made in terms of Section **15(2)(n)** of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for the **closure of a part of a public space**.

A Status Report has been obtained from the Surveyor General's office which confirms that a portion of Erf 7001 is classified as a "public space" according to the Surveyor General's records, as per the area marked in Green in the image below. The area representing Erf 12214 was previously subdivided from erf 7001 and closed as a public space but the erf was never registered in the Deeds office and is therefore still legally part of Erf 7001. This application includes applying for the closure of a part of a public space in terms of Section 15(2)(n) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, to enable the rezoning and subdivision of Erf 7001 Stellenbosch according to the subdivisional layout plan submitted with this application.

See the status report as received from the Surveyor General's office attached to this application as **Annexure I**.

(R.S.A)

Tel: (021) 467 4800
Fax: (021) 465 3008

DAVID HELLIG & ABRAHAMSE
PROFESSIONAL LAND SURVEYORS
PO BOX 910
CAPE TOWN
8000

SURVEYOR GENERAL-WESTERN CAPE
PRIVATE BAG X9028
CAPE TOWN
8000

2023-10-02

MY REF: STEL. 81 v.6 p347

Your ref: S384/22
Dated: 2023-09-28

Note: THIS STATUS REPORT IS VALID FOR 3 YEARS.

Attention: James Florence

Sir

STATUS REPORT: CLOSURE OF REMAINDER OF PUBLIC PLACE ERF 7001 STELLENBOSCH

- The proposed closure of land as shown coloured Green on your attached Diagram represents: **PORTION OF ERF 7001 STELLENBOSCH**
It is shown as a **Public Place** in my records.
- FOR OFFICE USE** The following properties will be endorsed: **ERVEN 7001, 8963, 8964 AND 12214 STELLENBOSCH AND GENERAL PLAN NO. 6489/1998**
- Endorsement fees amount to: **R 900-00.**
- I require a copy of a diagram suitable for registration purposes, surveyed and framed by a land surveyor, of the following: **N/A**
- A written consent (accompanied by a sketch) is required in terms of **Section 23(1) of the Stellenbosch Municipality's Municipal Land Use Planning By-Law 2015** for the amendment of **GENERAL PLAN NO: N/A**

Yours faithfully

[Signature]
D CLOETE
For SURVEYOR-GENERAL: WESTERN CAPE

FOR OFFICE USE

CERTIFICATE:
GAZETTE No. _____
DATED: _____ p

Figure 41 - Surveyor General Status Report – Public Place

4.5 Proposed consent for the erection of a telecommunications mast on the proposed public open space erf (proposed erf 205).

Application is made in terms of Section **15(2)(o)** of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for a **consent use** to erect a telecommunications mast on the portion to be zoned as Public Open Space Zone (proposed **Erf 205**), (Consent use for a Freestanding base telecommunication station).

The site of application is regarded as ideal for the proposed telecommunication mast infrastructure due to its limited visual impact, health impact, and services impact. The proposed mast will be designed to look like a tree and will blend into the existing trees on the site. The mast will be located directly adjacent to the erf zoned for utility services that accommodates the water reservoir and does not have any adverse effects on the design of the proposed residential development.

The main purpose of the proposed telecommunication mast infrastructure is to improve the telecommunication network capacity of the area thereby facilitating economic trade in goods by bringing together buyers and sellers, but more importantly, also promote trade in services upon which modern economies are built. Communication is therefore essential for economic growth.

The proposed mast is designed to be located in an area to maximise the coverage area that the telecommunication mast infrastructure can reach, but also to minimise the impact to the receiving

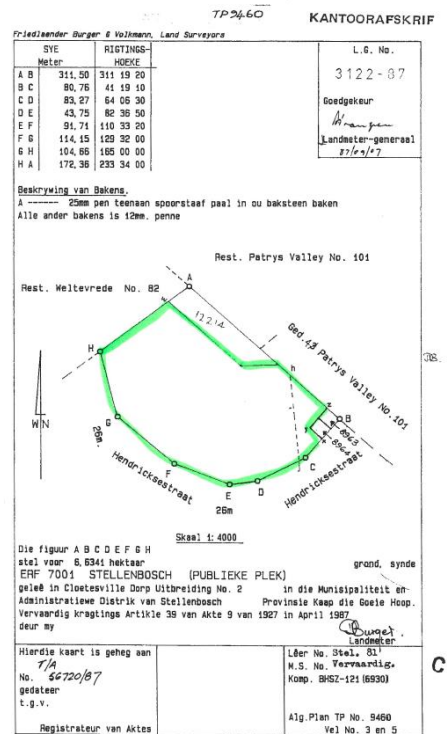


Figure 40 - Figure in Green represents public space as per Surveyor General's records

environment. Negative visual impacts and impacts on health and well-being are minimized by the proposed location of the mast as well as the proposed mitigation measures that will be implemented. Refer to the illustrations below for an overview of the proposed design and position of the telecommunication mast infrastructure.

Also see the detailed design drawings for the proposed telecommunication mast infrastructure attached as **Annexure K**.

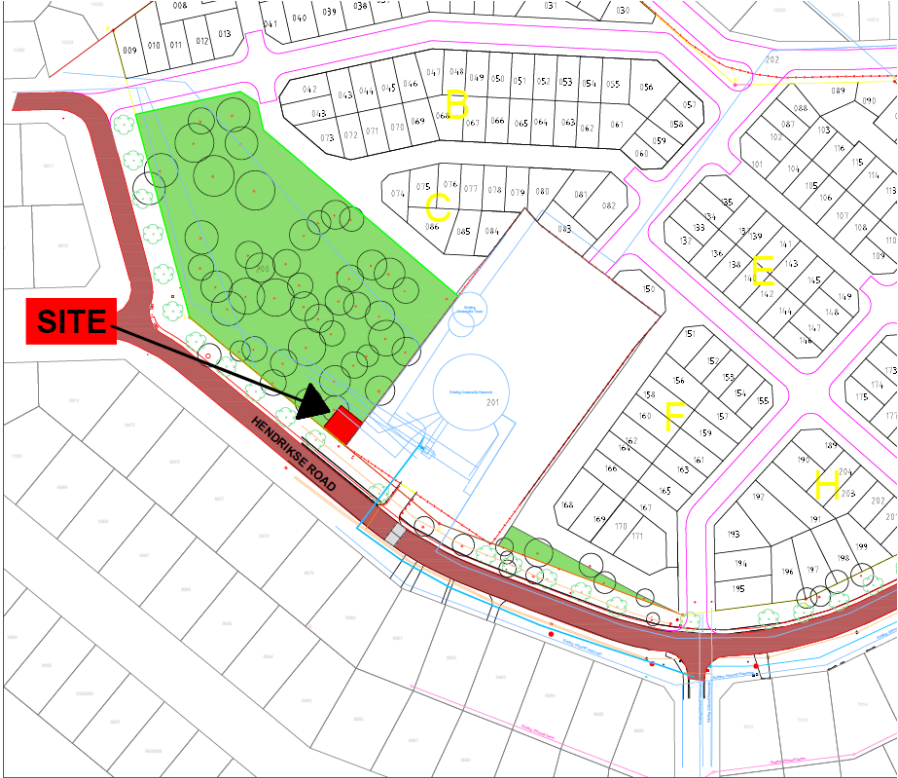


Figure 42 - Area of proposed Erf 205 (to be zoned as Public Open Space) where application is made for a consent use for the erection of a telecommunication mast infrastructure.

A 10 metre by 10 metre site is required for the proposed telecommunication mast infrastructure:

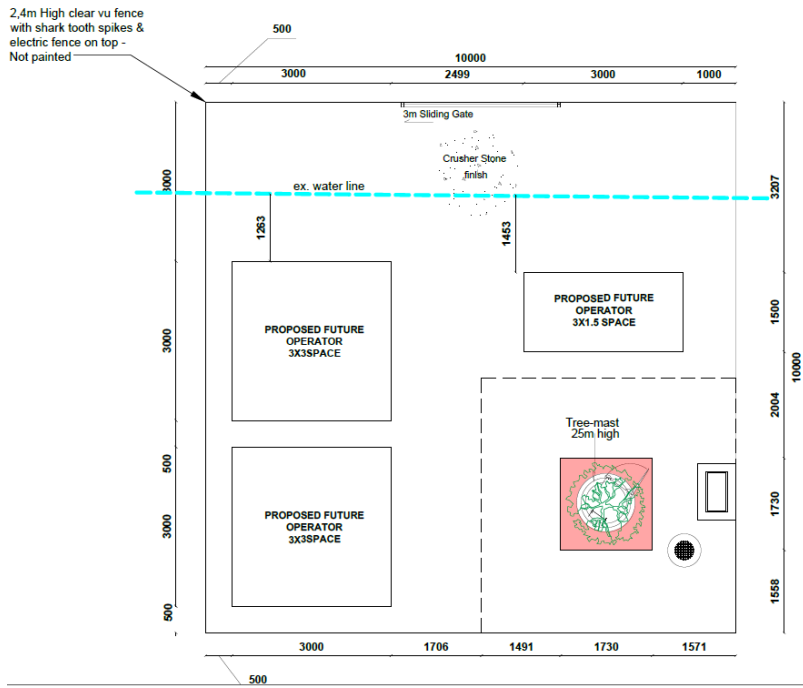


Figure 43 - Site planning for the 10m by 10m telecommunication mast infrastructure area

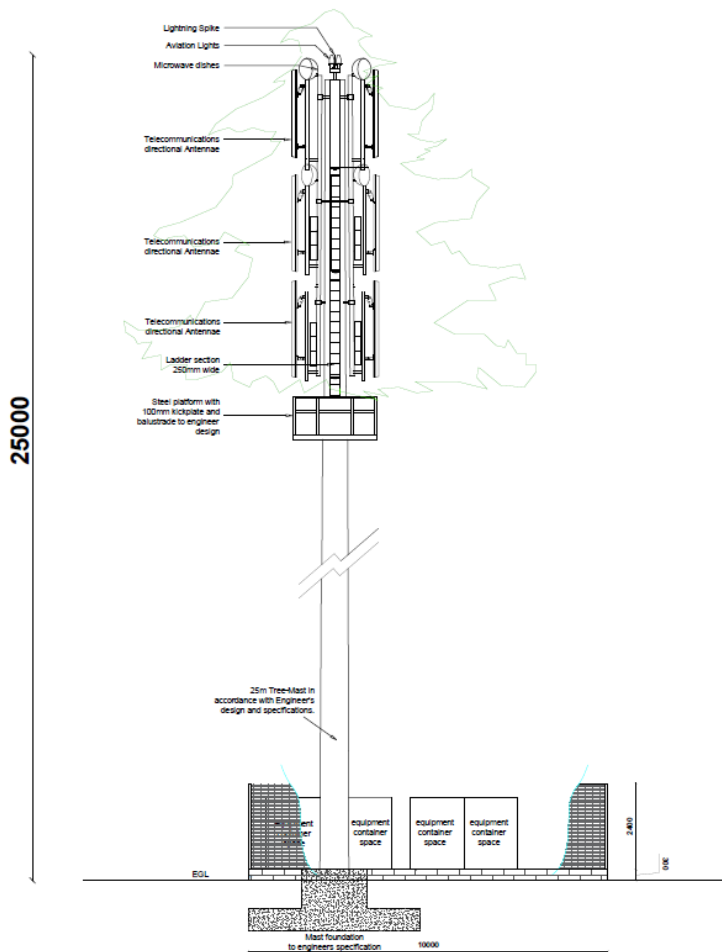


Figure 44 - Elevation of proposed telecommunication mast infrastructure

Refer to the detailed drawings of the proposed telecommunications mast attached as **Annexure K**.

4.6 Proposed land uses

The main objective is to undertake a Broad Conceptual Urban Design framework of Erf 7001, Cloetesville, Stellenbosch, to guide the development framework and to obtain town planning (Land Use Planning Rights) and development rights.

The particular goal of this project is the delivery of medium to upper (GAP) housing units. There is accordingly an urgent need for the Property to be developed so as to create an integrated urban development (Cloetesville), providing for housing choice together with appropriate economic and social amenities. The town planning and design principles have incorporated aspects of integration, designing for community safety, accessibility, and dignified spaces.

The site already accommodates a water reservoir and various municipal infrastructure which have been incorporated into an erf to be zoned as a utility zone. The remainder of the site has been planned to accommodate the proposed residential stands and streets. Due to the large number of trees on the site, a public open space has been included to retain a large number of these trees.

The proposed urban design framework of the Erf 7001, Cloetesville will therefore consist of the following projected land uses:

- ▶ Utility (elec & water)
- ▶ Single residential stands (Conventional Residential Zoning) which will cater for free standing single or double storey homes, single or double storey semi-detached units, and double storey row-housing units.
- ▶ Public open space
- ▶ Public Street

The proposed layout plan to subdivide Erf 7001, Cloetesville, Stellenbosch into the mentioned land uses is shown in **Annexure F** attached.

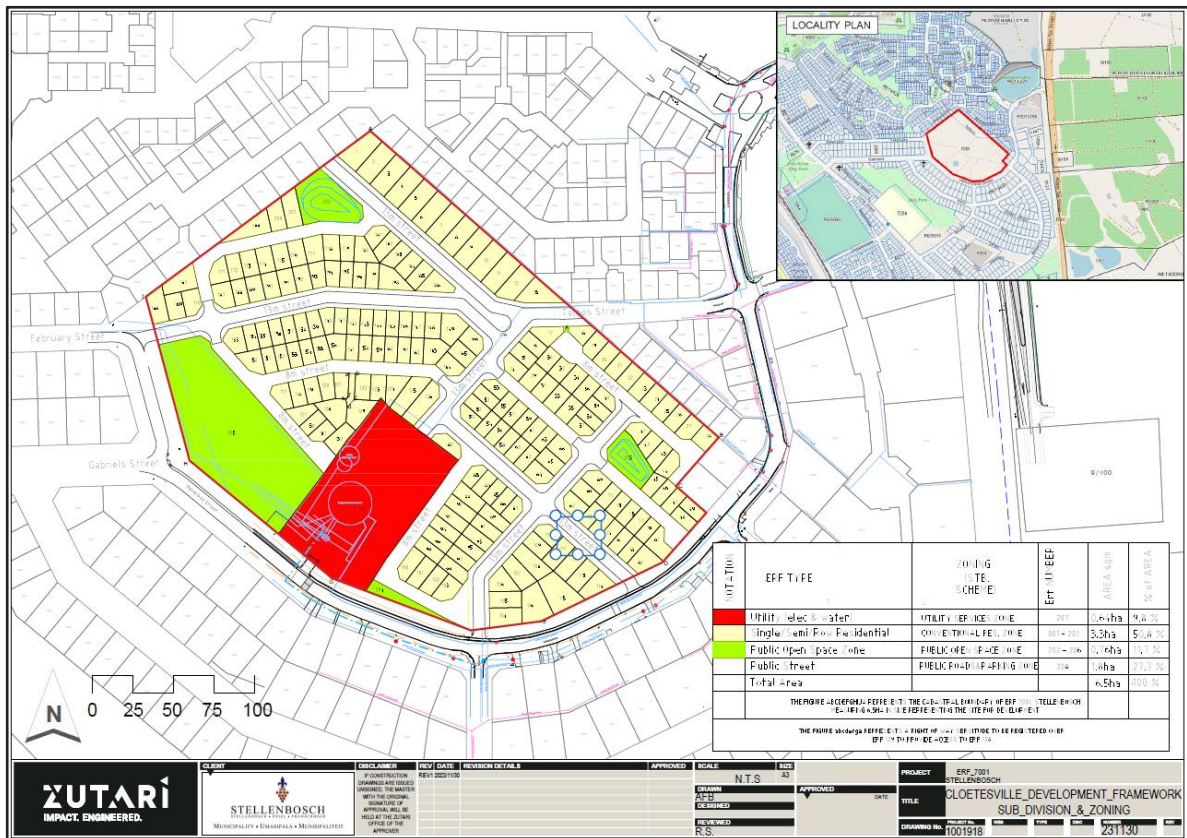


Figure 45 – Subdivisional Layout Plan

5 MOTIVATION

5.1 Land development principles

The proposal is consistent with existing Policy and Planning Frameworks and adheres to the principles of the Spatial Planning and Land Use Management Act (Act No 16 of 2013) (SPLUMA). This application complies with the following General Principles for development as stated in Chapter 2 of the Spatial Planning and Land Use Management Act, 2013 (Act No 16 of 2013):

- Section 7 (b): The principle of spatial sustainability, whereby spatial planning and land use management systems must:
 - (vi) promote land development in locations that are sustainable and limit urban sprawl; and
 - (vii) result in communities that are viable;
- Section 7 (c): The principle of efficiency whereby:
 - land development optimises the use of existing resources and infrastructure.

The proposal also sets out to meet the land development principles referred to in Section 42 of the Spatial Planning and Land Use Management Act (Act 16 of 2013) (SPLUMA) and Chapter VI of the Western Cape Land Use Planning Act (Act 3 of 2014) (LUPA):

- Spatial justice
- Spatial sustainability
- Efficiency
- Spatial resilience
- Good administration

5.1.1 Spatial justice

The principle of spatial justice relates to redressing the past development imbalances to improve access to, and use, of land. The goal of the proposed integrated housing development in Cloeteville is to provide affordable housing opportunities (GAP / FLISP housing units), in a well located neighbourhood close to community facilities and economic opportunities. The provision of housing opportunities and services in the area is intended to service people of different races, cultural backgrounds, religions, etc. to bring about community and social cohesion.

5.1.2 Spatial sustainability

The principle of spatial sustainability relates to land use management systems that promote land development that is within the fiscal, institutional and administrative means of South Africa, must protect prime and unique agricultural land, and must comply with environmental laws and limit urban sprawl. The land identified for the proposed development is ideally located within the urban edge of the municipality and in an area that is earmarked for urban expansion according to the Spatial Development Framework, within an already established neighbourhood. This contributes to both spatial sustainability and spatial resilience.

5.1.3 Efficiency

The principle of efficiency relates to the optimal use of existing resources and infrastructure. The development of Erf 7001 will capitalise on the existing infrastructure. Such infrastructure includes the existing movement networks and bulk service connections. The development will also yield the least impact on the environmental resources of the area.

5.1.4 Spatial resilience

The principle of spatial resilience relates to the flexibility of spatial policies and land use management systems. The design of the development incorporates a maximum flexibility block approach to allow for street blocks to be broken up in different ways to accommodate varying approaches to land use, building typology and density. This flexible block approach creates room to accommodate changing needs over time.

5.1.5 Good administration

The principle of good governance relates to all spheres of government ensuring an integrated approach to land use and land development. The proposed development supports the principle of good administration as it is aligned to the overall strategic spatial development of the municipal area as indicated in the Stellenbosch Municipality Spatial Development Framework and the Integrated Development Plan.

5.2 Need and Desirability

5.2.1 Need

According to the Stellenbosch Municipality Integrated Development Plan (IDP) 2016/2017, "Stellenbosch faces a shortage of around ±20 000 housing units".

In accordance with the housing need, Stellenbosch Municipality has identified the subject site for residential purposes. The particular goal of this housing development is the delivery of medium to upper (GAP) housing units.

There is accordingly an urgent need for the Property to be developed so as to create an integrated residential environment, providing for a range of housing opportunities and choice by catering for a mix of types of housing.

5.2.2 Desirability

Cloetesville is situated approximately 4km north of Stellenbosch on the R44 towards Paarl. Formerly known as Cloetesdal, the first phase of development started in 1964 it was finally included in the local municipality in 1967. In 1969 the first primary school was opened and today there are three primary schools and one high school. Other amenities include a library, theatre, swimming pool, sports complex and some guesthouses.

The proposed development of Erf 7001 will provide much needed housing to the local community, in an already established neighbourhood, utilising existing infrastructure. The community will as a result realize an increased sense of security and human well-being as the erf currently poses a threat of being invaded.

The proposed development will contribute to the character of the neighbourhood and will create much needed housing opportunities that are close to community facilities and economic opportunities.

5.2.3 Strategic Local and Provincial Planning Frameworks

The proposed housing development is aligned with strategic local and provincial plans. This section discusses the plans that are applicable to this application and their relation to the proposed development.

Provincial Spatial Development Framework

One of the objectives of the Provincial Spatial Development Framework is to promote urban and rural transformation. The NPC proposes a national focus on spatial transformation given the enormous costs imposed by existing spatial divides. It recognises that achieving this is a complex long-term process. The NDP's human settlement targets are:

- more people living closer to their places of work;
- better quality public transport; and
- more jobs in proximity to townships.

To achieve these targets, it advocates strong measures to prevent further development of housing in marginal places, increased urban densities to support public transport, incentivising economic activity in and adjacent to townships; and engaging the private sector in the gap housing market.

Developing Integrated and Sustainable Settlements:

As a transversal instrument the PSDF embraces the concept of sustainable and integrated human settlements.

Settlement Policy Objectives

The Provincial settlement policy objectives are to:

1. Protect and enhance sense of place and settlement patterns
2. Improve accessibility at all scales
3. Promote an appropriate land use mix and density in settlements
4. Ensure effective and equitable social services and facilities
5. Support inclusive and sustainable housing

The protection and enhancement of heritage and cultural resources is a clear Provincial mandate with indirect but strong links to its economic development mandate, especially with respect to skills retention in the knowledge economy.

The proposed development therefore aligns with the objectives of the Provincial Spatial Development Framework.

Stellenbosch Spatial Development Framework

According to the Stellenbosch Municipality Spatial Development Framework, 2019, the area of the proposed development is located within the urban edge and is earmarked for development:

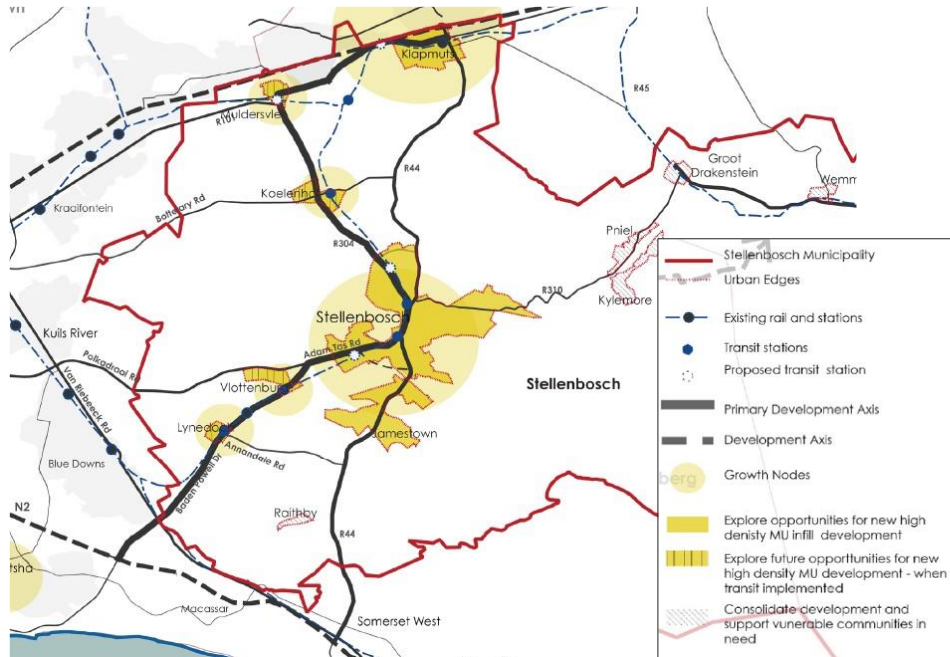


Figure 46: Map adapted from Stellenbosch Municipality SDF, 2019 - indicating that the land is located within the urban edge and earmarked for development (“explore opportunities for new high density infill development”)

The Stellenbosch Municipality Spatial Development Framework, 2019, also earmarks the area to be developed for “Mixed-use Community and Residential in-fill”:

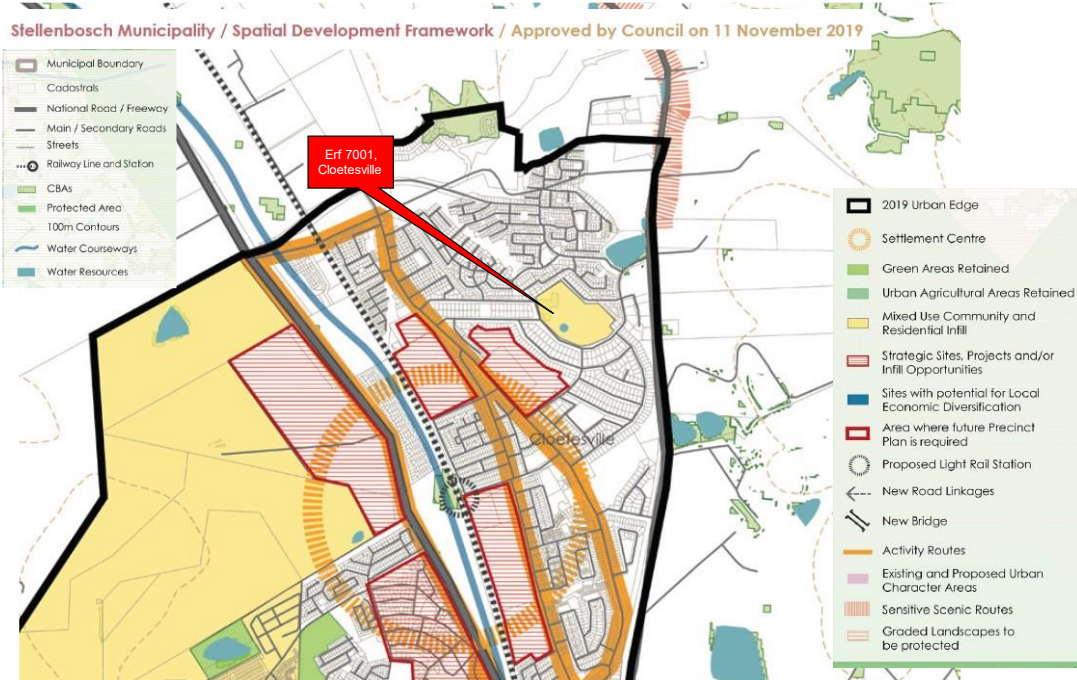


Figure 47: Map adapted from Stellenbosch Municipality SDF, 2019 - indicating that the land is earmarked for Mixed-use Community and Residential in-fill.

The proposed development therefore aligns with the objectives of the Municipal Spatial Development Framework.

Integrated Development Plan (IDP)

Some priorities identified in the IDP of the Municipality includes the development of housing:

- *The burning issue of housing for our residents in all categories remains of utmost importance. All categories from rental stock, BNG, GAP housing, upgrade of informal settlements and mixed-use developments. We shall seek every possible opportunity in all ten dorpias across the municipality;*
- *Focus on social housing and gap housing to address the plight of backyarders and to provide dignified living opportunities to as many residents as possible;*

The provision of housing is also identified as a Strategic focus area in the IDP

Strategic Focus Area 4: Dignified Living

All our citizens should have access to a dignified life, irrespective of their relative material wealth or their background. By a dignified life, we mean, inter alia, access to shelter, ethical administration of municipal housing, and sufficient choice in housing opportunity for different income groups, including young people. We also mean neighbourhoods with accessible public facilities and services. Support for vulnerable groups, including the youth, women and the elderly is critical, as is a close working relationship with other government and social agencies that focus on the needs of these groups.

The Cloetesville development is listed as a project in the IDP:

5th Generation Integrated Development Plan 2022 – 2027



Project / Programme/ Initiative	Responsible Internal Department/ Agency	Action/s	Estimated Funds
Mega-human settlement project monitoring	Department: Housing Development	Kayamandi Town Centre: To obtain development rights/township establishment.	R2 000 000
		Jamestown: Housing (Phase 2, 3 and 4): To obtain development rights/township establishment.	R1 500 000
		Erf 7001 and other possible sites for mix-used development in Cloetesville: To obtain development rights/township establishment.	R1 000 000

Figure 48 - Stellenbosch Municipality IDP - 2022 -2027

DIRECTORATE: PLANNING AND ECONOMIC DEVELOPMENT																	
IDP Ref	Responsible Department	Key Activity/ Project/ Programme/ Initiative (measurable action)	Description of Unit of Measurement	Project Phase	Number of Housing Opportunities	5-year target 2022 - 2027	Year 1 Target	Year 2 Target	Year 3 Target	Year 4 Target	Year 5 Target	Funding Type	Progress Rating				
							2022/23	2023/24	2024/25	2025/26	2026/27		2022/23	2023/24	2024/25	2025/26	2026/27
TBC	PMU	Upgrading of Zone O in Kayamandi	Percentage of the Zone O (in Kayamandi) capital budget actually spent by 30 June	Construction will be dealt with in phases	711	90%	90%	90%	90%	90%	90%	█	n/a	n/a	n/a	n/a	n/a
TBC	Housing Development	To obtain development rights on Erf 7001, Cloetesville to establish GAP housing	Percentage of the Erf 7001, Cloetesville capital budget actually spent by 30 June	Planning	360 GAP housing	90%	90%	90%	n/a*	n/a*	n/a*	█	n/a	n/a	n/a	n/a	n/a

Figure 49 - Stellenbosch Municipality IDP - 2022 -2027

5.2.4 Location and accessibility of the property

Erf 7001 is within the established Cloetesville neighbourhood that is close to community facilities and economic opportunities and access routes. The site is ideally located for the proposed development.

5.2.5 Physical characteristic of the property

The site is vacant with no man-made elements (e.g. building/structures) except for the municipal water infrastructure that will be accommodated in the utility erf. The site is unfenced and features low sensitivity botanical resources. The slope of the site is gentle. There are no areas of conservation value or sensitivity that could be impacted by the proposed development. The physical characteristic of the property is therefore suitable for the proposed development.

5.2.6 Environmental Impact

An environmental due diligence study for Erf 7001, Cloetesville site was conducted by Guillaume Nel Environmental Consultants, to identify any potential environmental constraints that could impact on the developability of the site. The findings of this study are discussed below.

Vegetation

According to Cape Farm Mapper, a small portion of the site is mapped as a Terrestrial CBA, predominantly covered by Swartland Shale Renosterveld vegetation. During a site visit, no natural indigenous vegetation was noted on site and the groundcover consisted out of small patches of Bermuda grass and weeds as shown in the figure below Figure 51. The site does not bear any ecological relevance as the entire site shows signs of disturbance based on the lack of natural vegetation present. Therefore, based on the site inspection, the sensitivity of the site is considered low, and the proposed development is not expected to have a considerable detrimental effect on the environment.

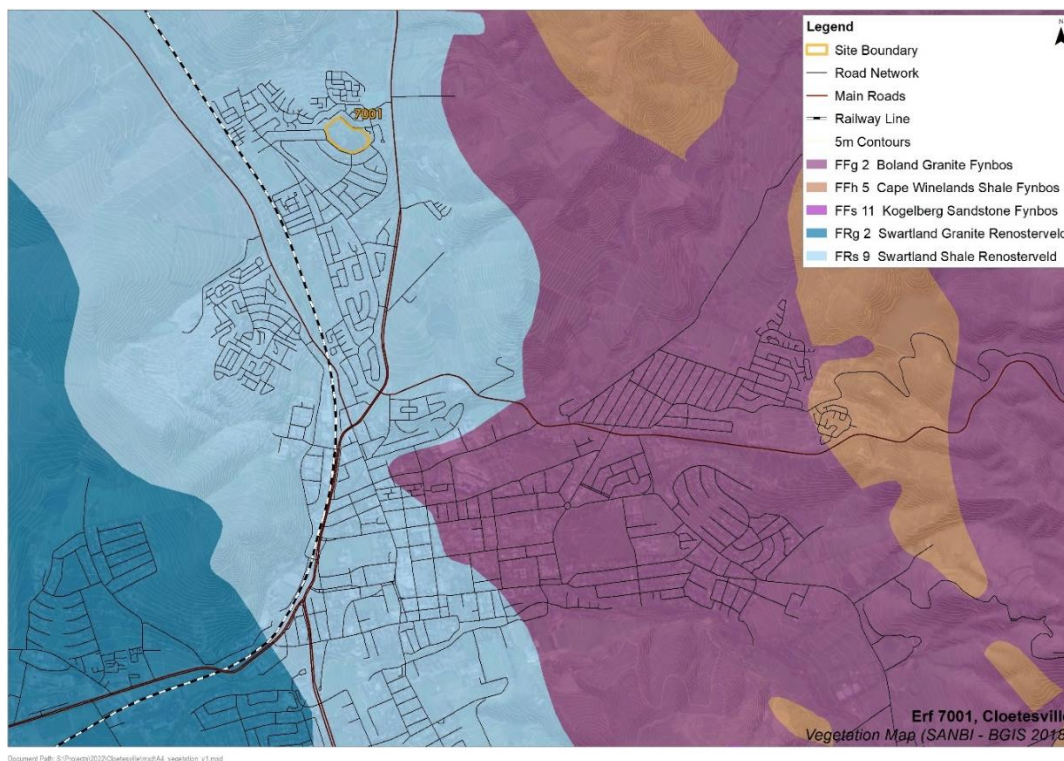


Figure 50: Vegetation map



Figure 51: Photo of Bermuda grass and weed on the site

A large amount of pine trees was noted on site; however, these trees are not considered to have high conservation value due to them not being indigenous to South Africa. The figure below shows pine trees on the site.



Figure 52: Pine trees on the site



Figure 53 - Tree mapping

Freshwater Sources

There are no freshwater sources and wetlands on the site as indicated in the figure below. The only aquatic feature on site is a water reservoir and associated tower which is utilised by Welgevonden Estate and will be retained as part of the development. Furthermore, the proposed site is not in close proximity to the ocean. The Plankenburg River is located approximately 1km from site and its associated tributary 700m with no expected impacts stemming from the development.

Therefore, it is not expected that the proposed residential development will have any impact on aquatic resources due to the lack of natural aquatic resources on site.



Figure 54: Watercourses map (No water courses present)

Cultural Heritage and Archaeology

Heritage and archaeology were also taken into consideration during environmental investigations. The only structures identified on the site are shown in the figure below, a water reservoir and tower in the

centre of the site. None of these structures are deemed to be of historic and architectural value. No other elements located in the surrounding environment are considered to be a heritage resource. An NID was submitted to HWC on the 18th of January 2019 and a positive ROD was received on the 31st of January 2019.



Figure 55: Water reservoir and tower

5.2.6.1 Environmental Authorisation

A Letter from the Western Cape Department of Environmental Affairs and Development Planning (DEADP), dated 3 August 2022 was received whereby it was confirmed that environmental authorisation is not required for the proposed development:

“...the proposed low-cost housing development on the abovementioned property, does not constitute any listed activities as defined in terms of the NEMA EIA Regulations 2014 (as amended). Environmental Authorisation is therefore not required prior to the proposed development.”

See the letter attached as **Annexure L**.

REFERENCE: 16/3/3/6/1/84/5/1246/22
DATE: 3/8/2022

The Director
Guillaume Nel Environmental Consultants
P. O. Box 2632
FAARL
7620

Attention: A. Gouws

Tel.: (021) 870 1874
Email: a.p@gnec.co.za

Dear Sir

RE: APPLICABILITY OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED), WITH RESPECT TO THE PROPOSED LOW-COST HOUSING DEVELOPMENT ON ERF 7001, CLOETESVILLE

1. The electronic correspondences dated July 2022, as received by this Department on 6 July 2022, refers.
2. Following the review of the new contained in the electronic correspondence, this Department notes the following:
 - 2.1.1 The proposal entails the construction of a low-cost housing development on Erf No. 7001. The property is currently zoned as a utility services zone as the Welgevonden reservoir is situated in the centre of the site. The development footprint of the low-cost housing will be approximately 59 550m² and the remainder of the site will continue to be occupied by the water reservoir and associated water tower footprint (5785m²).
 - 2.1.2 According to aerial imagery available to the Department, the site has been used for and zoned for utility services. The site is therefore regarded as being inside the urban area.
 - 2.1.3 The site would have been comprised of Swartland Shale Renosterveld, an ecosystem listed as critically endangered in terms of Section 52 of the National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004) ("NEMBA"), however, the site has been transformed and no longer contains indigenous vegetation.
 - 2.1.4 There are no watercourses present on site.
3. Your attention is therefore drawn to the listed activities in terms of the NEMA EIA Regulations 2014 (as amended) as defined in Listing Notices ("LN") 1, 2 and 3 of 7 April 2017. Be advised that, based on the information provided, the proposed low-cost housing development on the abovementioned property, **does not constitute any listed activities as defined in terms of the NEMA EIA Regulations 2014 (as amended)**. Environmental Authorisation is therefore not required prior to the proposed development.



Figure 56 - DEADP Letter confirming that no environmental authorisation is required

5.2.6.2 Geotechnical Conditions

A geotechnical study of Erf 7001 was conducted by Kantey and Templer Consulting Engineers. The study involved the following investigation:

- Desktop study of the available geological data, aerial imagery and previous reports;
- Inspection of existing soil exposures in the vicinity;
- Excavation of a series of machine dug trial holes across the development area. The holes will be taken to depths of up to 2,5-3,0m below existing ground level, subsoil conditions permitting;
- Dynamic Cone Penetrometer testing at the trial holes;
- Assessment of subsoil conditions by detailed inspection of the materials exposed in the trial holes and evaluation of the penetrometer test results;
- Extraction of soil samples from selected trial holes for laboratory testing; and

No adverse geotechnical conditions were found which could hamper the developability of the site.

A Geotechnical Report including recommendations related to the subsoil profile, subgrade conditions, groundwater conditions, materials utilisation potential, excavation conditions and founding conditions are provided and the findings and recommendations of the study will be incorporated into engineering designs.

See the Geotechnical Report attached as **Annexure M**.

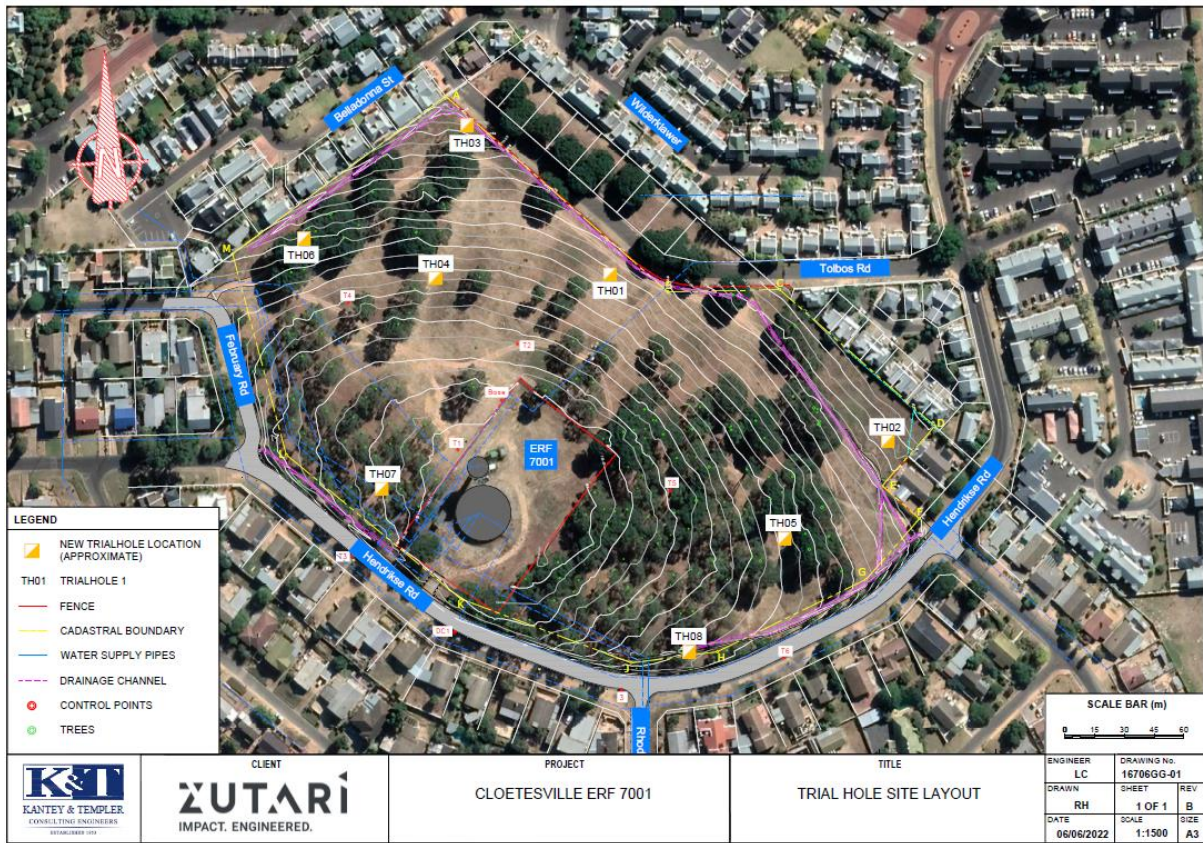


Figure 57 - Position of trial holes

5.3 Engineering & Bulk Services

5.3.1 Water Infrastructure

Cloetesville is currently supplied with water from the existing 2.8 ML Cloetesville Reservoir and 50 kl Cloetesville Tower. There is insufficient capacity in the existing water reticulation system to accommodate the proposed development.

The following bulk network upgrades will be required:

- New 7.0 ML Reservoir top water level at 188.0m;
- Upgrading of existing pumps from the reservoir to the water tower;
- Upgrading of existing pumps from the Idas Valley reservoir to Uniepark Reservoir which feeds the existing Cloetesville reservoir.

The potable water demand for the proposed development was calculated based on The Redbook, which recommends 0.40 kl/day/unit for high density group housing with an erf size between 130m² and 200m², 0.45 kl/day/unit for medium density group housing with a size between 200m² and 270m² and 0.3 kl/day/unit for low-income housing high density erven above 270m².

See the services report attached as **Annexure N**.



Figure 58: Bulk water upgrades (GLS Master Plan)

5.3.2 Sewer Infrastructure

The general Cloetesville area drains to the existing Adam Tas Main Sewer Works.

There is sufficient capacity in the existing sewer reticulation system to accommodate the proposed development.

The following bulk network upgrades will be required:

- Upgrading of the bulk sewer line form Kayamandi to Merriman Street.

The development will typically have high density residential irrigation demands. Each conventional stand will have a small garden and grass area. Therefore, the percentage of potable water demand which will be converted to sewage yield was estimated as 90% to 95%.

It can be concluded that the additional annual average wet weather sewage flow yield generated by the proposed future development is 82.4 kl/d. The instantaneous sewage peak flow is calculated as 2.4 l/s.

A conventional uPVC Class 34 waterborne sewage system with a minimal diameter of 160 mm will be installed with connections to each erf. A layout of the preliminary sewer network is shown in Figure 4.

According to the Crimp & Bridges Tables the maximum capacity of a 160 mm uPVC pipe at 1:150 slope is 14.1 l/s. Considering the calculated peak sewage flow from the proposed development 2.4l/s, a 160 mm uPVC network is sufficient.

No onsite sewage settling, or treatment will be done. All sewage will be directed towards the municipal bulk sewage network where it will be treated and discharged as per the municipal sewage management plan which has sufficient capacity to treat the raw sewage flow.

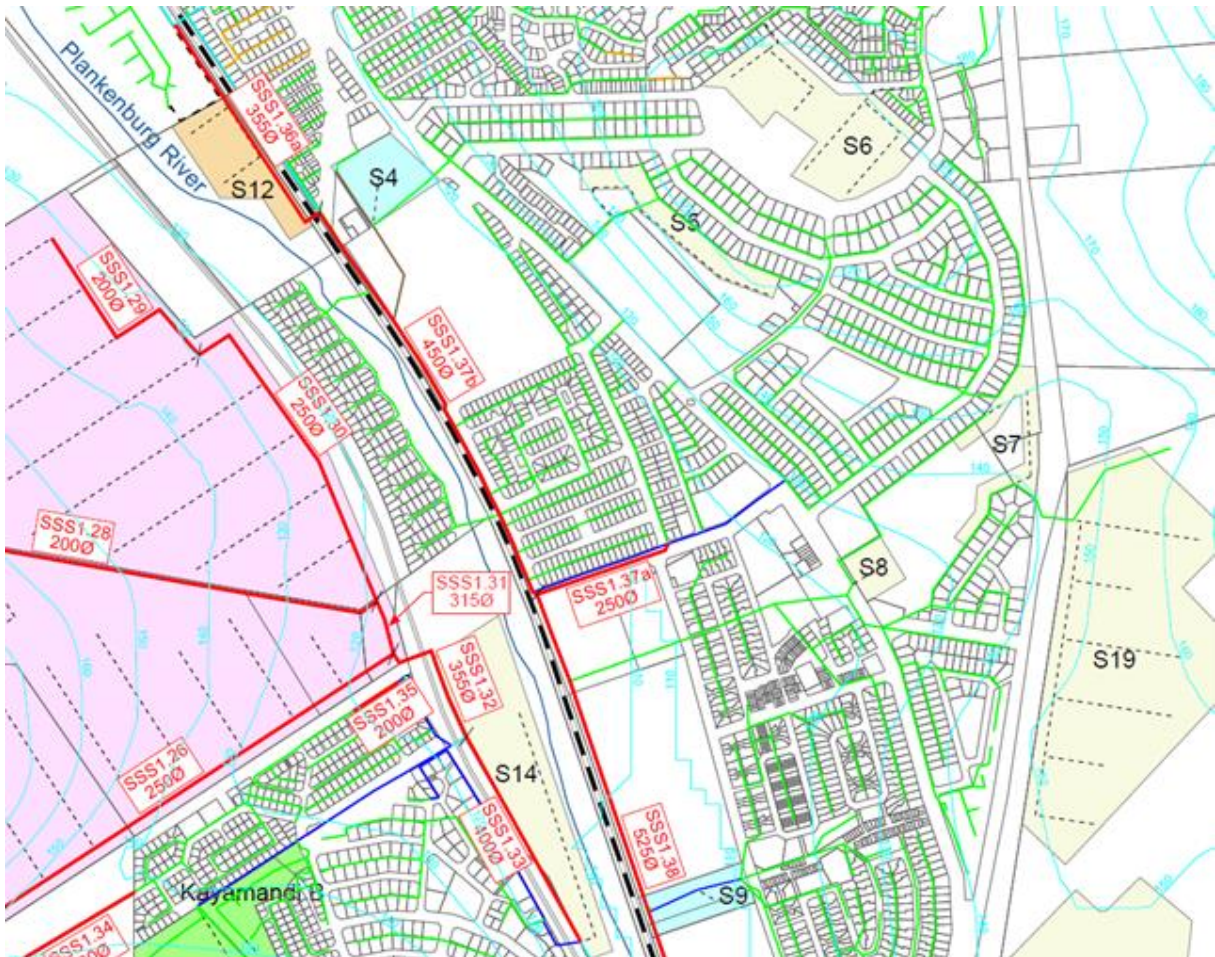


Figure 59: Bulk Sewer Upgrades (GLS Master Plan)

5.3.3 Stormwater

The site vegetation predominantly comprises of low grasses and scattered concentration of mature pipe trees. The in-situ soil conditions are semipermeable shales of Malmesbury Group which is mantled by residual and transported soils of various thickness. The majority of the site drains to the north where a cut-off earth channel directs the water to an existing headwall connected to the existing municipal system in the northern corner of the site.

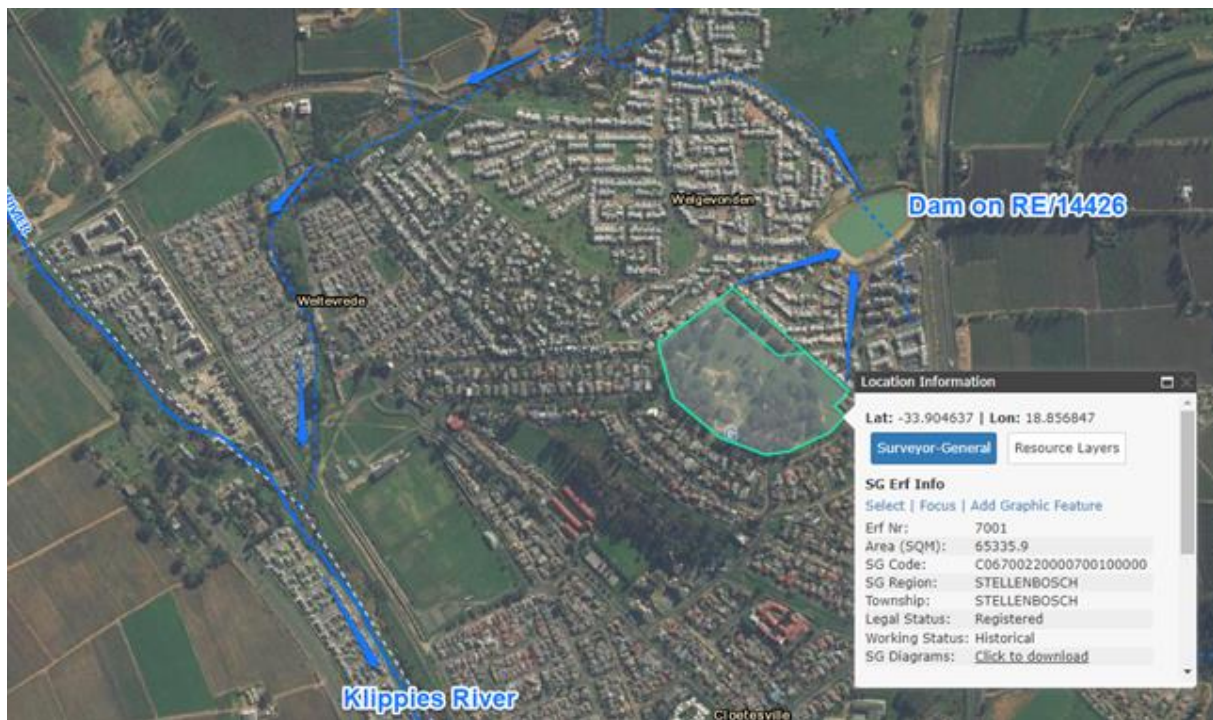


Figure 60: Drainage routes

The standard stormwater guidelines for residential developments as per CSIR (2005), and Drainage Manual (SANRAL, 2013), was used for the design of the proposed new internal stormwater system.

Specific attention will be given to the following:

- Stormwater run-off will be calculated using the Rational Method;
- Minor flows: Stormwater will be conveyed to stormwater grid/side inlets and formally piped to safe discharge points / detention dams;
- Major flows: Safe overland flow directed to the proposed detention dam will be allowed for;
- For various recurrence interval (RI) storm event, the peak run-off after development will not exceed the peak run-off prior to development.
- Temporary stormwater management measures will be implemented and adhered to during construction.

The proposed stormwater design concept will comprise of smaller subdivided catchment areas conveying runoff generated from roads and erven to grid inlets and ultimately into detention ponds via the stormwater network. Attenuation of the difference between the pre- and post-development peak flows will be accommodated in the two detention ponds. Catchment 1 (eastern catchment) will drain to detention pond 1 which has a volume capacity of 240m³. The area north of pond 1, is lower laying and will not be able to drain to pond 1. Instead, this area will drain to the north and connect to the existing system in Tolbos road. Pond 1 will have a variable outlet system only allowing pre-development flow rates out into the existing system connected in Hendrikse Road. Catchment 2 (western catchment) will drain to detention pond 2 which has a volume capacity of 410m³. Pond 2 will have a variable outlet system only allowing pre-development flow rates out into the existing system via the headwall in the northern corner of the site. The figure below illustrates the proposed stormwater network and catchment areas.

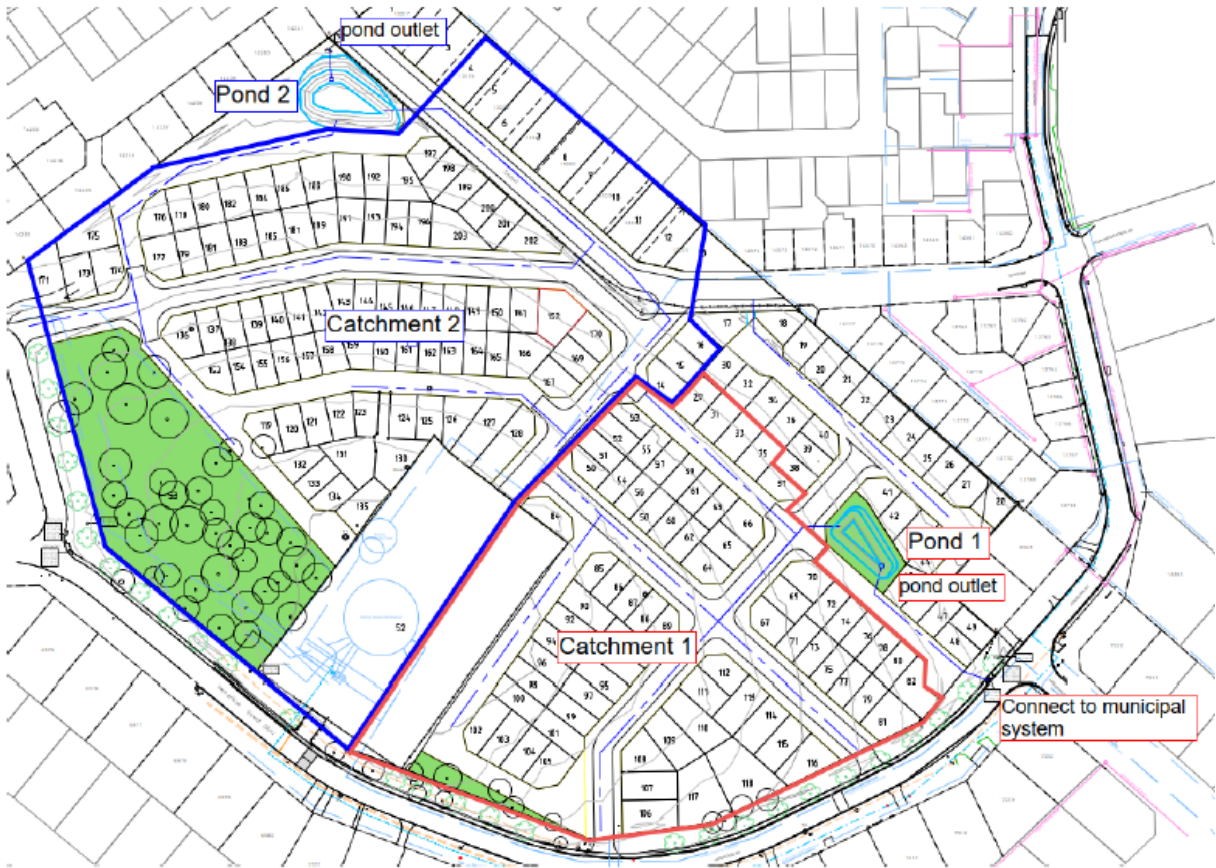


Figure 61 - Proposed post-development stormwater network

Stormwater detention ponds have been incorporated into the design of the subdivision layout plan and will assist in the management of stormwater during periods of rain:

The detention ponds can be used as play areas for members of the community in times when its not raining, as illustrated in the images below:



Figure 62 - Examples of stormwater detention areas designed to be used as recreational spaces in times when its not raining



Figure 63 - Examples of stormwater detention areas designed to be used as recreational spaces in times when its not raining

5.3.4 Solid Waste

All waste generated from the residential units of the proposed development, will be temporarily stored in storage bins. The municipality will collect all bins from an appropriate refuse areas or individual erven on the transport it to a Waste Disposal Site as determined by the Municipality. The position of the refuse areas (if applicable will be placed at a practical area with easy access for the Municipal Solid Waste Disposal Trucks of the Municipality. No access control will be used in the development. Stellenbosch Municipality has sufficient capacity available for the development.

5.3.5 Electrical Services

Stellenbosch Municipality's main electrical supply is fed from Eskom. The registered notified municipal demand agreement with Eskom is currently 16MVA firm capacity. The closest point of supply to the site is the existing Welgevonden Switching station via the existing Cloetesville's 66kV/11kV Substation which consists of 2x 20MVA transformer units. The main Cloetesville substation is located 700m southwest of the Erf 7001.

It has been confirmed that the network in the area will have sufficient capacity for the development of Erf-7001.

See the Electrical Services Report attached as **Annexure P**.

The figure below illustrates the Stellenbosch Municipality bulk electrical network.

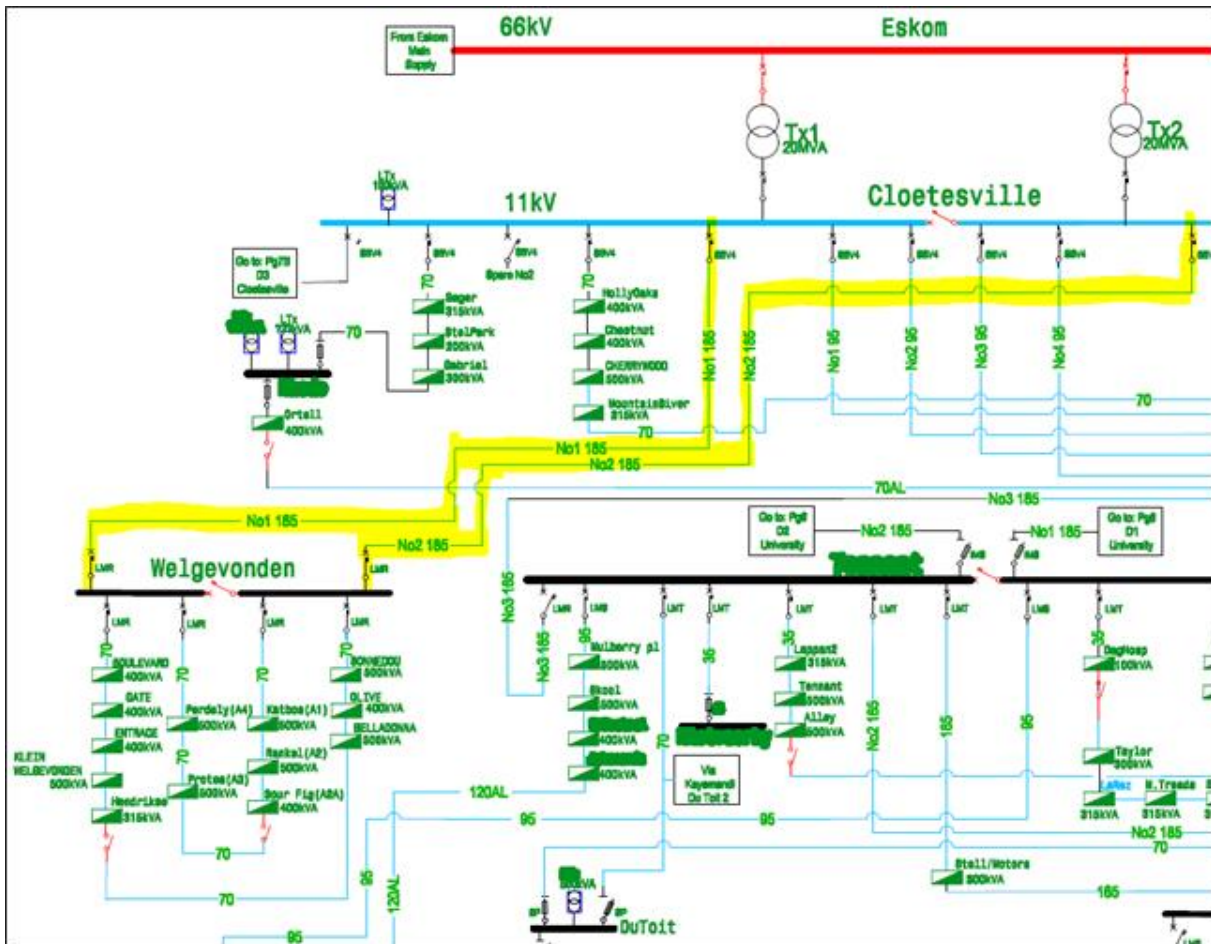


Figure 64: Stellenbosch Municipality bulk electrical network

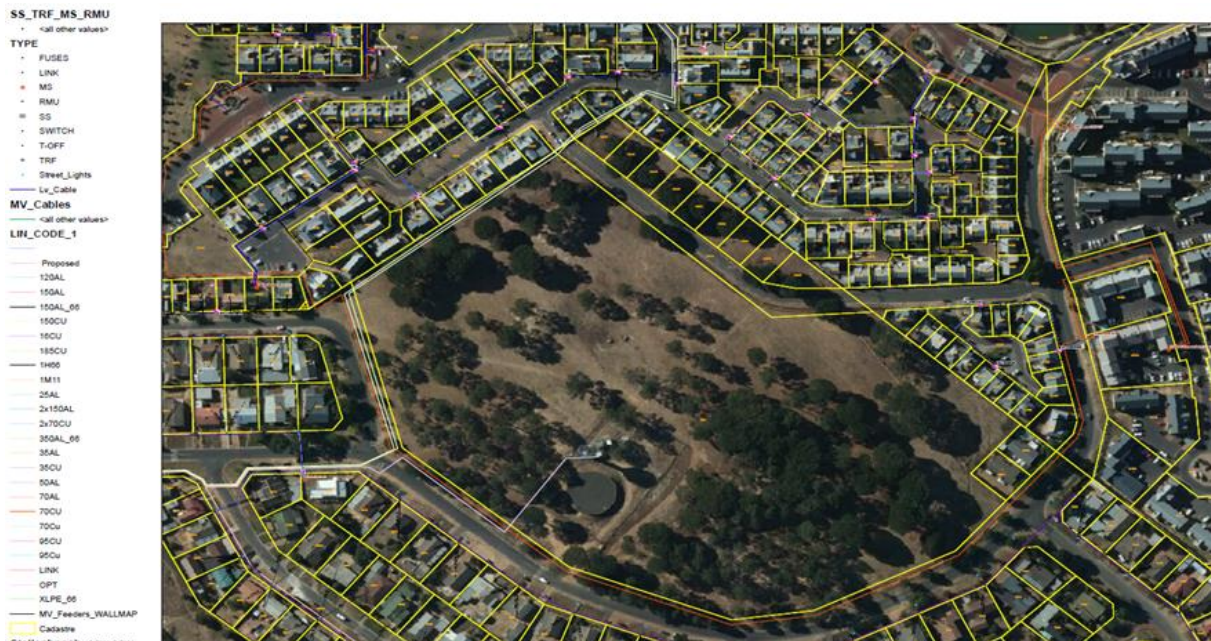


Figure 65: Electrical network surrounding the site

The Municipality is currently in discussion with Eskom to increase their current N.M.D from 16MVA to a 20MVA as an interim solution to relieve the current bulk capacity constraints. A master plan was previously conducted for Stellenbosch Local Municipality and medium density housing was allowed for. This catered for 90 units with a loading of 315-500kVA. Current development proposals include the

development of medium to high density multistorey residential units which will increase the load demand that was previously projected. Bulk service contribution

Using the current bulk service tariff for 2022/23, the total estimated bulk service contribution for a potential 200 units could be in the region of R3,423.82 ex VAT per kVA (R3,937.39 incl. VAT), as illustrated in the table below. The exact number of units and associated expected demand will only be confirmed once the detailed planning for the site has been completed.

Table 7: Expected Maximum Demand Breakdown (based on preliminary projected land use)

No	Potential land uses	Units	Total Required Demand (kVA)	Bulk Contribution Tariff (R/kVA)	TOTAL (kVA)
1	Gap / Flisp Housing	100	500	R3,423.82	R1,711,908.70
2	Gap / Flisp Housing	90	450	R3,423.82	R1,540,717.83
4	Parks	2	5	R3,423.82	R17,119.09
Anticipated Bulk Contribution Amount (VAT Excluded)					R3,269,745.62
VAT					R490,461.84
Anticipated Bulk Contribution Amount (VAT Included)					R3,760,207.47

MINIATURE SUBSTATIONS:

The provisional load-calculations indicate that 2 x miniature substations will be required to supply the calculated low-voltage load. The exact positions can not be fixed now, but will be in the vicinity of the 2 x blue blocks included on the drawing in the figure below:



Figure 66 - Indicative positions of electrical substations

The minisubs will not require separate erven to be registered. We indicated one in the remaining POS-area, and the other in the water-reservoir area (can also be moved to the road-reserve outside the reservoir area).

Each minisub position will be 6x4m dedicated for the minisub.

See the Electrical Services Report attached as **Annexure P**.

5.3.6 Transport Planning

The layout of the roads is shown on the attached subdivision layout drawing. These roads are planned to be an appropriate width to match those in Cloeteville and the greater Stellenbosch area. The roads will be constructed with grade no flatter than 1 in 200. All roads will be designed to municipal standards. The roads will be designed to be able to effectively discharge stormwater run-off during major flood events.

An analysis of the existing road network and road hierarchy was undertaken. The site was also evaluated for the following basic traffic and transportation considerations:

- Access routes and the roads that will likely be affected;
- Public transport and private vehicle trips; and
- An estimation of the trips that will potentially be generated by the development.

See the Traffic Impact Assessment Report attached as **Annexure O**.

5.3.6.1 Road Network

R304 is classified as a Class 2 Primary Arterial, it is one lane per direction, with turning lanes at intersections, paved shoulders and sidewalks along Kayamandi.

R44 is classified as a Class 2 Primary Arterial, it is dualled from Stellenbosch and becomes one lane per direction further north, with turning lanes at intersections, paved shoulders and sidewalks along the roadway from Stellenbosch to Hendriks Road. The road also allows for the North-South connectivity, Stellenbosch to the South with Wellington to the North.

It is assumed that access may be onto Hendrikse Road in the South; OR February Road in the East; OR Tolbos Road in the North. Hendrikse Road functions as a distributor as it connects to the R44 and the other two roads are class 5 residential streets, approximately 6 to 7m wide and with sidewalks only along the north of Hendrikse Road. Traffic calming facilities are also provided along Hendrikse Road.

5.3.6.2 Traffic and Transport Considerations

Transport planning investigations included traffic counts at various intersections. The intersection performance, in terms of delay and level of service, will be impacted by the additional of peak hour trips to the network. Peak hour traffic counts at seven (7) intersections in Cloeteville, Stellenbosch were conducted on a normal workday between 7:30:00-08:30 and 17:00-18:00.

- ▶ Intersection 1: R44 / Hendrikse Road (*Traffic Control Signal*)
- ▶ Intersection 2: Hendrikse Road / Tolbos Road (*All-Way Stop*)
- ▶ Intersection 3: Hendrikse Road / Williams Road (*All-Way Stop*)
- ▶ Intersection 4: Hendrikse Road / Rhode Street (*Priority Yield*)
- ▶ Intersection 5: Lang Road / Gabriels Road (*All-Way Stop*)
- ▶ Intersection 6: Lang Road / Welgevonden Blvd (*Priority Stop*)
- ▶ Intersection 7: R304 / Welgevonden Blvd (*Traffic Control Signal*)

The figure below indicates intersection locations where the counts were conducted.

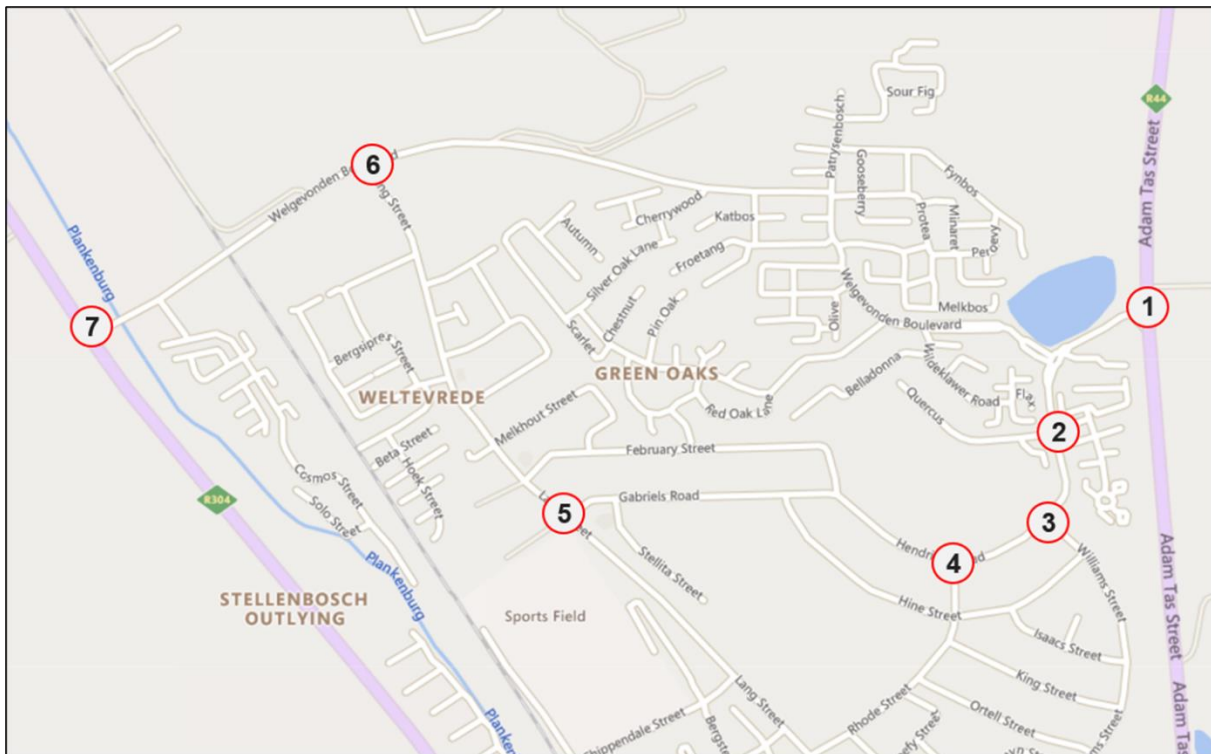


Figure 67: Key intersections

Table 8: Traffic counts

Int No.	Intersection Name	Peak Period	Delay (sec)	V/C Ratio	Intersection Level of Service	Approach Leg Level of Service			
						South	East	North	West
1	R44 / Hendrikse Road Traffic Signal	AM	108	1.057	F	E		F	F
		PM	21.2	0.865	C	B		A	E
4	Hendrikse Road / Tolbos Road All-way stop	AM	14.8	0.306	B	B	B	B	E
		PM	32.5	1	C	B	C	C	F
3	Hendrikse Road / Williams Road All-way stop	AM	13.5	0.222	B	B	B		B
		PM	13	0.252	B	C	B		B
4	Hendrikse Road / Rhode Street Yield on southern side	AM	0.8	0.09	A	A	A		A
		PM	1.3	0.071	A	A	A		A
5	Lang Road / Gabriels Road All-way stop	AM	12.6	0.555	B	B	B	B	
		PM	10.4	0.292	B	B	C	B	
6	Lang Road / Welgevonden Stop on southern side	AM	5.4	0.314	A	A	A		A
		PM	5.2	0.168	A	A	A		A
7	R304 / Welgevonden Blvd Traffic Signal	AM	18.3	0.886	B	B	D	B	D
		PM	19.3	0.89	B	B	E	A	E

The impact on capacity and intersection operation was analysed using SIDRA Intersection modelling software. The intersections were modelled individually and not as a network. Based on the results of these capacity analyses, the intersections currently operate at acceptable Levels-Of-Service (LOS) during both peak hours except for the R44/Hendrikse Road intersection which operates at an unacceptable LOS during the AM Peak. The impact and mitigation measures of the development traffic at all the intersections will be investigated in the full Transport Impact Assessment.

Based on the assessment of existing traffic conditions, all the study intersections operate at acceptable level-of-service except the Intersection of R44 and Hendrikse Road which currently experiences severe

delays during the morning peak hour. An increase in pedestrian activity is expected, consideration must be given to expanding the provision of sidewalks along Hendrikse Road and Gabriels Road to link with Lang Street which is the main route for public transport within Cloetesville.

5.3.6.3 Traffic Impact Assessment

The National Department of Transport TIA manual prescribed Traffic Impact Statements (TIS) for developments that generate trips between 50 and 150; And Traffic Impact Assessments (TIAs) for developments that generate over 150 peak hour trips. However, Technical Methods of Highways (TMH) 16 no longer makes the distinction between a TIS and TIA. Rather a full TIA is recommended for all developments that generate over 50 peak hour trips. The estimate of traffic that will likely be generated by the proposed development at Erf 7001 is shown below.

Low Vehicle Ownership reduction is applicable. Because of the public transport usage of the community, reduction for Transit Nodes is applicable. The table below summarises the adjusted trips. The reduction in vehicle trips correlates with an increase in NMT and public transport trips; which may necessitate increased provision of facilities. Though nearly halved an increase in trips of this magnitude would have a notable impact on the performance of the key intersections, specifically the R304 and the R44.

Table 9: Development Trip Generation (Adjusted)

Land Use Type	Number (Units)	Trips	AM		PM	
			In	Out	In	Out
Single Residential	204	100	25	75	70	30
Total Trips		100	25	75	70	30

It is assumed that the generated trips will distribute throughout Cloetesville the same as the existing traffic. The nature of the development is simply additional dwelling units in an already established residential neighbourhood. It is envisioned that the socio-economic profile of the new residents will be similar or the same to the rest of Cloetesville. There is therefore no reason to expect that the traffic patterns will be different. The existing traffic counts were used to estimate:

1. The global distribution i.e., the proportion of traffic that will use specific accesses to the neighbourhood;
2. The local distribution i.e., the proportion of traffic assigned to each movement at a particular intersection.

Despite there being 3 signalised access roads in the suburb, it was assumed that 100% of the development traffic will use either the R304 or the R44 as the primary access road for Cloetesville. Based on the existing traffic patterns the following estimations were made about the *Global* traffic distribution shown in **Error! Reference source not found.**

- 77% AM traffic will enter via R304 and 23% traffic will enter via R44, 22% AM traffic will exit via R304 and 78% will exit via R44.
- 33% PM traffic will enter via R304 and 67% traffic will enter via R44, 53% PM traffic will exit via R304 and 47% traffic will exit via R44.

Thereafter it is assumed all traffic will take the most direct path to the erf 7001.

Based on the initial analyses results, all study intersections will continue to operate at the same Levels of Service as with the background traffic scenario. This is evidence that the congestion and LOS issues at the two key intersections at R304 and R44 are systemic and not as a result of the introduction of the development.

From a traffic and transport point of view there is no reason for this infill housing project to not be approved. The additional traffic created by the development is not the cause of the failing intersection at the R44.

It is recommended that the signal phasing at the R304 x Welgevonden intersection be reviewed in light of intersection modelling results demonstrated in this report.

It is recommended that the signal phasing at the R44 x Hendrickse intersections be reviewed be reviewed in light of intersection modelling results and lane configuration changes proposed in this report.

It is recommended that the Arterial Management plan for the R44 be reviewed in the light of the proposed signalisation of the Fir Road and R44 intersection.

5.3.6.4 Motivation for the inclusion of 8m Road Reserves in the Development Layout:

Streets often constitute a significant portion of developable land, sometimes accounting for up to 35% of the total land use of a development. They are frequently treated as utilitarian corridors in our urban landscape, almost always designed with the vehicle in mind. In developments with a residential nature, such as the Cloetesville, we suggest reducing the minimum road width from 10m to 8m to create a series of shared 'living' streets. The preferred development concept will accommodate a range of one and two storey single residential or semi-detached / rowhousing units with front doors on street edge.

A 'shared street' is a residential street designed to eliminate the separations between walking, cycling, and vehicular movement, enhancing the street's liveability. While cars are permitted, they are considered "guests" and yield to other modes and activities. The shared surface design, typically a single surface with no level changes, disrupts the traditional hierarchy of mobility, naturally slowing down car movement, and allowing for a more efficient use of space. This type of street is also referred to as a "woonerf".

In the South African context, creating safe, multifunctional spaces for children's recreation and play is crucial in housing layouts. By removing traditional distinctions between pedestrians and vehicles, the design encourages heightened awareness of surroundings, promoting physical safety. The concept of "eyes on the street", underscores the importance of natural surveillance. A liveable street design fosters increased safety by encouraging more people to be present and active, fostering a sense of community ownership and responsibility. This social connectivity can further contribute to safety, as people are more likely to look out for one another and report any suspicious activities.

Cloetesville is a small residential development that requires careful design to maximize the number of residential opportunities. Incorporating a narrower 8m wide street associated with internal residential pockets creates a unique opportunity for community clusters within the overall development. A higher-order system of 13m wide streets provides both vehicle and pedestrian access to all areas of the site, while the narrower 8m wide streets provide access to internal residential clusters. Despite being lower-order streets, and narrower than the minimum Stellenbosch Municipal standard, these 8m wide streets still make provision for service vehicles.

The inclusion of shared streets not only transforms the physical landscape but also encourages a shift in community dynamics. By reimagining streets as vibrant, shared spaces, we pave the way for safer, more inclusive environments. The integration of the 'eyes on the street' philosophy and the encouragement of active community participation not only enhances security but also fosters a sense of belonging.

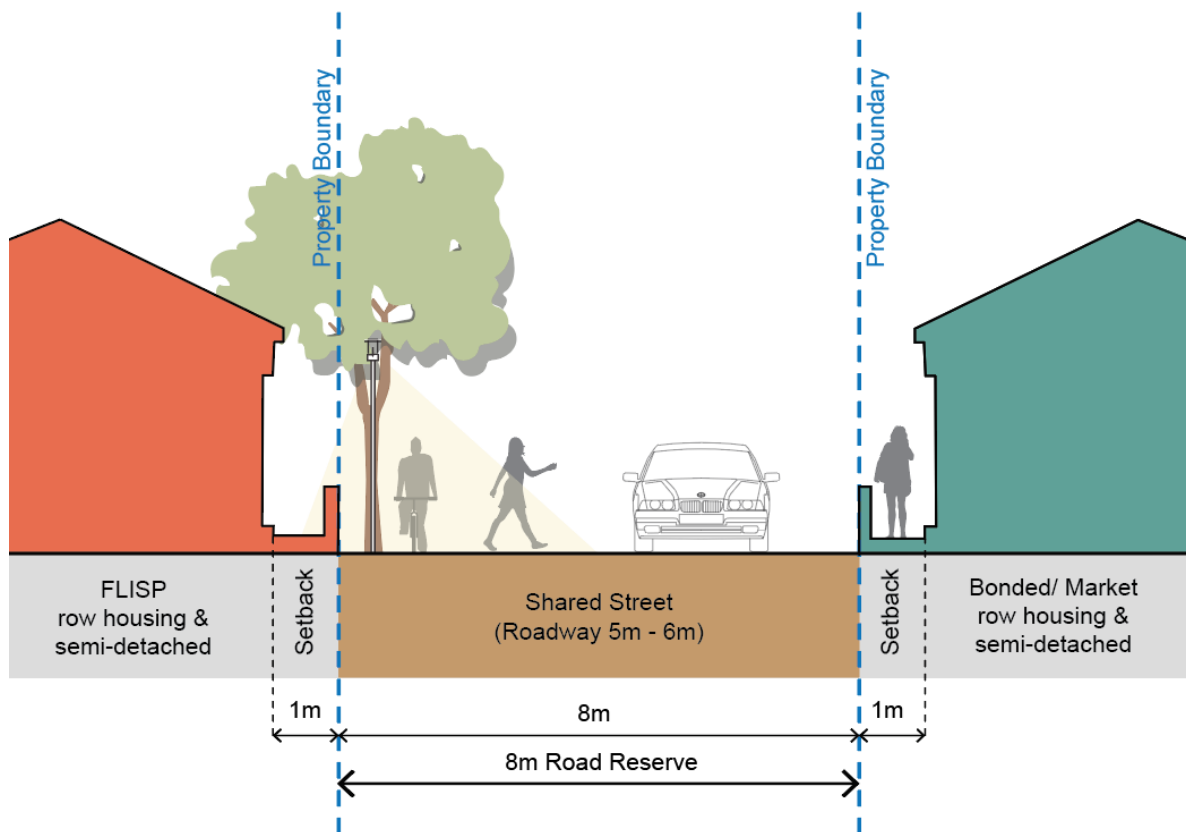


Figure 68 - Examples of shared streets

The preferred development concept will accommodate a range of one and two storey single residential or semi-detached / rowhousing units with front doors on street edge, and in order for this urban design feature to be realised, the 8m road reserves are required to create a sense of community ownership and responsibility in the proposed development.

6 PUBLIC PARTICIPATION

The public participation process followed for the application is in accordance with Section 41(7) of the Stellenbosch Municipal Land Use Planning Bylaw (2023).

The prescribed period which must be allowed for the submission of inputs and comments on an application is 30 days for interested and affected parties, and 60 days for any organ of state.

7 CONCLUSION

There is an urgent need for the property to be developed so as to create an integrated residential environment, providing for a range of housing opportunities and choice by catering inter alia for the mix types of housing. Therefore, the particular goal of this housing development is the delivery of medium to upper (GAP) housing units.

Application is therefore made in terms of Section 15(2) for the **rezoning** of the area known as Erf 7001 and to simultaneously apply in terms of the Stellenbosch Municipality Land Use Management By-laws, 2023 for the **permanent departure** from the development parameters of the zoning scheme; to **subdivide** the erf into various land portions as depicted on the attached subdivision layout plan; for the **closure of a part of a public space** and for a **consent use** to erect a telecommunications mast on the portion to be zoned as Public Open Space Zone.

The report provides a motivation for the proposed development of Erf 7001 Stellenbosch for a proposed housing development. The proposal is made in accordance with the provisions of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023 as well as the Stellenbosch Municipality: Zoning Scheme By-Law, 2019. Based on the evidence presented and the need for additional housing opportunities in the area, it can be argued that the proposed development will provide a much-needed service to the local residents of Stellenbosch.

The proposal is consistent with existing Policy and Planning Frameworks and adheres to the principles of the Spatial Planning and Land Use Management Act (Act No 16 of 2013) (SPLUMA).

The development proposal is also aligned with strategic local and provincial plans.

In view of the above, it is recommended that the Stellenbosch Municipal Council look favourably upon this application.

We thank you for your consideration of the proposed application and look forward to your response.

By my signature below I certify the correctness of the information above.

Rudolf Schröder Pr. PIn A/151/2009

Professional Planner



24 January 2024

Signature

Date

Annexures

ANNEXURE	DESCRIPTION
A	Application Form, completed and signed by Applicant
B	Power of Attorney (Zutari's Appointment Letter & SLA)
C	Proof of Registered Ownership (Title Deed)
D	Copy of the Surveyor-General's Diagram
E	Locality Plan
F	Subdivisional Layout Plan / Site Development Plan
G	Zoning Certificate
H	SACPLAN Registration Certificate
I	SG Status Report
J	Contour Cadastral Basemap
K	Telecommunication Mast Infrastructure Drawings
L	Environmental Authorisation
M	Geotechnical Report
N	Services Investigation Report (Civil)
O	Traffic Impact Assessment Report
P	Electrical Services Report

In diversity there is beauty
and there is strength.

MAYA ANGELOU

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