

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

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

Application Property Address: Paarl Farms, situated to the west of Klapmuts at the foot of Klapmutskop

Application Property Number: Farm 742/5, Paarl Division

Applicant: Anton Lotz Town Planning and ARoux Town Planning in association, alotz@iafrica.com

Owner: Stellenbosch Bridge Properties (Pty) Ltd, 060 910 6374

Application Reference: LU/14878 & TP175/2022

Application Type: Application for Rezoning, Subdivision and Phasing Plan, Consent Use & Street Names: Farm 742/5, Paarl Division

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

Application in terms of the Stellenbosch Municipality: Land Use Planning By-law, 2015 on Portion 5 of Farm 742, Paarl Division to develop $\pm 2\ 200$ residential units, $\pm 169\ 500\text{m}^2$ of Business floor area, $\pm 40\ 000\text{m}^2$ of Industrial floor area and $\pm 20\ 000\text{m}^2$ of Education and Community Use floor area.

- The **Rezoning** from Subdivision Area Overlay Zone and Agriculture & Rural Zone to Subdivisional Area Overlay Zone in terms of Section 15(2)(a) of said By-law to create the following zonings:
 - 2 portions zoned Multi-Unit Residential Zone
 - 5 portions zoned Industrial Zone
 - 11 portions zoned Mixed-Use Zone
 - 8 portions zoned Private Open Space Zone
 - 7 portions zoned Public Road and Parking
 - 1 portion zoned Utility Zone
- The **Subdivision** into 34 portions and phasing thereof in terms of Section 15(2)(d) of said By-law to provide the following:
 - Portion 1 & 2 ($\pm 27.89\text{ha}$) zoned Multi-Unit Residential Zone
 - Portion 3, 4, 5, 17 & 18 ($\pm 13.34\text{ha}$) zoned Industrial Zone
 - Portion 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16 ($\pm 46.09\text{ha}$) zoned Mixed-Use Zone
 - Portion 19, 20, 21, 22, 23, 24, 25 & 33 ($\pm 12.38\text{ha}$) zoned Private Open Space Zone
 - Portion 26, 27, 28, 30, 31 & 32 ($\pm 7.08\text{ha}$) zoned Public Roads & Parking Zone
 - Portion 34 ($\pm 1.13\text{ha}$) zoned Utility Services Zone
- **Consent Use** in terms of Section 15(2)(o) of said By-law to allow the following:
 - Business Premises on Portions 3, 4, 17 and 18
 - Business Premises and Place of Entertainment on Portion 5
 - Place of Entertainment, Parking Garage, Commercial Gymnasium and Rooftop Telecommunication Station on Portion 6
 - Day care, Place of Assembly on Portions 7, 8 & 13
 - Tertiary Educational Institution on Portions 10 & 15

- Commercial Gymnasium on Portion 11
 - Indoor Sport, Place of Assembly, Commercial Gymnasium, Parking Garage and Rooftop Telecommunication Station on Portion 12
 - Hospital and Rooftop Telecommunication Station on Portion 16
- Approval of Street Names for the development based on the theme of tree and flora names that are indigenous to or naturalised in the area (as indicated in the report)

Notice is hereby given in terms of the provisions of Section 46 of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

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

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address,
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:
 - Indicate the facts and circumstances that explain the comments;
 - Where relevant demonstrate the undesirable effect that the application will have if approved;
 - Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
 - Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: Anton Lotz alotz@iafrica.com

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 **26 January 2023**.

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

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 083 487 7869 during normal office hours.

Yours faithfully

Anton Lotz

Anton Lotz Town Planning

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

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

Adres van aansoek eiendom: Paarl Plase, geleë ten weste van Klappmuts aan die voet van Klappmutskop

Aansoek eiendom beskrywing: Plaas 742/5, Afdeling Paarl

Aansoeker: Anton Lotz Stadsbeplanning en ARoux Stadsbeplanning in assosiasie, alotz@iafrica.com

Eienaar: Stellenbosch Bridge Properties (Pty) Ltd, 060 910 6374

Aansoek Verwysing: LU/14878 & TP175/2022

Tipe Aansoek: Aansoek vir Hersonerig, Onderverdeling en Faseringsplan, Vergunningsgebruik & Straatname: Plaas 742/5, Afdeling Paarl

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

Aansoek om ingevolge die Stellenbosch Munisipaliteit: Verordening op Grondgebruikbeplanning, 2015 Gedeelte 5 van Plaas 742, Afdeling Paarl te ontwikkel om ±2 200 wooneenhede, ±169 500m² Besigheidsvloeroppervlakte, ±40 000 m² Industriële vloeroppervlakte en ±20 000m² vloeroppervlakte vir Onderwys en Gemeenskapsgebruik te vestig.

- Die **Hersonering** vanaf Onderverdelingsgebied Oorlegsone en Landbou & Landelike Sone na Onderverdelingsgebied Oorlegsone ingevolge Artikel 15(2)(a) van genoemde Verordening om die volgende sonerings te skep:
 - 2 gedeeltes gesoneer Multi-eenheid Residensiële sone
 - 5 gedeeltes gesoneer Nywerheidsone
 - 11 gedeeltes gesoneer Gemengde Gebruiksone
 - 8 gedeeltes gesoneer as Privaat Oop Ruimtesone
 - 7 gedeeltes gesoneer Publieke Pad & Parkeringsone
 - 1 gedeelte gesoneer as Nuts Dienstesone
- Die **Onderverdeling** in 34 gedeeltes, asook die fasing daarvan ingevolge Artikel 15(2)(d) van die genoemde Verordening om voorsiening te maak vir die volgende:
 - Gedeelte 1 & 2 (±27.89ha) gesoneer as Multi-eenheid Residensiële sone
 - Gedeelte 3, 4, 5, 17 & 18 (±13.34ha) gesoneer as Nywerheidsone
 - Gedeelte 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16 (±46.09ha) gesoneer as Gemengde Gebruiksone
 - Gedeelte 19, 20, 21, 22, 23, 24, 25 & 33 (±12.38ha) gesoneer as Nywerheidsone
 - Gedeelte 26, 27, 28, 29, 30, 31 & 32 (±7.08ha) gesoneer as Publieke Pad & Parkeringsone
 - Gedeelte 34 (±1,13ha) gesoneer as Nuts Dienstesone
- **Vergunningsgebruik** ingevolge Artikel 15(2)(g) van genoemde Verordening om die volgende gebruike te akkommodeer:

- Besigheidspersele in Gedeeltes 3, 4, 17 and 18
 - Besigheidspersele en Vermaaklikheidsplekke in Gedeelte 5
 - Vermaaklikheidsplekke, Parkeergarage, Kommersiële Gimnasium en Dak-selfoonbasisstasie in Gedeelte 6
 - Dagsorgsentrum en Vergaderplek in Gedeeltes 7, 8 & 13
 - Tersiëre Opvoedkundige Instelling in Gedeeltes 10 & 15
 - Kommersiële Gimnasium in Gedeelte 11
 - Binnemuurse Sport, Vergaderplek, Kommersiële Gimnasium, Parkeergarage en Dak-selfoonbasisstasie in Gedeelte 12
 - Hospitaal and Dak-selfoonbasisstasie in Gedeelte 16 toe te laat ingevolge Artikel 15(2)(o) van die Munisipaliteit Stellenbosch: Verordening op Grondgebruikbeplanning, 2015.
- Goedkeuring van straatname vir die ontwikkeling gebaseer op die tema van bome en plante wat inheems of genaturaliseer tot die omgewing is, (soos aangedui in die verslag)

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

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

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

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: Anton Lotz; alotz@iafrica.com 'n beswaar, kommentaar of verhoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **26 Januarie 2023**.

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

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 083 487 7869 gedurende normale kantoor ure.

Die uwe

Anton Lotz

Anton Lotz Stadsbeplanning



28/32

N1 HIGHWAY

1/1151

RE/1460

4/1151

2/1151

13/32

9/738

RE/1465

4/737

5/737

1515

RE/24/32

27/32

3/737

6/737

7/737

26/32

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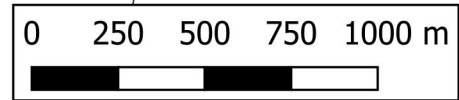
KLARMUTS

1/744

RE/744

2/742

1769



EXECUTIVE SUMMARY

THE APPLICATION

Application is hereby made for the following in terms of the Stellenbosch Municipality: Land Use Planning By-law, 2015 in relation to Portion 5 of Farm 742, Paarl:

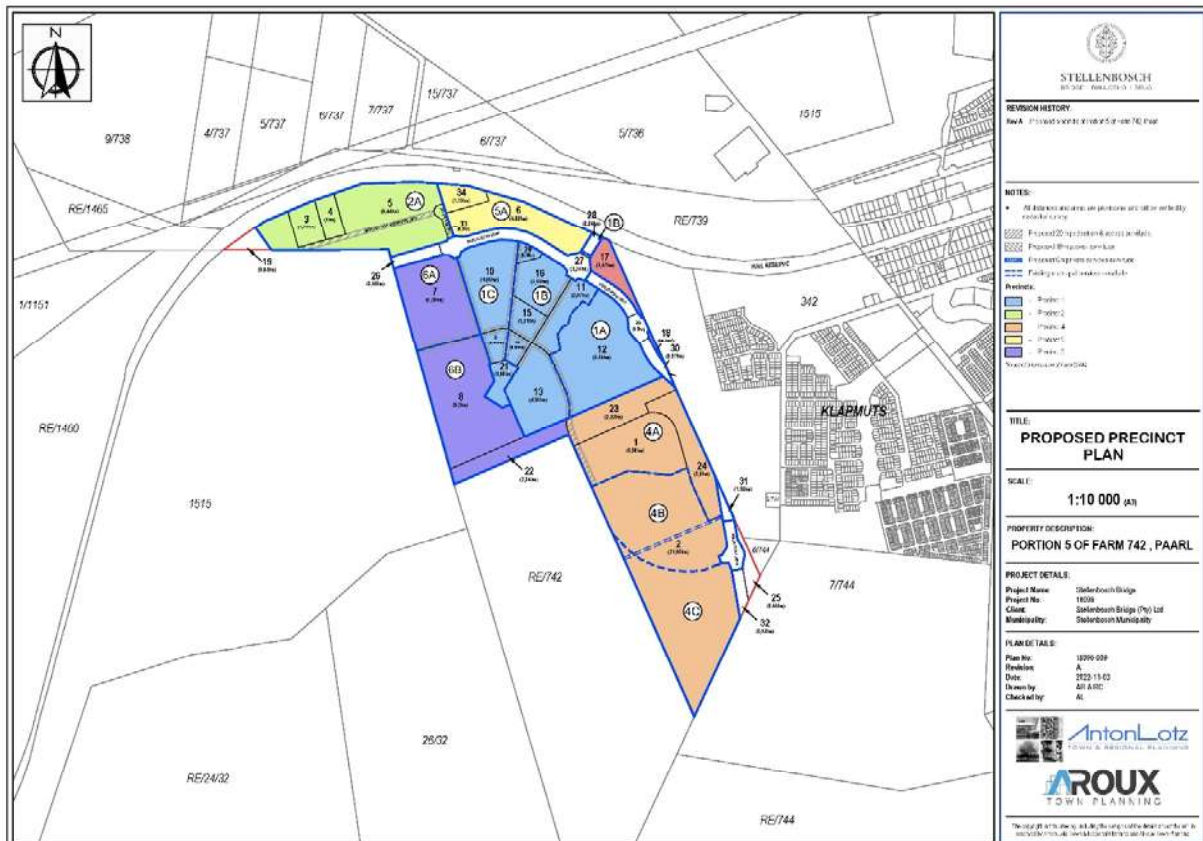
- Rezoning of 107,91ha from Subdivisional Area Zone and Agriculture and Rural Zone to Subdivisional Area Overlay Zone in terms of Section 15(2)(a) to permit the following development of Stellenbosch Bridge for Precincts 1, 2, 4, 5 and 6 in terms of the Development Framework Plan, Plan No 18096-003 Rev D, dated 2022-11-01

Table I: Stellenbosch Bridge Application 3: Precinct Summary						
Land Use/Phase	Precinct 1	Precinct 2	Precinct 4	Precinct 5	Precinct 6	Total
Sub-Precincts	1A, 1B, 1C	2A	4A, 4B, 4C	5A	6A, 6B	
Residential (units)	300	0	1 600	0	300	2 200
Business (FA – m ²)	83 800	20 000	0	8 000	57 700	169 500
Industrial (FA – m ²)	0	40 000	0	0		40 000
Institutional (FA – m ²)	20 000	0	0	0		20 000
Total (FA – m²)	103 800	60 000	0	8 000	57 700	229 500

Please Note: Precinct 3 contains the industrial uses approved on Farm 744/2 (Application 2)
FA- Floor Area

- Subdivision of the cadastral unit into 34 portions in terms of Section 15(2)(d) as indicated on the proposed Subdivision Plan, Plan No 18096-004, Rev D, dated 2022-10-27, consisting of:
 - 2 portions zoned Multi-Unit Residential Zone
 - 11 portions zoned Mixed-Use Zone
 - 5 portions zoned Industrial Zone
 - 8 portions zoned Private Open Space Zone
 - 7 portions zoned Public Road and Parking
 - 1 portion zoned Utility Zone
- Application for Council's Consent in terms of Section 15(2)(o) to permit the following additional land uses on portions zoned Mixed-Use Zone
 - Portion 6: Place of Entertainment, Parking Garage, Commercial Gymnasium, Rooftop Telecommunication Station
 - Portion 7: Day care, Place of Assembly, Place of Worship
 - Portion 8: Day care, Place of Assembly, Place of Worship
 - Portion 10: Tertiary Educational Institution

- Portion 11: Commercial Gymnasium
- Portion 12: Indoor Sport, Place of Assembly, Commercial Gymnasium, Parking Garage, Rooftop Telecommunication Station
- Portion 13: Day care, Place of Assembly, Place of Worship
- Portion 15: Tertiary Educational Institution
- Portion 16: Hospital, Rooftop Telecommunication Station



- Application is made for Council’s Consent in terms of Section 15(2)(o) to permit the following additional land uses on portions zoned Industrial Zone
 - Portion 3: Business Premises
 - Portion 4: Business Premises
 - Portion 5: Business Premises, Place of Entertainment
 - Portion 17: Business Premises
 - Portion 18: Business Premises
- Approval of a Phasing Plan for the development in terms of Section 15(g) as indicated on the Phasing Plan with plan number 18096-005, revision E dated 2022-11-01
- Approval of Street Names for the development in terms of Section 15(g) as indicated in Annexure L

Table I below provides a summary of the property and application details:

Table II – Summary of Property and Application Details	
Property Description	Portion 5 of Farm 742, Paarl
Registered Owner	Stellenbosch Bridge Properties (Pty) Ltd
Applicant	Anton Lotz Town & Regional Planning (assisted by ARoux Town Planning)
Property Extent	107, 91 ha
Current Zoning	Subdivisional Area Overlay Zone & Agricultural & Rural Zone
Current Land Use	Vacant & Agriculture
Applicable Zoning Scheme	Stellenbosch Municipality Zoning Scheme By-Law 2019
Municipality	Stellenbosch Municipality
Title Deed No.	T23646/2009
Title Deed Restrictions	None
Proposed Development / Land Use	Mixed-Use Development
Subject to PHRA / SAHRA	Required approval has been obtained
Subject to NEMA	Environmental Basic Assessment currently in process
Policy Compliant	Yes

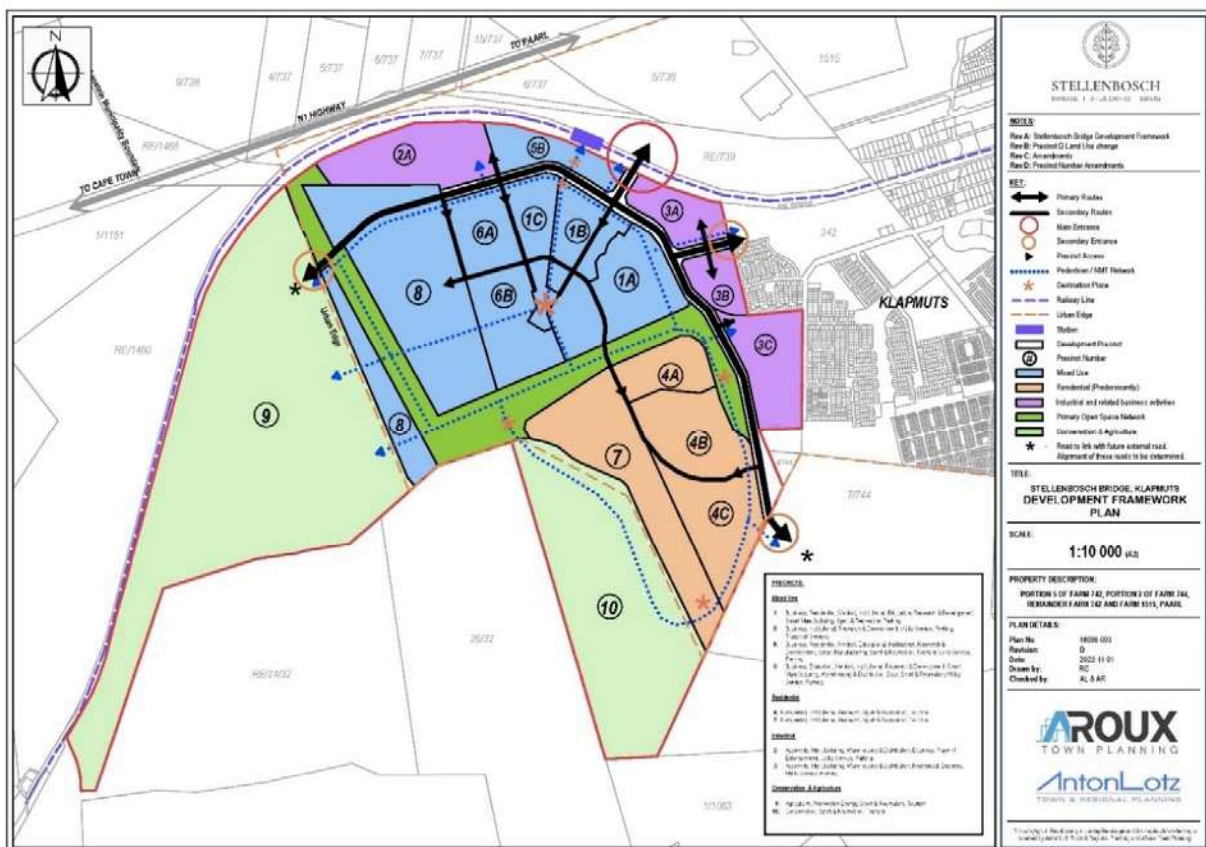
BACKGROUND

- Following the establishment of a new vision for Klapmuts in the 2019 Stellenbosch Municipal Spatial Development Framework as a primary node a consultant team was appointed to research and reimagine the Stellenbosch Bridge land as a mixed-use precinct with space for innovation uses. This led to the formulation of the Stellenbosch Bridge development concept.
- To facilitate an expedient development roll-out and to utilise the development rights approved for a portion of the site, a series of applications are being submitted. A Package of Plans process is proposed to allow flexibility in the implementation of the approved rights according to appropriate levels of information.
- The first application in this series was submitted in June 2019 and approved in March 2021 for 1 577 residential units and 28 000m² commercial floor area for retail and other associated facilities on a portion of Farm 742/5. Application 2 was approved in July 2021 and involved rezoning of Farm 744/2, Paarl to Industrial with consent for business uses to allow the addition of 90 500m².
- This application (known as ‘Application 3’) supersedes application 1 and applies to the entire Farm 742/5, focussed on attaining approval for an increased basket of rights in line with the higher-density mixed-use vision for Stellenbosch Bridge.

THE STELLENBOSCH BRIDGE DEVELOPMENT FRAMEWORK

- Stellenbosch Bridge is a visionary private sector-led project that combines leading-edge concepts to create a mixed-use, environmentally conscious, people-centred development. The intent is to create a vibrant live-work-play development. To achieve this requires a strong urban design concept, a clear development strategy and active management within which investment, economic development and communities can flourish.
- It is the intention of Stellenbosch Bridge (Pty) Ltd to develop this property over the next 15 to 20 years, fully integrated into the larger Stellenbosch spatial vision, and with the participation of its stakeholders. This will include the Stellenbosch Municipality, University of Stellenbosch, the Klapmuts community and the communities that will live, work, innovate and socialise within the development.
- The Development Framework forms the first component of the package plans process for Stellenbosch Bridge and sets out the basic physical structure for the development of the site in accordance with the urban design concept.
- The structuring elements defined by the Development Framework include Access Points, Movement Routes, Open System and Precincts. The proposed development consists of eight development precincts and two open space precincts. Each precinct has been allocated a primary use category:
 - **Precinct 1 – Mixed-Use:** The mixed-use precinct (Sub-Precincts 1A – 1C) integrates all aspects of a live-work-play environment around a network of public spaces and establishes the non-residential uses within the development
 - **Precinct 2 – Industrial:** Industrial precinct accommodating assembly and warehousing
 - **Precinct 3 – Industrial:** Industrial precinct (Sub-precincts 3A – 3C) accommodating data centre, clean manufacturing and warehousing
 - **Precinct 4 – Residential:** The residential precinct (Sub-precincts 4A – 4C) incorporates a variety of housing options including apartments, group housing and single residential units, facilities for residents and multi-functional open spaces areas to create a high-quality living environment.
 - **Precinct 5 – Mixed-Use:** The mixed-use precinct incorporates a transport interchange, retail, business and a parking structure
 - **Precinct 6 – Mixed-Use:** The mixed-use precinct (Sub-precincts 6A and 6B) incorporates a variety uses including residential uses and provides for expansion of the education and R&D facilities
 - **Precinct 7 – Residential:** The residential precinct provides for an expansion of housing within the development by incorporating more single residential and group housing units
 - **Precinct 8 – Mixed-Use:** Future mixed-use expansion incorporating a school, residential and business uses
 - **Precinct 9 - Agricultural Research:** The land area west of the urban edge.
 - **Precinct 10 – Conservation:** The natural vegetation area south of the development area.

- These Precincts will be subdivided into smaller portions to create the smaller, individual land units. This will be done by means of subdivision applications, of which the first subdivisions are included as part of this development application.
- The proposed land units do not correlate with the existing farm portions as some of the land units traverse more than one existing farm portion. The application process for the development therefore involves various subdivisions and consolidations to create the land units which form the respective development precincts, road reserves, open spaces, etc.



The Stellenbosch Bridge Development Framework

BASKET OF RIGHTS

- The Basked of Rights proposed for the Stellenbosch Bridge development up to and including Application 3 (combining both Farms 744/2 and 742/5) allows for 2 200 residential units and 320 000 m² floor area across the proposed six phases, in accordance with the Basket of Right Table below. An expansion of the Basket of Rights to accommodate rights for the additional development areas (Application 4 and beyond) will be applied for incrementally according to the application schedule agreed with the Municipality.

Table VI: Stellenbosch Bridge: Basket of Rights							
Land Use/Phase	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Total
Sub-Precincts	1A, 1B, 1C	2A	3A, 3B, 3C	4A, 4B, 4C	5A	6A, 6B	
Residential (units)	300	0	0	1 600	0	300	2 200
Business (FA – m ²)	93 800	0	13 500	0	8 000	67 700	183 000
Industrial (FA – m ²)	0	40 000	77 000	0	0		117 000
Institutional (FA – m ²)	20 000	0	0	0	0		20 000
Total (FA – m²)	113 800	40 000	90 500	0	8 000	67 700	320 000

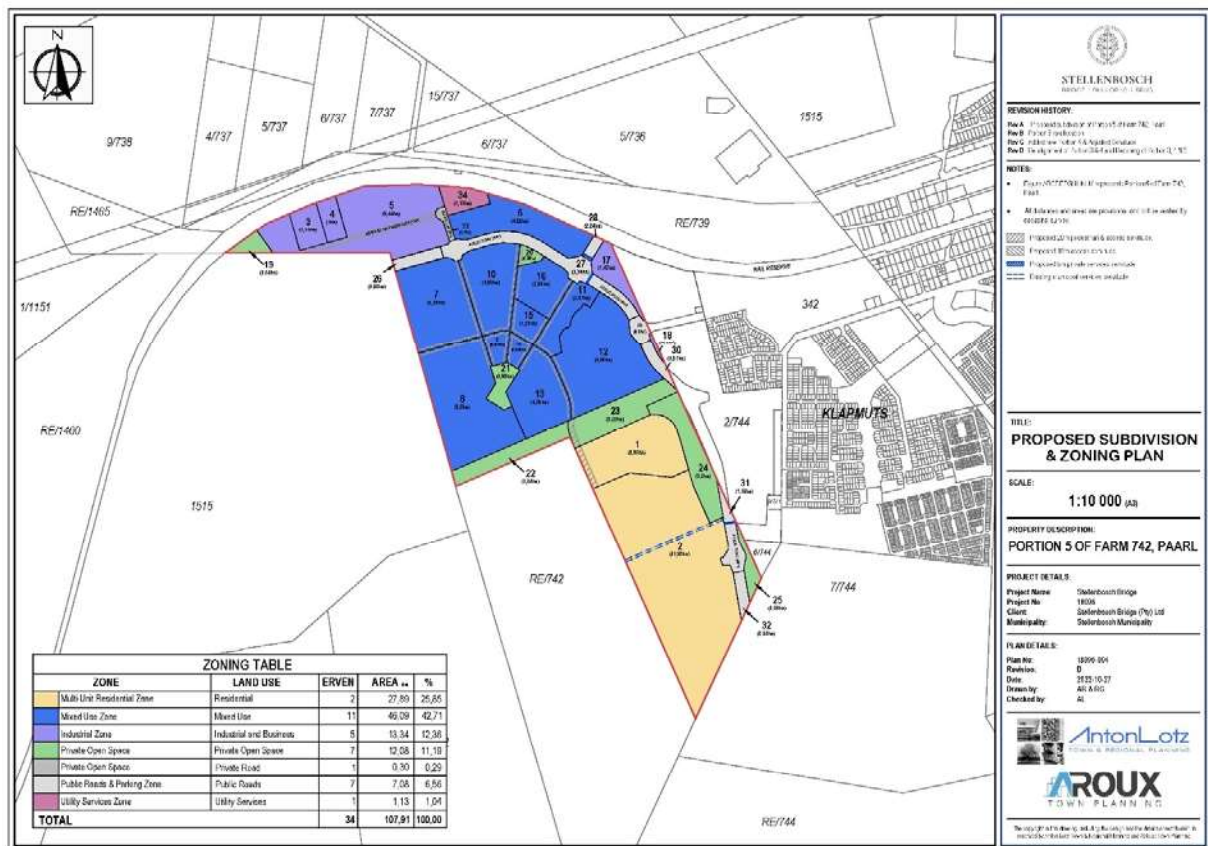
Please Note: FA- Floor Area

THE DEVELOPMENT

- The purpose of this application is to obtain zonings, subdivisions and development rights on the Farm 742/5 land unit in order to align the development layout and floor area in this area with the Stellenbosch Bridge vision and Master Plan.
- It is proposed that the following basket of rights be approved on Farm 742/5:
 - 2 200 residential units (1 300 flats, 550 group housing units & 350 free-standing houses)
 - 229 500m² floor area (including business, industrial, institutional and residential uses)
- The proposed development layout for the subject area is consistent with the development framework and includes zonings and subdivisions to allow implementation. The development in this part of the project is separated into two components, which form part of separate precincts, namely:
 - A predominantly residential component to the south which will form Precinct 4 and will accommodate a total of 1 600 residential units, which will include 700 apartments, 550 group housing units and 350 single residential units
 - A mixed-use component on the central Precincts 1, 5 & 6. A total of 189 500m² floor area and 600 residential units are allocated to the mixed-use precincts. The mixed-use area

will form the centre of the development and will include the first phases of the Stellenbosch University’s innovation precinct

- An industrial component on Precinct 2 which accommodates assembly and warehousing interspersed with business uses. 40 000m² floor area is allocated to this precinct
- The Mixed-Use Precinct will accommodate business, residential (above ground floor), tertiary education, medical, institutional, research and development, sports and recreation facilities, tourism, utility service, parking, transport facilities, private open space and private road.



Farm 742/5: Subdivision and Zoning Plan

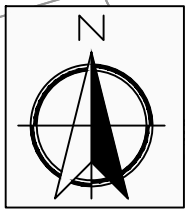
MOTIVATION

- The Stellenbosch Bridge Mixed-use development will be a major catalyst in achieving the Stellenbosch Municipality’s vision to “be a valley of opportunity and innovation” and to attract investment, stimulate economic growth and create employment as part of the ‘valley of possibility’ focus area.

- The Stellenbosch SDF (2019) has designated Klapmuts as a Primary Node/Regional Centre (together with town of Stellenbosch) based on it being an area of lesser natural and cultural significance (Low Value Cultural Landscape area) and enjoying strategic transport access.
- The strategic location of Klapmuts alongside the N1 Freeway (designated primary development axis/transport route) and the Cape Town-Johannesburg railway line makes it a potentially significant centre for economic activity and residence within the larger region. Stellenbosch Bridge will kickstart this economic and residential activity.
- Through its designation as a primary development node, the regional role and growth potential of Klapmuts have changed from a residential village to a key urban growth centre. Substantial investment in road and services infrastructure will be required to facilitate this growth and a development project of significant size such as Stellenbosch Bridge is needed to unlock the investment in new infrastructure.
- Stellenbosch Bridge needs a substantial footprint and higher density to achieve the scale necessary to ensure its success, whilst also integrating a significant central green system. The project's design proposal was carefully constructed to ensure a walkable, mixed-use development that is economically viable whilst pursuing biophilic design principles.
- The development will have a significant socio-economic impact on Klapmuts, the region and the Western Cape. By becoming a world-renowned innovation and smart city development it will stimulate growth and job-creation in an array of sectors.
- To change public perception of Klapmuts as a low-income residential village and turn the town into a destination of regional importance, it needs a landmark to locate it in people's mental maps. The visibility of the buildings and design features at Stellenbosch Bridge will create the landmark needed to achieve this.
- The developers commit themselves to contributing to the improvement of the urban landscape and physical environment as well as the social upliftment and economic well-being of its communities as part of the success of this ground-breaking project.

CONCLUSION

Anton Lotz Town & Regional Planning recommends that this application for rezoning, subdivision and consent of Council be considered for approval.



STELLENBOSCH
BRIDGE | BHULORHO | BRUG

NOTES:

Rev A: Stellenbosch Bridge Development Framework
Rev B: Precinct D Land Use change
Rev C: Amendments
Rev D: Precinct Number Amendments

KEY:

- Primary Routes
- Secondary Routes
- Main Entrance
- Secondary Entrance
- Precinct Access
- Pedestrian / NMT Network
- Destination Place
- Railway Line
- Urban Edge
- Station
- Development Precinct
- Precinct Number
- Mixed Use
- Residential (Predominantly)
- Industrial and related business activities
- Primary Open Space Network
- Conservation & Agriculture
- Road to link with future external road. Alignment of these roads to be determined.

TITLE:

**STELLENBOSCH BRIDGE, KLAPMUTS
DEVELOPMENT FRAMEWORK
PLAN**

SCALE:

1:10 000 (A3)

PROPERTY DESCRIPTION:

**PORTION 5 OF FARM 742, PORTION 2 OF FARM 744,
REMAINDER FARM 742 AND FARM 1515, PAARL**

PLAN DETAILS:

Plan No: 18096-003
Revision: D
Date: 2022-11-03
Drawn by: RC
Checked by: AL & AR

PRECINCTS:

Mixed Use

- 1: Business, Residential, Medical, Institutional, Education, Research & Development, Smart Manufacturing, Sport & Recreation, Parking
- 5: Business, Institutional, Research & Development, Utility Service, Parking, Transport Services
- 6: Business, Residential, Medical, Educational, Institutional, Research & Development, Smart Manufacturing, Sport & Recreation, Tourism, Utility Service, Parking
- 8: Business, Education, Medical, Institutional, Research & Development, Smart Manufacturing, Warehousing & Distribution, Data, Sport & Recreation, Utility Service, Parking

Residential

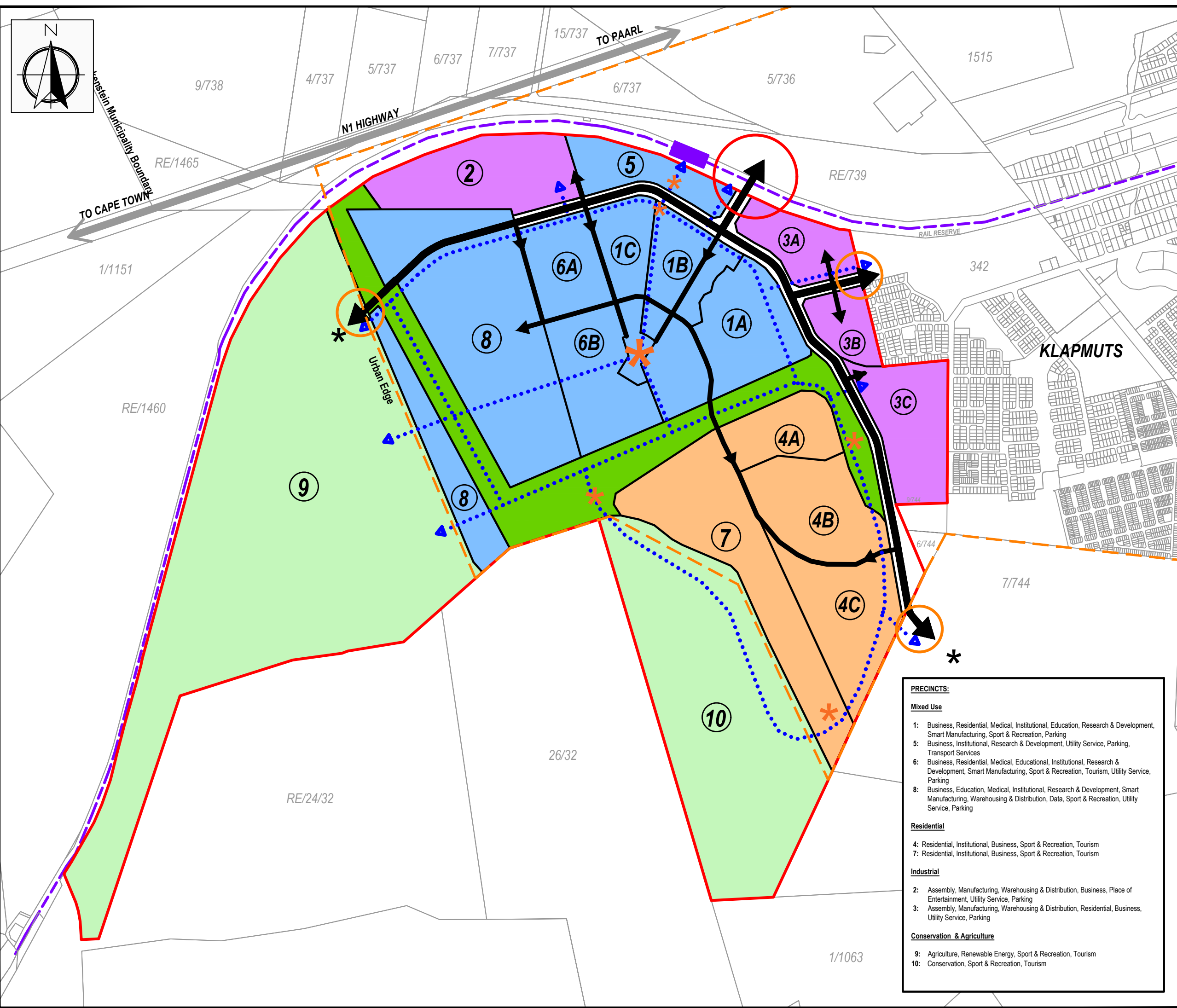
- 4: Residential, Institutional, Business, Sport & Recreation, Tourism
- 7: Residential, Institutional, Business, Sport & Recreation, Tourism

Industrial

- 2: Assembly, Manufacturing, Warehousing & Distribution, Business, Place of Entertainment, Utility Service, Parking
- 3: Assembly, Manufacturing, Warehousing & Distribution, Residential, Business, Utility Service, Parking

Conservation & Agriculture

- 9: Agriculture, Renewable Energy, Sport & Recreation, Tourism
- 10: Conservation, Sport & Recreation, Tourism





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REVISION HISTORY:

- Rev A: Proposed subdivision of Portion 5 of Farm 742, Paarl
- Rev B: Portion 3 re-allocation
- Rev C: Added new Portion 4 & Adjusted Servitude
- Rev D: Re-alignment of Portion 3 & 4 and Rezoning of Portion 3, 4 & 5.

NOTES:

- Figure ABCDEFGHIJKLM represents Portion 5 of Farm 742, Paarl.
- All distances and areas are provisional and will be verified by cadastral survey.

- Proposed 20m pedestrian & access servitude.
- Proposed 16m access servitude.
- Proposed 5m private services servitude
- Existing municipal services servitude.

TITLE:

PROPOSED SUBDIVISION & ZONING PLAN

SCALE:

1:10 000 (A3)

PROPERTY DESCRIPTION:

PORTION 5 OF FARM 742, PAARL

PROJECT DETAILS:

Project Name: Stellenbosch Bridge
Project No: 18096
Client: Stellenbosch Bridge (Pty) Ltd
Municipality: Stellenbosch Municipality

PLAN DETAILS:

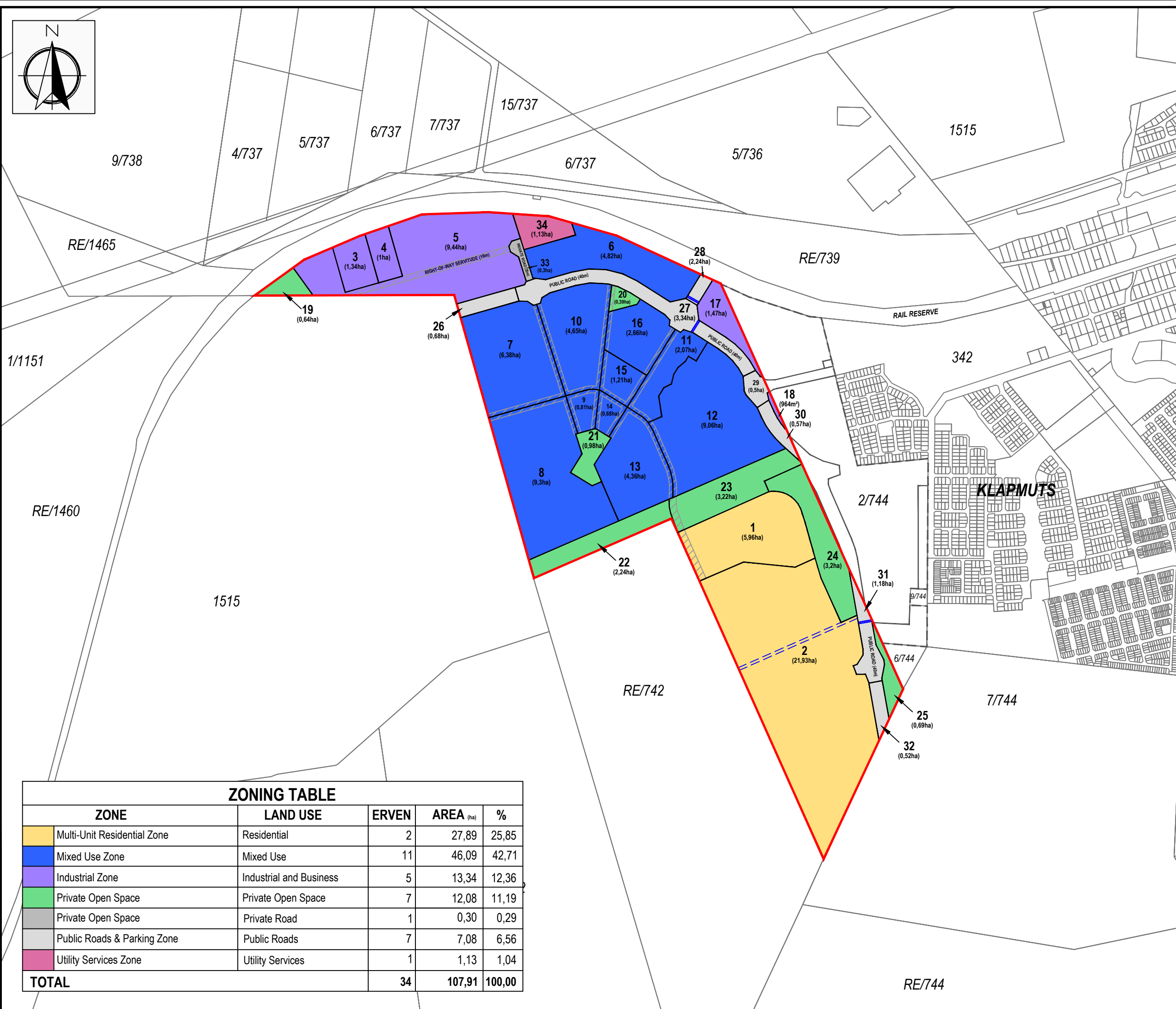
Plan No: 18096-004
Revision: D
Date: 2022-10-27
Drawn by: AR & RC
Checked by: AL



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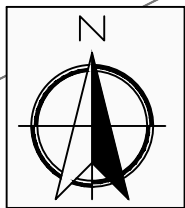
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ZONING TABLE

ZONE	LAND USE	ERVEN	AREA (ha)	%
Multi-Unit Residential Zone	Residential	2	27,89	25,85
Mixed Use Zone	Mixed Use	11	46,09	42,71
Industrial Zone	Industrial and Business	5	13,34	12,36
Private Open Space	Private Open Space	7	12,08	11,19
Private Open Space	Private Road	1	0,30	0,29
Public Roads & Parking Zone	Public Roads	7	7,08	6,56
Utility Services Zone	Utility Services	1	1,13	1,04
TOTAL		34	107,91	100,00







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REVISION HISTORY:

Rev E: Proposed phasing of Portion 5 of Farm 742, Paarl

NOTES:

• All distances and areas are provisional and will be verified by cadastral survey.

-  Proposed 20m pedestrian & access servitude.
-  Proposed 16m access servitude.
-  Proposed 5m private services servitude
-  Existing municipal services servitude.

Phasing:

-  - Phase 1
-  - Phase 2
-  - Phase 3
-  - Phase 4
-  - Phase 5
-  - Phase 6

TITLE:

PROPOSED PHASING PLAN

SCALE:

1:10 000 (A3)

PROPERTY DESCRIPTION:

PORTION 5 OF FARM 742, PAARL

PROJECT DETAILS:

Project Name: Stellenbosch Bridge
 Project No: 18096
 Client: Stellenbosch Bridge (Pty) Ltd
 Municipality: Stellenbosch Municipality

PLAN DETAILS:

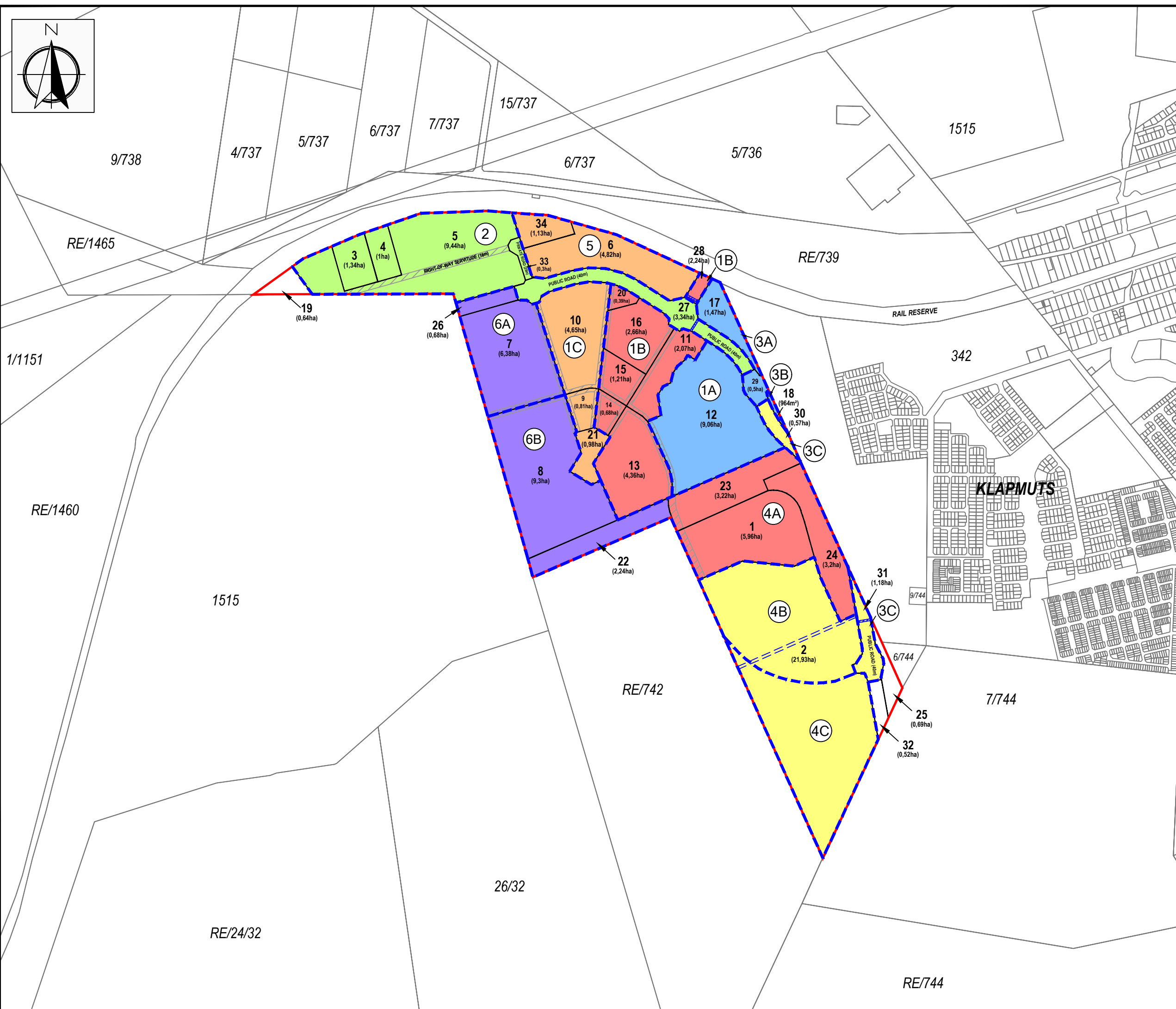
Plan No: 18096-006
 Revision: E
 Date: 2022-11-01
 Drawn by: AR & RC
 Checked by: AL

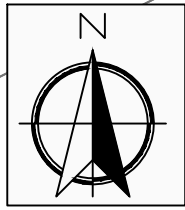


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REVISION HISTORY:

Rev A: Proposed precincts of Portion 5 of Farm 742, Paarl

NOTES:

- All distances and areas are provisional and will be verified by cadastral survey.

- Proposed 20m pedestrian & access servitude.
- Proposed 16m access servitude.
- Proposed 5m private services servitude
- Existing municipal services servitude.

Precincts:

- Precinct 1
- Precinct 2
- Precinct 4
- Precinct 5
- Precinct 6

*Precinct 3 forms part of Farm 2/744

TITLE:

PROPOSED PRECINCT PLAN

SCALE:

1:10 000 (A3)

PROPERTY DESCRIPTION:

PORTION 5 OF FARM 742, PAARL

PROJECT DETAILS:

Project Name: Stellenbosch Bridge
 Project No: 18096
 Client: Stellenbosch Bridge (Pty) Ltd
 Municipality: Stellenbosch Municipality

PLAN DETAILS:

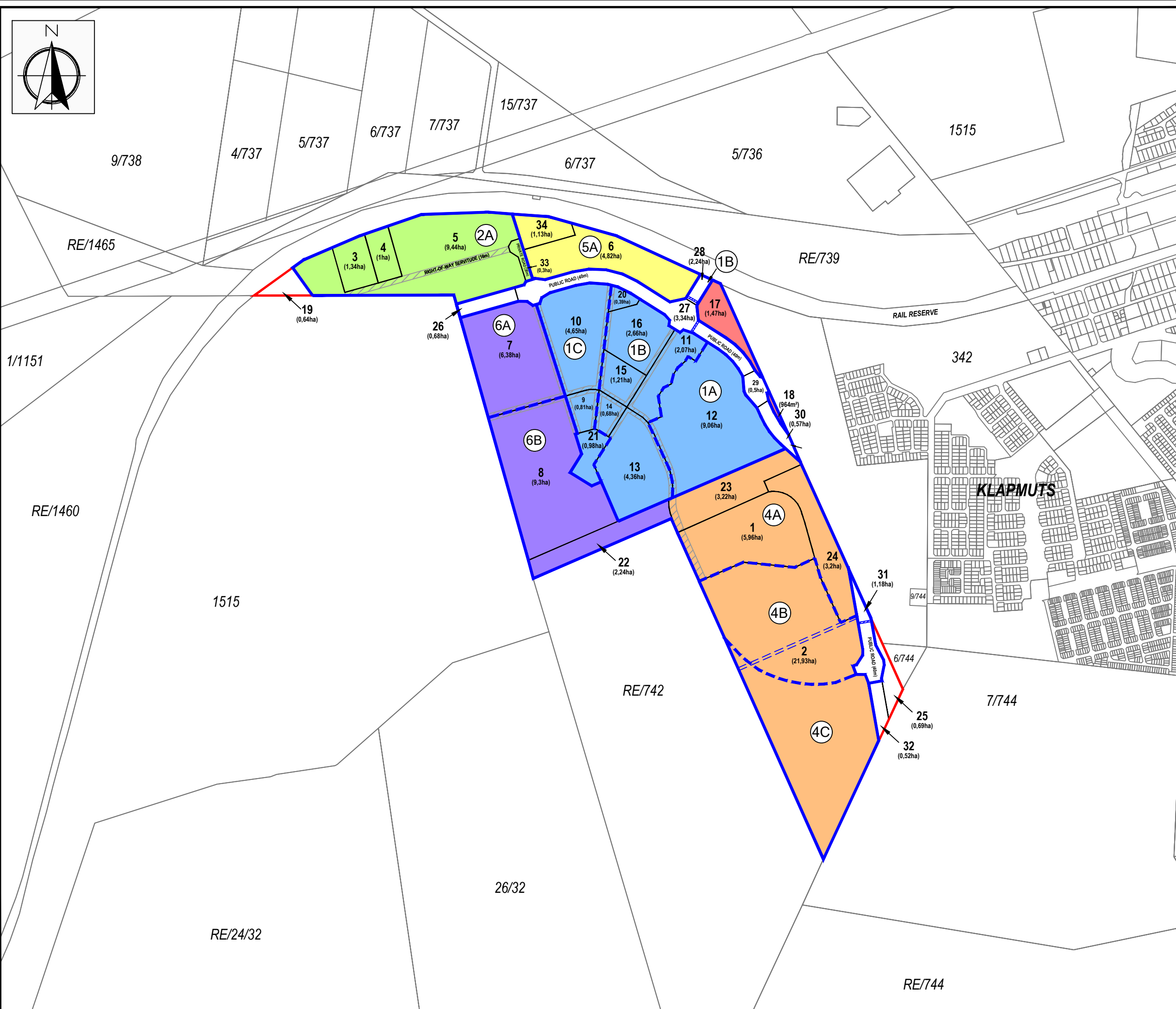
Plan No: 18096-009
 Revision: A
 Date: 2022-11-03
 Drawn by: AR & RC
 Checked by: AL



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PROJECT
 Stellenbosch Bridge
 INNOVATION PRECINCT DEVELOPMENT

ARCHITECT
 OSMOND LANGE ARCHITECTS AND PLANNERS (PTY) LTD

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 Tel: (+27) 994 4300 / 0861 652 643



DRAWING TITLE
 MASTERPLAN

BUILDING CLASSIFICATION	CLIMATIC ZONE
#Building Custom	###
RESPONSIBLE PERSON	DATE APPROVED
DESIGN GW, TN	2022/11/07
DRAWN TN	

For Information

DRAWING PATH
 BIMcloud: OLAMABIM24 - BIMcloud Basic for ARCHICAD 24/J1307
 Stellenbosch Bridge/J1307 Stellenbosch Bridge Innovation Hub -
 Masterplan 2022

SCALE AS INDICATED	SHEET SIZE A0
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PROJECT No. DRAWING NUMBER	REVISION
J1307_A_A.04	A