

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

Affected person's Title:

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

Application Property Address: The Remainder of Portion 7 of the farm 527 Stellenbosch

Application Property Number: The Remainder of Portion 7 of the farm 527 Stellenbosch

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

Owner: Stellenbosch Municipality. Contact: Housing Development Directorate: Planning & Economic Development, T: +27 21 808 8756

Application Reference: LU/15064(TP228/2022)

Application Type: In terms of Section 15(2)(a) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015, for the rezoning of the Remainder of Portion 7 of the Farm 527 Stellenbosch from "Agriculture and Rural Zone" to a "subdivisional area" and the subdivision of the property in terms of Section 15(2)(b) as detailed below.

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

- a) In terms of Section 15(2)(a) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015, for the rezoning of the Remainder of Portion 7 of the Farm 527 Stellenbosch from "Public Open Space Zone" to a "subdivisional area" in order to allow for the following uses:
 - 253 Conventional Residential Zone stands
 - 9 Multi-unit Residential Zone stands
 - 1 Community Zone stand
 - 4 Public Open Space Zone stands
 - 1 Transport Zone stand
 - Public Roads
- b) Subdivision of the Remainder of Portion 7 of the Farm 527 Stellenbosch in accordance with the submitted subdivision plan in terms of Section 15(2)(d) in order to give effect to the above approved subdivisional zoning.

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

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

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

Any objection(s) and/or comment(s) with full reasons therefore and how their interests are affected, should be lodged in writing via e-mail to the responsible Administrative Officer (Nolusindiso Momoti +2721 8088673, nolusindiso.momoti@stellenbosch.gov.za) and/or to the applicant (Rudolf Schröder/Zutari, +27448055400, 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 15 May 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 (+2744 8055400) during normal office hours.

Yours faithfully

Rudolf Schröder Pr. Pln A/151/2009
Professional Planner
Zutari (Pty) Ltd

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

Geaffekteerde persoon se titel:

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

Adres van aansoek eiendom: Die Restant van gedeelte 7 van die plaas 527 Stellenbosch

Aansoek eiendom beskrywing: Die Restant van gedeelte 7 van die plaas 527 Stellenbosch

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

Eienaar: Stellenbosch Munisipaliteit, Departement: Direktoraat Behuisingsontwikkeling:
Beplanning en Ekonomiese Ontwikkeling, T: +27 21 808 8756

Aansoek Verwysing: LU/15064(TP228/2022)

Aansoek tipe: Ingevolge Artikel 15(2)(a) van die Stellenbosch Munisipaliteit Verordening op Munisipale Grondgebruikbeplanning, 2015, vir die hersonering van die Restant van Gedeelte 7 van die Plaas 527 Stellenbosch vanaf "Landbou en Landelike Sone" na 'n "onderverdelingsgebied" en die onderverdeling van die eiendom ingevolge Artikel 15(2)(b) soos hieronder uiteengesit.

Gedetailleerde beskrywing van grondgebruik of ontwikkelingsvoorstel, insluitend die bedoeling en doel daarvan:

a) Ingevolge Artikel 15(2)(a) van die Stellenbosch Munisipaliteit Verordening op Munisipale Grondgebruikbeplanning, 2015, vir die hersonering van die Restant van Gedeelte 7 van die Plaas 527 Stellenbosch vanaf "Openbare Oopruimte Sone" na 'n "onderverdelingsgebied" om voorsiening te maak vir die volgende gebruike:

- 253 erwe vir konvensionele residensiële sone
- 9 Multi-eenheid Residensiële Sone erwe
- 1 Gemeenskapsone erf
- 4 Openbare Oop Ruimtesone erwe
- 1 Vervoersone erf
- Openbare paaie

b) Onderverdeling van die Restant van Gedeelte 7 van die Plaas 527 Stellenbosch in ooreenstemming met die ingediende onderverdelingsplan ingevolge Artikel 15(2)(d) ten einde uitvoering te gee aan bogenoemde goedgekeurde onderverdelingsonering.

Kennis geskied hiermee ingevolge die bepalings van Artikel 46 van genoemde Verordening dat bogenoemde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplanningsportaal van die Stellenbosch Munisipale Webwerf vir die duur van die openbare deelnameproses by die volgende adres: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. Indien die webwerf of dokumente nie toeganklik is nie, kan 'n elektroniese kopie van die aansoek van die Aansoeker aangevra word.

U word hiermee uitgenooi om kommentaar en/of besware op die aansoek in te dien ingevolge Artikel 50 van die genoemde verordening met die volgende vereistes en besonderhede:

- Die kommentaar moet skriftelik gemaak word;
- Die kommentaar moet verwys na die Aansoekverwysingsnommer en -adres,
- Die naam van die persoon wat die kommentaar indien;
- Die fisiese adres en kontakbesonderhede van die persoon wat die kommentaar indien;
- Die belang wat die persoon in die onderwerpaansoek het;
- Die redes vir die kommentaar, wat in voldoende besonderhede uiteengesit moet word om:
 - Dui die feite en omstandighede aan wat die kommentaar verduidelik;
 - Waar relevant die ongewenste uitwerking aan te toon wat die aansoek sal hê indien goedgekeur;
 - Waar toepaslik enige aspek van die aansoek te demonstreeer wat nie in ooreenstemming met toepaslike beleid beskou word nie; en
 - Stel die aansoeker in staat om op die kommentaar te reageer.

Enige beswaar(te) en/of kommentaar(s) met volledige redes daarom en hoe hul belange geraak word, moet skriftelik per e-pos aan die verantwoordelike Administratiewe Beampte (Nolusindiso Momoti +2721 8088673, nolusindiso.momoti@stellenbosch.gov.za) ingedien word en/of aan die aansoeker (Rudolf Schröder/Zutari, +27448055400, rudolf.schroder@zutari.com). Deur 'n beswaar, kommentaar of versoë aan te teken, erken die persoon wat dit doen dat inligting aan die publiek beskikbaar gestel kan word en aan die aansoeker.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing ingedien word om ontvang te word voor of op die sluitingsdatum van 15 Mei 2023.

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.

Vir enige navrae oor die Aansoek of die bogenoemde vereistes, of as jy nie jou kommentaar kan skryf en/of indien waarvoor voorsien word nie, kan jy die Aansoeker vir bystand kontak by die e-posadres wat verskaf is of telefonies by (+2744 8055400) gedurende gewone kantoorure.

Die uwe

Rudolf Schröder Pr. Pln A/151/2009
Professional Planner
Zutari (Pty) Ltd



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ZUTARI
IMPACT. ENGINEERED.

**Application in terms of Section 15(2)(a) and 15(2)(d)
of the Stellenbosch Municipality By-Law on
Municipal Land Use Planning, 2015, for the Rezoning
and Subdivision of the Remainder of Portion 7 of the
Farm 527 Stellenbosch**

Motivation Report

**Jamestown Integrated
Development – Phase 2 & 3 –
Rezoning & Subdivision**

The Subdivision and Rezoning of the Remainder of
Portion 7 of the farm 527 Stellenbosch

Submission date: 2023/04/03

Document number: 1002169PH2_3
Revision: 3

Document control record

Document prepared by:

Zutari (Pty) Ltd
 Reg No 1977/003711/07
 Suite 201
 2nd Floor
 Bloemhof Building
 65 York Street
 George
 South Africa
 PO Box 509
 George
 6530
 Docex: DX42

T +27 44 874 2165
 F +27 44 873 5843
 E george@zutari.com

Document Control						
Project name		Jamestown Integrated Development – Phase 2 & 3 – Rezoning & Subdivision				
Document number		1002169PH2_3	Project number		1002169	
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		Client reference		Jamestown Integrated Development – Phase 2 & 3 – Rezoning & Subdivision
Rev	Date	Revision details/status	Author	Reviewer	Verifier (if required)	Approver
0	2022/12/07	Submitted Report				
1	2022/01/11	Revised Report with correct Zoning descriptions as per latest zoning scheme				
2	2022/01/12	Corrected current zoning				
3	2022/04/03	Amended Subdivision Layout				
Current revision		3				

All rights reserved | The information contained herein is confidential and proprietary to Zutari and/or its business partners. It may include personal information of data subjects connected to Zutari and/or our business purpose. To safeguard the information and the competitive position of information owners, the content hereof shall not be used, disclosed, or otherwise processed for any purpose other than the purpose for which it was developed. Users can only rely on the accuracy of the final version of the Report. Processing and disclosure of information is subject to our Privacy Notice and users indemnify Zutari against the consequences of unauthorised use or disclosure. Any concerns may be addressed to the Zutari Information Officer.

Contents

ANNEXURES	4
1 INTRODUCTION & BACKGROUND	5
1.1 Introduction	5
1.2 Background	5
1.3 Application	6
1.4 Purpose of Memorandum.....	7
1.5 Pre-Application Consultation	7
1.6 Information Required in terms of Section 38 of the By-Law.....	8
1.7 Applicant Detail.....	9
2 PROPERTY PARTICULARS	10
2.1 Property Description, Registered Owner & Title Deed.....	10
2.2 Locality	10
2.3 Extent	13
2.4 Jurisdiction.....	14
2.5 Restrictive Title Conditions	14
2.6 Surveyor General Diagrams and Servitudes.....	14
2.7 Mortgage Bond	15
2.8 Applicable Zoning Scheme and Current Zoning.....	15
2.9 Site Analysis and Site Photos.....	16
2.10 Topography	22
2.11 Current Land Use, Existing buildings and structures.....	22
2.12 Surrounding Land Use	23
3 APPLICATION PARTICULARS	24
3.1 Proposed Rezoning and Subdivision:	24
3.1.1 Rezoning Details	24
3.1.2 Subdivision Details	25
4 MOTIVATION	27
4.1 Land development principles.....	27
4.1.1 Spatial justice	27
4.1.2 Spatial sustainability	27
4.1.3 Efficiency.....	27
4.1.4 Spatial resilience	28
4.1.5 Good administration.....	28
4.2 Need and Desirability	28
4.2.1 Need	28
4.2.2 Desirability.....	28
4.2.3 Strategic Local and Provincial Planning Frameworks	29
4.2.4 Location and accessibility of the property.....	32
4.2.5 Physical characteristic of the property.....	32
4.3 Engineering & Bulk Services	34
4.3.1 Buried Services	34
4.3.2 Stormwater.....	35
4.3.3 Roads.....	35
4.3.4 Solid Waste	35
4.3.5 Electrical Services	36
5 PUBLIC PARTICIPATION	36

6 CONCLUSION.....	36
ANNEXURES	37

Figures

- Figure 1 - Pre-application Feedback
- Figure 2: Western cape province
- Figure 3: Locality of Stellenbosch Municipality
- Figure 4: Regional Locality
- Figure 5: Windeed Report
- Figure 6: photos of site
- Figure 7: Current land use
- Figure 8: Surrounding land uses
- Figure 9: Proposed subdivision plan
- Figure 11: Map adapted from Stellenbosch Municipality SDF, 2019 - indicating that the land is located within the urban edge and earmarked for development
- Figure 12: Map adapted from Stellenbosch Municipality SDF, 2019 - indicating that the land is earmarked for Mixed-use Community and Residential in-fill. The phase 4 area (east of the site of application) is also indicated as an area that is earmarked for Mixed Use Community and Residential Infill development.
- Figure 13 - Wetland on the site of application that influences the Layout of the Proposed Development

Tables

- Table 1: Information required in terms of Section 38 of the By-Law
- Table 2: Applicant Details
- Table 3: Property Details
- Table 4: Current Development Controls

ANNEXURES

ANNEXURE	DESCRIPTION
A	Application Form, completed and signed by Applicant
B	Power of Attorney
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

1 INTRODUCTION & BACKGROUND

1.1 Introduction

Zutari (Pty) Ltd was appointed by Stellenbosch Municipality (housing Department) to prepare and submit this application to Stellenbosch Municipality on their behalf for the change in land use rights of the Remainder of Portion 7 of the Farm 527 Stellenbosch.

Application is made for the rezoning and subdivision of the land parcel known as the Remainder of Portion 7 of the Farm 527 Stellenbosch in order to create an integrated housing development.

1.2 Background

The Remainder of Portion 7 of the Farm 527 Stellenbosch was created after Phase 1 (state subsidy housing) was subdivided from Portion 4 of the Farm No. 527. The site has been rezoned for residential purposes allowing for a mix of residential types. Phase 1 of the development consisting of 162 subsidised housing opportunities has been completed in November 2016.

At a meeting of the Council of the Stellenbosch Municipality held on 30 May 2013, Council resolved, amongst others, as follows:

“(a) that Council’s resolution dated 28-02-2012 be rescinded and replaced as follows:

i. that the application for the subdivision of the property in terms of Section 25 of the Land Use Planning Ordinance, 1985, Ordinance 15 of 1985 (LUPO) be approved ...”

ii. that the application for the rezoning of Portion 4 of the property in terms of Section 16 of the LUPO, be approved, to create a subdivisational area ...”

The Development rights that were previously approved for Phases 2 and 3 on the Remainder of Portion 7 of the Farm 527 Stellenbosch included the rezoning of the area to “subdivisational area” to make provision for the following intended land uses:

- site and service,
- 2-storey walk-ups,
- GAP housing,
- high income housing and
- public open space.

The town planning department of the Stellenbosch Municipality stated that the rezoning to subdivisational area is no longer valid and that a new rezoning application is therefore to be submitted with the subdivision application to re-instate the intended zoning and give effect to the proposed subdivision.

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 natural and manmade environment, and
- (iii) To motivate the need and desirability of the proposed rezoning and subdivision of the Remainder of Portion 7 of the Farm 527 Stellenbosch, in terms of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015, 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, 2015:

- (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 20 September 2022.

A formal pre-application application was submitted to the Municipality on 20 September 2022 whereafter a pre-planning consultation was held with the Stellenbosch Municipality's Planning Department.

Feedback was received on 12 October 2022. It was confirmed that the applicant can proceed with the submission of a formal rezoning and subdivision application:

Morning Lourens,


Kindly note below the feedback from the Manager & Senior Manager regarding your special request.

1. **Exemption from Application Fees**
 - a) The property is municipal owned therefore exempted from paying application fees.
2. **Exemption from Public Participation Processes**
 - a) The exemption may only be obtained from the Western Cape Government: Minister: Local Government, Environmental Affairs and Development Planning, therefore you are required to motivate the need for exemption to be submitted to the Minister. Attached is a sample of letter that was motivated for a similar project which needed to be exempt from public participation.

Furthermore, an application for rezoning needs to be added to the subdivision application because the original application for rezoning to subdivisional area has lapsed.

Moreover, in terms of the clarifications, I have all the files with me, you can consult Ulrich (Ulrich.vonmolendorff@stellenbosch.gov.za) for access to information in order to confirm all the studies you require.

Kindly contact me if you have any further queries.



Kind regards
Bongiwe Zondo
 Senior Town Planner
 Planning & Economic Development

T: +27 21 808 8951
 3rd Floor, Eikestad Mall, 43 Andringa
 Street, Stellenbosch, 7600
www.stellenbosch.gov.za

Figure 1 - Pre-application Feedback

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, 2015, 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		X
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.		X
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		X
Minutes of pre-application consultation	Formal Feedback received on submitted Pre-application	X	

1.7 Applicant Detail

Stellenbosch Municipality is the lawful owner of the property as stated on the registered title deed of the property (T17752/2018). Attached please find a copy of the Title Deed, **T17752/2018 (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 the Remainder of Portion 7 of the Farm 527, Stellenbosch. 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

2 PROPERTY PARTICULARS

2.1 Property Description, Registered Owner & Title Deed

The property that forms the site of application is known as the Remainder of Portion 7 of the Farm 527 Stellenbosch (also referred to as 'the site of application'). The registered owner of the property as reflected on the title deed T17752/2018 is the Stellenbosch Municipality. See **Annexure C** for a copy of the Title Deed (T17752/2018). 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**).

Remainder of Portion 7 of the Farm 527, Stellenbosch	
Title Deed Number:	T17752/2018
Title Deed Description:	Remainder of Portion 7 of the Farm 527, Stellenbosch.
Registered Owner	Stellenbosch Municipality
Extent:	14.9089 hectares

Table 3: Property Details

2.2 Locality

Stellenbosch is located in the Western Cape South Africa:

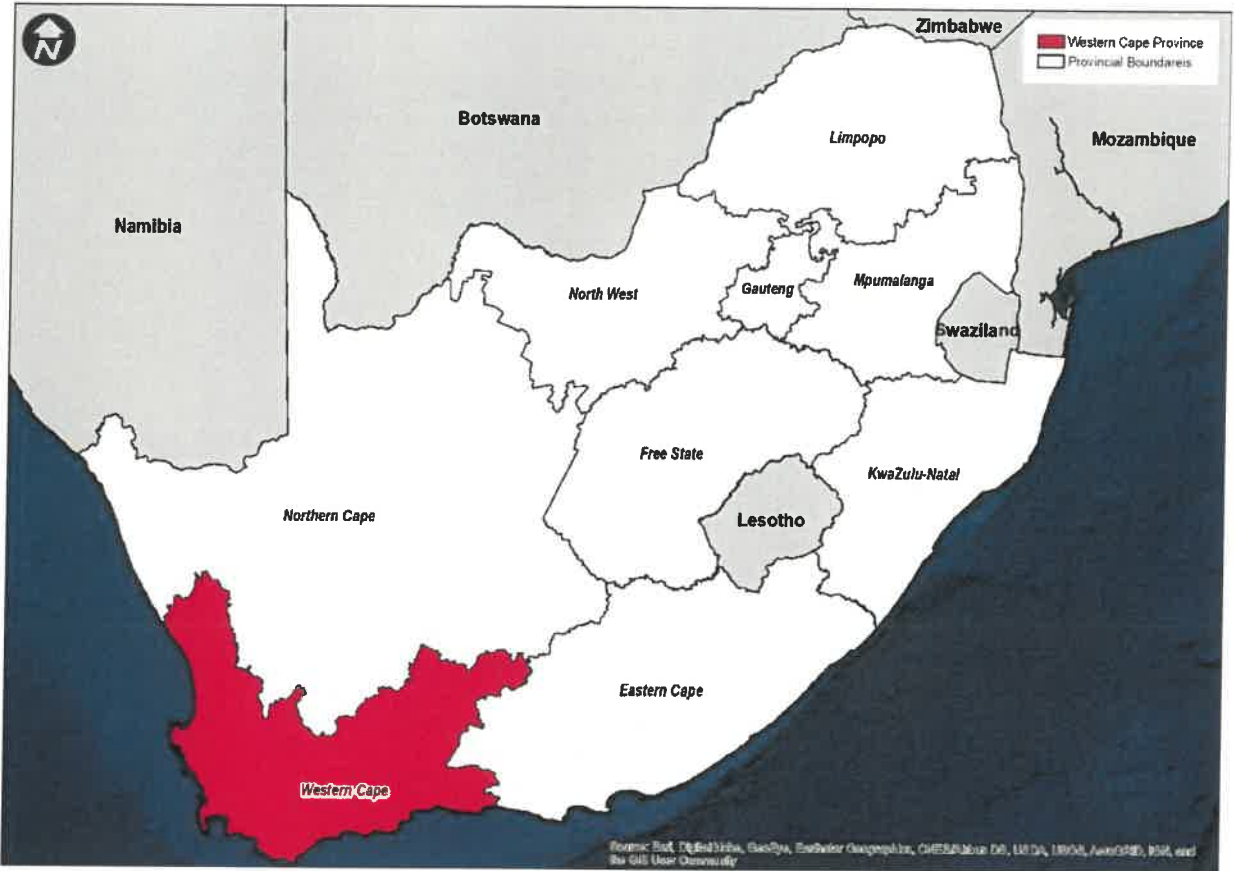


Figure 2: Western cape province

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.



FIG.1 WESTERN CAPE PROVINCE - MUNICIPAL JURISDICTIONS

Figure 3: Locality of Stellenbosch Municipality

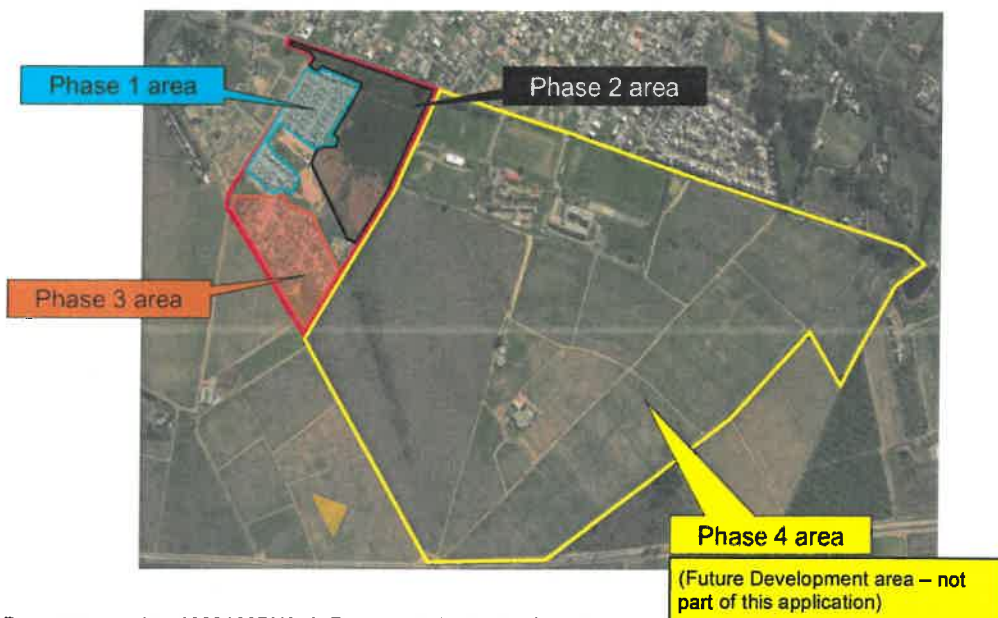
Jamestown is a quiet rural settlement on the southern outskirts of Stellenbosch in the Cape Winelands District of the Western Cape province of South Africa. It is situated next to Blaauwklippen Vineyards, on the eastern side of route 44 from Stellenbosch to Somerset West and Strand coastal resort. The main access from the R44 is via Webersvallei Road, the main road in Jamestown with *watererven* – long, narrow agricultural plots on the south bank of Blouklip River – on the north side of the road and residential plots on the south side of the road.



Figure 1: Portion 7 of Farm 527 & Remainder Farm 527: Regional Location

Figure 4: Regional Locality

The project site is located in the southern portion of Jamestown. The site is boarded by Jamestown residential to the north, Stellsizht Secondary school to the east and Stellenrust Wine Estate to the South.



The locality map, which gives a visual representation of The Remainder of Portion 7 of the Farm 527's locality within Jamestown is attached in **Appendix E**.

2.3 Extent

The total extent of the Remainder of Portion 7 of the Farm 527 Stellenbosch is illustrated as being 14.9089 hectares in extent according to the Windeed Report.

Deeds Office Property
STELLENBOSCH RD. FARM 527. 527. 7. CAPE TOWN

Lexis® WinDeed



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	2022/12/06 09:50	Farm Number	527
Reference	-	Registration Division	STELLENBOSCH RD
Report Print Date	2022/12/06 09:51	Portion Number	7
Farm Name	-	Remaining Extent	NO
Deeds Office	Cape Town	Search Source	Deeds Office

PROPERTY INFORMATION			
Property Type	FARM	Diagram Deed Number	T17752/2018
Farm Name	FARM 527	Local Authority	STELLENBOSCH MUN
Farm Number	527	Province	WESTERN CAPE
Registration Division	STELLENBOSCH RD	Remaining Extent	YES
Portion Number	7 (REMAINING EXTENT)	Extent	14.9089H
Previous Description	-	LPI Code	C06700000000052700007
Suburb / Town**	4KM NORTH OF DALSIG	Co-ordinates (Lat/Long)**	-33.982315 / 18.843906

OWNER INFORMATION (1)			
MUN STELLENBOSCH			Owner 1 of 1
Company Type**	LOCAL AUTHORITY	Document	T17752/2018
Registration Number	-	Microfilm / Scanned Date	-
Name	MUN STELLENBOSCH	Purchase Price (R)	CRT
Multiple Owners**	NO	Purchase Date	-
Multiple Properties**	NO	Registration Date	2018/04/23
Share (%)	-		

ENDORSEMENTS (1)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	NOW SUBDIVISION	TOWN JAMESTOWN WC	-	-

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.

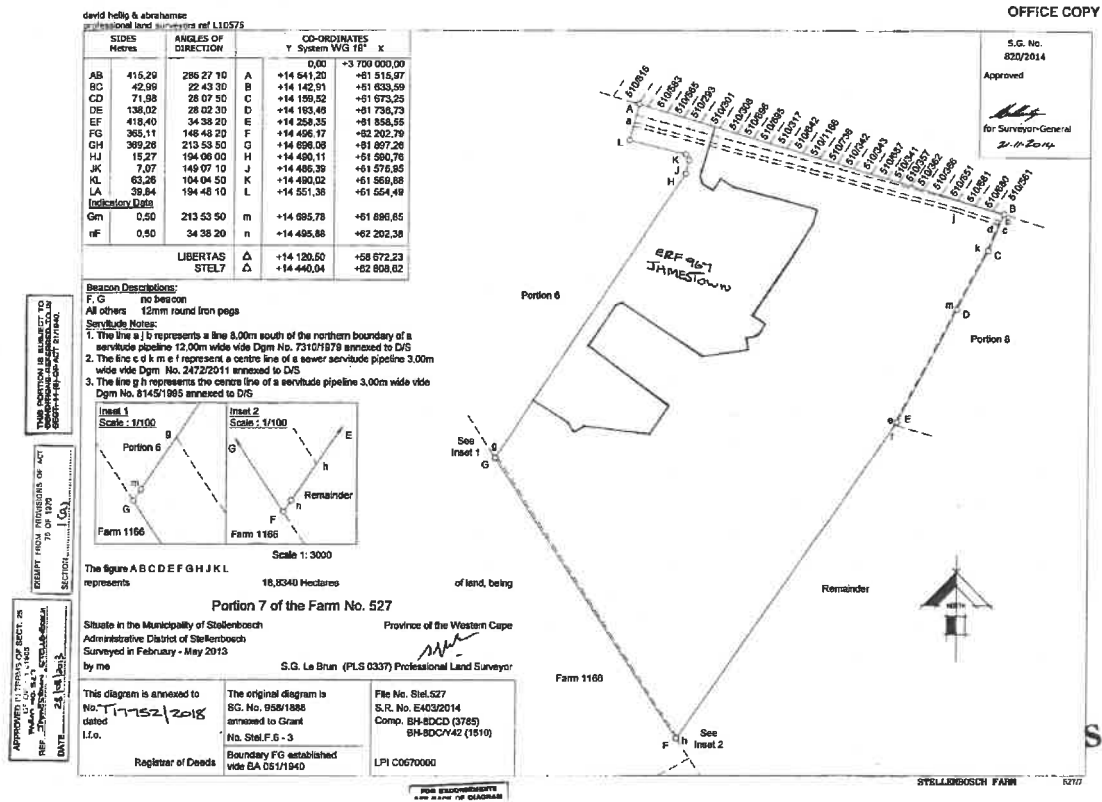
2.5 Restrictive Title Conditions

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 T17752/2018 (**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**

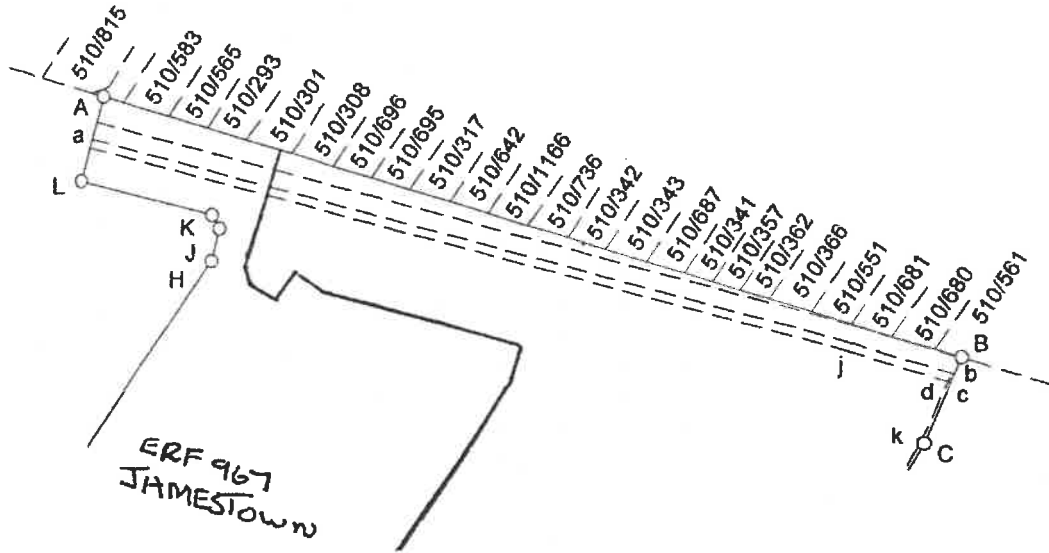


The SG diagram depicts the whole portion 7 of the farm 527 (which includes the phase 1 area known as Erf 967 Jamestown). The extent of portion 7 is indicated as 18,834 hectares. Note that application is made on the Remainder of Portion 7 of the Farm 527 (which excludes Erf 967 Jamestown). The extent of the area that this application is made is therefore 14.9089 hectares as confirmed in the Title Deed.

The following servitudes effect the property along the northern boundary:

Servitude Notes:

1. The line a j b represents a line 8,00m south of the northern boundary of a servitude pipeline 12,00m wide vide Dgm No. 7310/1979 annexed to D/S
2. The line c d k m e f represent a centre line of a sewer servitude pipeline 3,00m wide vide Dgm No. 2472/2011 annexed to D/S
3. The line g h represents the centre line of a servitude pipeline 3,00m wide vide Dgm No. 8145/1995 annexed to D/S



2.7 Mortgage Bond

There is no mortgage bond 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, The Remainder of Portion 7 of the Farm 527 is zoned “Agriculture and Rural Zone” with the development controls provided in the table below:

Controls	Existing
Erf	Remainder of Portion 7 of the Farm No. 527
Zoning	Agriculture and Rural Zone
Primary uses permitted	<ul style="list-style-type: none"> • Agriculture building • Agriculture • Dwelling House • Forestry • Natural Environment

	<ul style="list-style-type: none"> • Occasional use • Private Road • Polytunnel • Second dwelling • Employee housing (one unit)
--	--

Table 4: Current Development Controls

The zoning of The Remainder of Portion 7 of the Farm 527 is confirmed in the zoning certificate attached in **Appendix G**.

2.9 Site Analysis and Site Photos

The development site is situated in Jamestown, forming part of Stellenbosch Local Municipality within the Cape Winelands District Municipality - Western Cape Province. The proposed development is located on Portion 7 and Remainder of the Farm 527, Jamestown.

The property is adjacent to the established town – Jamestown. The proposed development site is situated adjacent to the R44 as well as Stellenrust road. Various wine farms surround the proposed development site, including Kleine Zalze Wine Estate, Rust en Vrede Wine Estate etc. This is indicative of the high-end estates surrounding the proposed development site; however, the proposed development will include a mixed typology of housing and public amenities. The type of housing to be integrated include: state subsidised housing, affordable housing, GAP housing, high-density units and high-end units.

Most of the site is currently vacant with the Jamestown Informal Settlement located to the South on part of the site. It is the intention to provide housing opportunities to the residents of the informal settlement to house those residents onto formal serviced sites & houses.

See the below associated images for more detail with regards to the above mentioned.

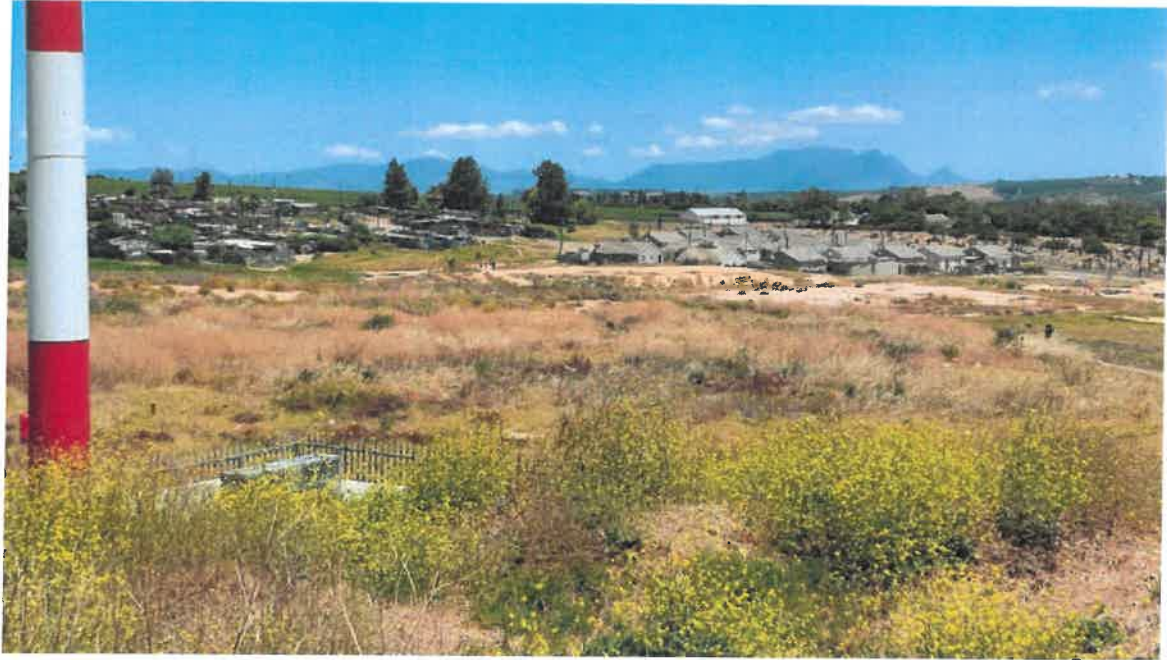
Figure 6: photos of site



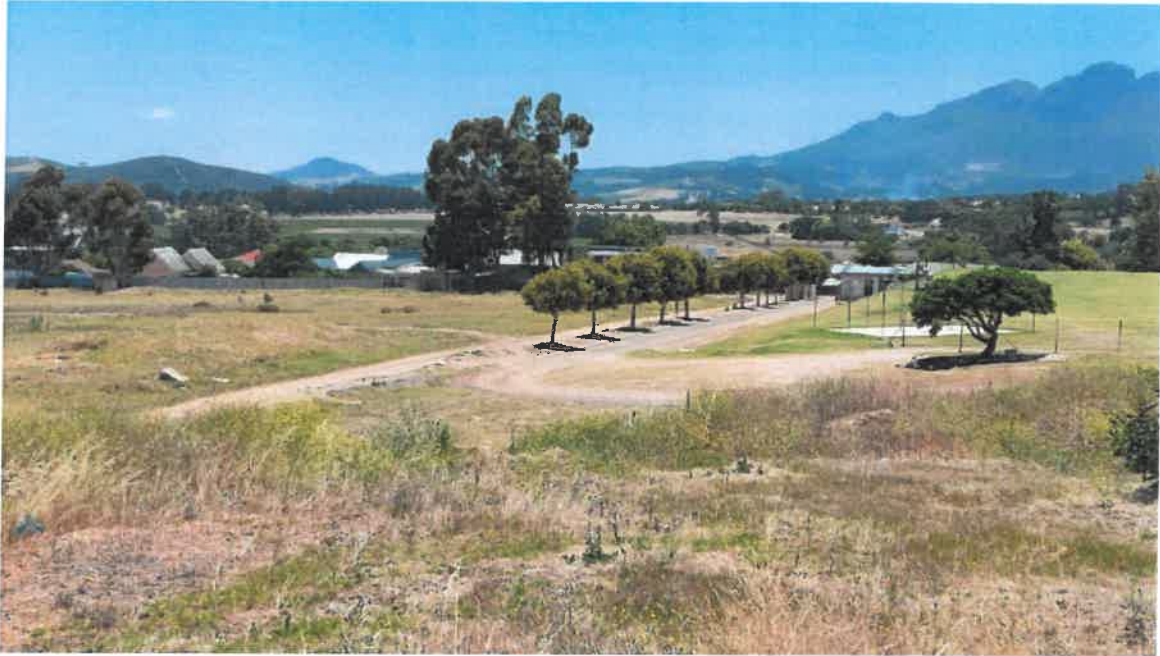






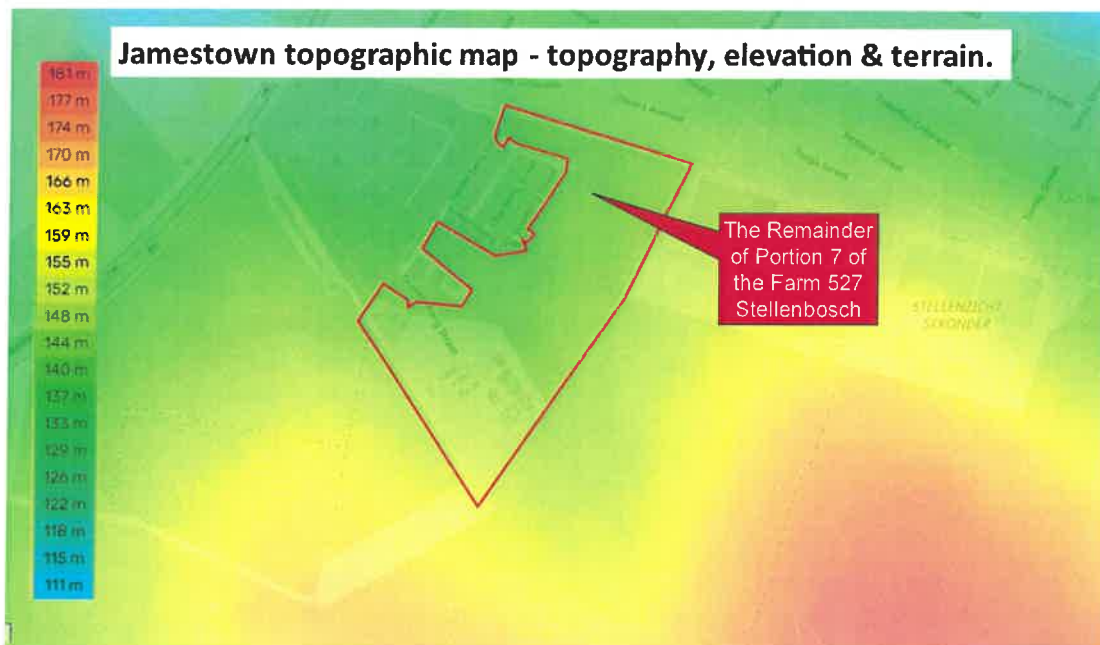






2.10 Topography

The site of development has a relatively flat topography that is ideal for the proposed housing development.



2.11 Current Land Use, Existing buildings and structures

The site is currently vacant, with the exception of the informal settlement located on the southern part of the site:



Figure 7: Current land use

2.12 Surrounding Land Use

The site of application is located South of the existing Jamestown residential development. The Jamestown Integrated Development Phase 1 is directly adjacent to the site in the North-West. The Jamestown Cemetery is located to the West of the site. To the East is a sports club, the Weber Gedenk NGK Primary School and the Stellenzicht Secondary School. The areas to the East and South are used for agricultural purposes.

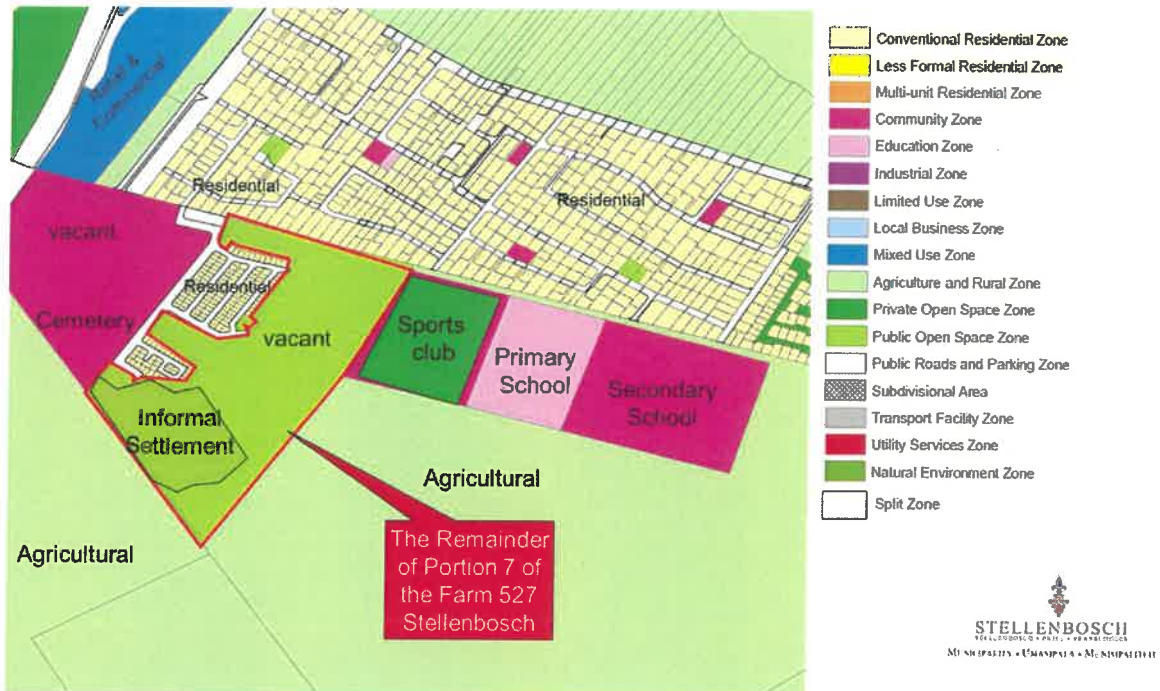


Figure 8: Surrounding land uses

3 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 developemnt. 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. However, 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.

3.1 Proposed Rezoning and Subdivision:

The Remainder of Portion 7 of the Farm 527 Stellenbosch, is located within the municipal boundaries of the Stellenbosch Municipality. Subsequently the Stellenbosch Municipality: Zoning Scheme By-Law, 2019 is the applicable Zoning Scheme applicable to the development proposal discussed in the sections above, in terms of regulating and controlling municipal zoning.

Herewith application for the following:

- (i) In terms of **Section 15(2)(a)** of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015, for the **rezoning** of the Remainder of Portion 7 of the Farm 527 Stellenbosch from "Agriculture and Rural Zone" to a "subdivisional area" and
- (ii) **Subdivision** of the Remainder of Portion 7 of the Farm 527 Stellenbosch in accordance with the attached subdivision plan (**Annexure F**) in terms of **Section 15(2)(d)**.

3.1.1 Rezoning Details

Application is made in terms of Section 15(2)(a) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015, for the rezoning of the Remainder of Portion 7 of the Farm 527 Stellenbosch from "Agriculture and Rural Zone" to a "subdivisional area" in order to allow for the following uses, as depicted on the attached subdivision layout plan attached as Annexure F:

- 253 Conventional Residential Zone stands
- 9 Multi-unit Residential Zone stands
- 1 Community Zone stand
- 4 Public Open Space Zone stands
- 1 Transport Zone stand
- Public Roads

3.1.2 Subdivision Details

Application is made for the subdivision of the Remainder of Portion 7 of the Farm 527 Stellenbosch in accordance with the attached subdivision plan (Annexure F) in terms of Section 15(2)(d) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015 in order to give effect to the above approved subdivisional zoning.

The aim is to subdivide the Remainder of Portion 7 of the Farm 527 Stellenbosch into various portions as indicated on the subdivisional layout

4 MOTIVATION

4.1 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, 2015 (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

4.1.1 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 Jamestown is the delivery of additional state subsidized housing units, serviced sites for affordable housing (plot and plan), GAP housing units, high density units and high-income housing for sale on the open market. 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.

4.1.2 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 Jamestown Integrated Human Settlement 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. This contributes to both spatial sustainability and spatial resilience.

4.1.3 Efficiency

The principle of efficiency relates to the optimal use of existing resources and infrastructure. The expansion of the housing development will capitalise on the existing infrastructure. Such infrastructure

may include, but is not limited to, the existing movement network and bulk service connections. The development will also yield the least impact on the environmental resources of the area.

4.1.4 Spatial resilience

The principle of spatial resilience relates to the flexibility of spatial policies and land use management systems, therefore the applicability to this application is limited.

4.1.5 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.

4.2 Need and Desirability

4.2.1 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 a portion of land in Jamestown for residential purposes. A portion (3.9317ha) of this land has recently been developed for state subsidized housing that was completed in November 2016. The particular goal of this application is to create an integrated development that will contribute in the delivery of additional state subsidized housing units, serviced sites for affordable housing (plot and plan), GAP housing units, high density units and high income housing for sale on the open market.

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 inter alia for the mix types of housing, together with appropriate public amenities.

4.2.2 Desirability

Jamestown was established during the 1880's by the Rhenish Missionary Church. Agriculture was the main activity when the small village was established. The agricultural base of the settlement has been steadily eroded since the 1970's and urban development accelerated during the 1990's.

The turn of the century witnessed rapid urban densification, with Jamestown becoming an important decentralized urban node along the R44. The De Zalze Winelands Golf Estate together with Jamestown form a stand-alone urban development node defined by a nodal urban edge. The proposed mixed-use residential development will provide additional housing to the community of Jamestown, especially those in need of subsidised housing. A few informal settlers have settled on the site, as there is currently no subsidy housing available for them. It is envisaged that the majority of these settlers be re-established into the subsidy housing components of the proposed residential development.

The proposed activity will provide much needed housing to the local community, specifically the provision of subsidised housing. The community will as a result realize an increased sense of security and human well-being as the informal settlers on the land will be removed and re-established in subsidised housing. The removal of informal settlers will also strengthen the communities' visual image and integrity. The community will realize an increase standard of health and hygiene, as the

informal settlers have inadequate ablution facilities and live in a very harsh environment. Society in general will benefit as a few individuals are removed from beneath the burden of extreme poverty. This creates a sense of accomplishment and progression in our country.

4.2.3 Strategic Local and Provincial Planning Frameworks

The proposed housing development is aligned with the 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:

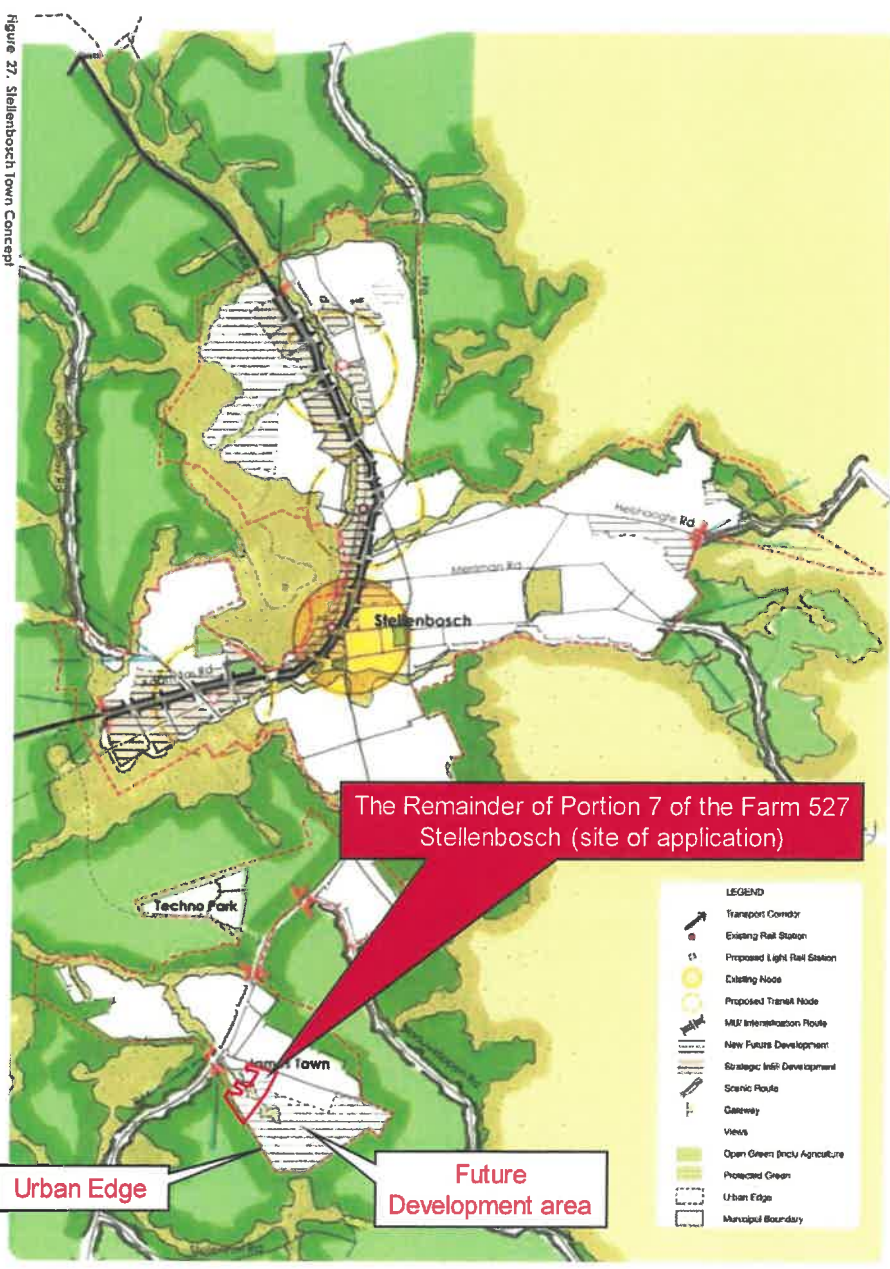
1. Protect and enhance sense of place and settlement patterns
2. Improve accessibility at all scales
3. Promote an appropriate land use mix and density in settlements
4. Ensure effective and equitable social services and facilities
5. Support inclusive and sustainable housing

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

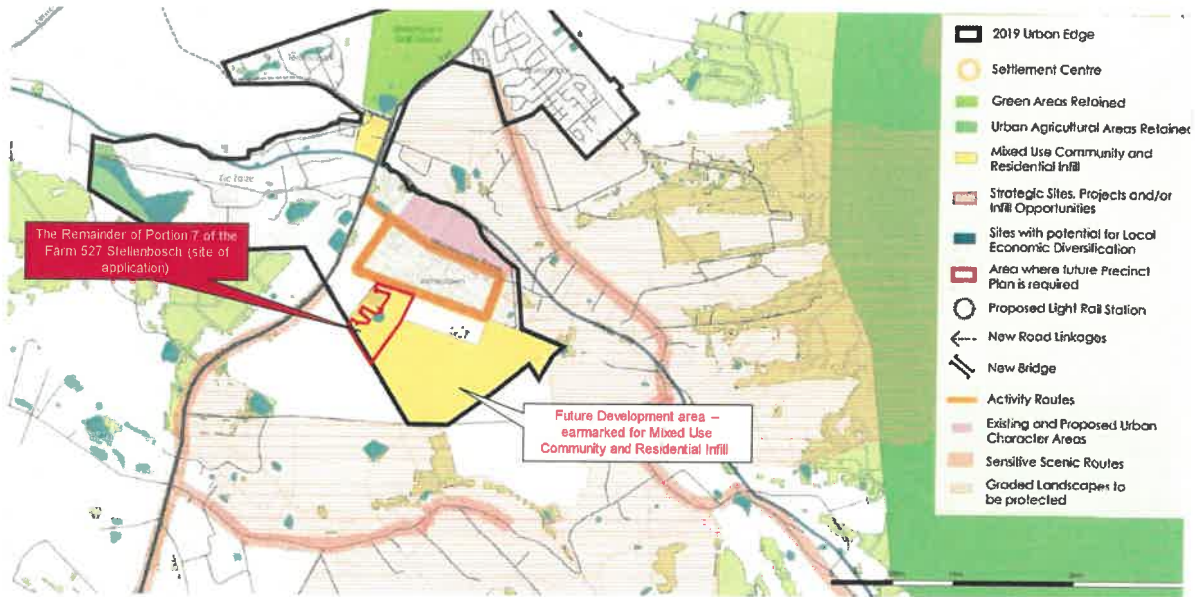
According to the Stellenbosch Municipality Spatial Development Framework, 2019, the area of the proposed development is located within the urban edge and is earmarked for development:



STELLENBOSCH CONCEPT

Figure 10: Map adapted from Stellenbosch Municipality SDF, 2019 - indicating that the land is located within the urban edge and earmarked for development

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



STELLENBOSCH FRAMEWORK

Figure 11: Map adapted from Stellenbosch Municipality SDF, 2019 - indicating that the land is earmarked for Mixed-use Community and Residential-in-fill. The phase 4 area (east of the site of application) is also indicated as an area that is earmarked for Mixed Use Community and Residential Infill development.

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 dorpsies 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 Jamestown development is listed as a project in the IDP:

Human Settlements	Infrastructure Transfers - Capital	206477	Jamestown Ph2, Ph3 and Ph4 (1044 sites) IRDP
-------------------	---------------------------------------	--------	--

- Jamestown: Housing (Phase 2, 3 and 4): To obtain development rights/township establishment.

IDP Ref	Responsible Department	Key Activity/ Project/ Programme/ Initiative (measurable action)	Description of Unit of Measurement	Project Phase	Number of Housing Opportunities
TBC	Housing Development	Finalise the sub-division plan for Jamestown (Phase 2 and 3)	Percentage of the Jamestown, Phase 2 and 3 capital budget actually spent by 30 June	Planning	±2 000 housing opportunities (to be determined per phase)
TBC	Housing Development	Obtain development rights for mixed-use development for Jamestown Phase 4	Percentage of the Jamestown, Phase 4 capital budget actually spent by 30 June	Planning	

4.2.4 Location and accessibility of the property

The proposed site identified for the extension of the Jamestown Integrated Housing Development is directly adjacent to Phase 1 of the development and directly South of the existing Jamestown residential area. The site is easily accessible from the main entrance on School Road that leads off the R44. The site is ideally located for the proposed development.

4.2.5 Physical characteristic of the property

The site is vacant with no man-made elements (e.g. building/structures) except for the informal settlement that is located on the Southern part of the site. The site is unfenced and features low sensitivity botanical resources. The slope of the site is relatively flat. The areas of conservation value and sensitivity along the drainage area that runs through the middle of the site have been avoided and will not be impacted by the proposed development. The physical characteristic of the property is therefore suitable for the proposed development.

4.2.5.1 Environmental Impact

An EIA was conducted during Phase 1 of the initial subdivision of the project area.

All environmental features were assessed at the time and the site development plan that was developed and approved at the time incorporated all environmental features identified during the investigations.

A detailed aquatic and wetland investigation were part of the studies conducted during the previous planning process. The location of a wetland on the site of application influences the design of the proposed development. The current subdivision layout uses the exact same footprint of the previous approved layout, so no additional environmental impacts are triggered and the previous environmental authorisation that was issued is therefore still valid.



Figure 12 - Wetland on the site of application that influences the Layout of the Proposed Development

The wetland assessment conducted during the previous planning process concluded the following:

It is therefore the conclusion of the present study that the farm dam and drainage canals currently present on the site are not considered to be functional wetlands and have lost any remaining natural surrounding vegetation. The protection of a buffer zone of indigenous vegetation around these drainage features for the purpose of maintaining wetland integrity is therefore neither considered feasible nor, necessary.

4.2.5.2 Geotechnical Conditions

The developable portion of the site has gentle slopes and will require limited earthworks remodelling for effective stormwater drainage. Based on geotechnical investigations previously undertaken in the

Jamestown area it is anticipated that geologically the site is situated in terrain composed of and underlain at shallow depth by granites of the Cape Granite Suite.

The granite is typically mantled by sandy and gritty soils of naturally transported origin. This material can be expected to be of unacceptably loose consistency due to reworking during historical agricultural activities. It is expected that subgrade conditions within the sandy transported soils are typically satisfactory with only re-compaction required to improve conditions to the standards required for road building purposes.

Likewise, it is expected that founding of new buildings will typically require conventional spread footing foundations, however, the depth of founding will probably be of the order of 1,0 – 1,5m due to the presence of the reworked transported soils.

It is expected that groundwater will occur as a seasonally fluctuating perched water table which will rise to ground level during periods of intense rainfall. During the summer months, however, groundwater will not present any untoward problems during either terracing of the site, installation of deep services or construction of foundations.

Therefore, before design and construction of roads, services and building foundations commences, it is recommended that a geotechnical investigation which includes the excavation of machine dug trial holes and in-situ / laboratory testing be undertaken to establish the soil parameters and verify the expectations expressed above thereby confirming subsoil conditions.

4.3 Engineering & Bulk Services

4.3.1 Buried Services

4.3.1.1 Potable Water

The average daily demand for potable water is expected to be around 270 kilo litres per day. This is likely to peak at about 22 litres per second. The demand for firefighting is less at 15 litres per second.

The proposed development is located next to existing potable water reservoirs. An existing 250mm diameter supply pipeline from these reservoir crosses the proposed development and will need to be diverted.

According to the bulk potable water supply Master Plan for the greater Jamestown area and surroundings conducted by Messrs GLS Consulting which has now been adopted by the Stellenbosch Municipality for its future development of the area, the proposed development will require the provision of the following bulk infrastructure as shown in GLS Consulting drawings enclosed in Annexure C:

- SSW.J3: 25 l/s @ 30m Booster Pump Station
- SSW.J4: 680m x 200mm diameter new supply pipeline SSW.J1: 775m x 160mm diameter pipeline to replace an exiting 75mm diameter pipeline
- SSW.B18: New 1.8 MI reservoir
- SSW.B19: 2030m x 200mm diameter new bulk supply pipeline

Within the new development itself separate metered connections are proposed for potable water supply to each of the single residential erven and to the community facility erven. The apartment complexes will be provided with a metered bulk potable water supply to the erf. Conventional fire hydrants will be placed in the roads. Pipelines for potable water will not exceed 365 mm in diameter.

4.3.1.2 Sewers

The wastewater generated on site is planned to be collected conventionally in gravity sewers and reticulated to the lower end of the site and discharged by a 160mm diameter sewer outfall through the municipal burial site into an existing 160mm diameter collector sewer in Rovellesingel in the adjacent Jamestown township. The fully developed site is expected to discharge approximately 203 kl/day of sewage peaking at around 4.7 litres per second.

According to the sewer Master Plan for the greater Jamestown area and surroundings conducted by GLS Consulting which has also been adopted by the Stellenbosch Municipality for its future development of the area, the proposed development will require the provision of the following bulk infrastructure as shown in GLS Consulting drawings enclosed in Annexure C:

- 160m x 160mm diameter new outfall sewer
- Items 3, 5 & 6: Decommission the Jamestown, Techno Park, De Zalze 1 & De Zalze 2 pump stations
- SS3.1: New 50 l/s Blaauwklippen pump station
- SS3.2: 4 200m x 250mm diameter new rising main
- SS4.2: 342m x 200mm diameter outfall sewer and road crossing
- SS4.3: 140m x 355mm diameter new outfall sewer

Pipelines for sewers for the reticulation of the development and the sewer outfall will not exceed 365 mm in diameter.

4.3.2 Stormwater

Pipelines carrying stormwater will exceed 365 mm in diameter in accordance with the local authority's requirement for a minimum pipe diameter of 375 mm.

Stormwater leaving the site is proposed to be discharged to the existing unlined furrow/canal in the municipal burial site. Possible improvements in the appearance of the existing unlined furrow/canal can be looked into. Discharge will be limited to 300 litres per second.

4.3.3 Roads

The layout of the roads is shown on the attached drawing. These roads are planned to be an appropriate width to match those in Jamestown 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.

4.3.4 Solid Waste

Solid waste to be generated from the development is estimated to be of the order of 130m³per month (uncompacted). The municipality will collect the solid waste generated during the operational phase of the development. The solid waste will be collected from the individual single erven and from dedicated refuse rooms at the entrance to the apartment complexes. The municipally allocated 240 litre mobile refuse bins will be emptied on a weekly basis directly onto municipal trucks to be off-loaded at a licensed landfill site.

The attached letter in Annexure E from Mr Michael Rhode of the Stellenbosch Municipality confirms that although the Stellenbosch landfill site is currently running out of capacity there are plans underway to make available the necessary spare capacity to accommodate waste disposal and waste recovery both in future and in the interim.

4.3.5 Electrical Services

An estimated electrical supply of approximately 2.7MVA or 3900A 3-phase to the development. The assumptions are based on a middle-income residential area which yields a 14kVA BDMD resulting in an ADMD of 4.2kVA at the local substation. This includes provision for site lighting and the possibility of minor future expansion.

The bulk infrastructure upgrade requirements that are planned for the development are:

- 3.4kmx 70mm²11kV cable
- Substation – 2x New breakers & Terminations

The Stellenbosch Municipality confirmed that there is adequate capacity to supply power to this proposed development.

5 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 (2015).

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.

6 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, together with appropriate public amenities.

Therefore, the goal of this project is the delivery of additional state subsidized housing units, serviced sites for affordable housing (plot and plan), GAP housing units, high density units and high-income housing for sale on the open market.

The report provides a motivation for the proposed rezoning and subdivision of the Remainder of Portion 7 of the Farm 527 Stellenbosch for a proposed housing development (Phase 2 and 3 of the Jamestown Integrated Human Settlement Development). The proposal is made in accordance with the provisions of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015 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 Jamestown.

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

ANNEXURES

ANNEXURE	DESCRIPTION
A	Application Form, completed and signed by Applicant
B	Power of Attorney
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

In diversity there is beauty
and there is strength.

MAYA ANGELOU

Document prepared by:

Zutari (Pty) Ltd

Reg No 1977/003711/07

Suite 201

2nd Floor

Bloemhof Building

65 York Street

George

South Africa

PO Box 509

George

6530

Docex: DX42

T +27 44 874 2165
F +27 44 873 5843
E george@zutari.com



ZUTARI
IMPACT. ENGINEERED.



0 100m 200m 400m

Remainder
Farm 527

Phase 2

Portion 4
Farm 527

Phase 3

School Rd

R44

Stellenrust Road

JAMESTOWN



PHASE	NOTATION	ERF TYPE	ZONING (STB. SCHEME)	AREA sqm	DENSITY
1	120sqm	SUBSIDY HOUSING	CONVENTIONAL RES	20 779	40 u/ha
2	200m2	SINGLE RES.	CONVENTIONAL RES	23 928	
3	120m2	SUBSIDY HOUSING	CONVENTIONAL RES	157	
4	180m2	GAP HOUSING	CONVENTIONAL RES	1 100	45u/ha

a) TOTAL NUMBER OF RESIDENTIAL OPPORTUNITIES: 579 UNITS
 b) AVERAGE RESIDENTIAL DENSITY: 41 u/ha WITH WETLAND EXCLUDED, 30 u/ha WITH WETLAND INCLUDED
 c) 10% OPEN SPACE (PLAYLOTS) PROVISION: 12 ha PER RESIDENTIAL UNIT (6840 m2 FOR 570 UNITS)

NOTATION	ERF AREA sqm	ZONING (STB. SCHEME)	NOTATION	ERF AREA sqm	ZONING (STB. SCHEME)	ERF NUMBER	ERF AREA sqm	ZONING (STB. SCHEME)	NOTATION	ERF AREA sqm	ZONING (STB. SCHEME)
1	178sqm	CONVENTIONAL RES.	72	120sqm	CONVENTIONAL RES.	143	120sqm	CONVENTIONAL RES.	214	120sqm	CONVENTIONAL RES.
2	180sqm	CONVENTIONAL RES.	73	120sqm	CONVENTIONAL RES.	144	120sqm	CONVENTIONAL RES.	215	120sqm	CONVENTIONAL RES.
3	180sqm	CONVENTIONAL RES.	74	120sqm	CONVENTIONAL RES.	145	120sqm	CONVENTIONAL RES.	216	120sqm	CONVENTIONAL RES.
4	180sqm	CONVENTIONAL RES.	75	120sqm	CONVENTIONAL RES.	146	120sqm	CONVENTIONAL RES.	217	120sqm	CONVENTIONAL RES.
5	180sqm	CONVENTIONAL RES.	76	120sqm	CONVENTIONAL RES.	147	120sqm	CONVENTIONAL RES.	218	120sqm	CONVENTIONAL RES.
6	180sqm	CONVENTIONAL RES.	77	120sqm	CONVENTIONAL RES.	148	120sqm	CONVENTIONAL RES.	219	120sqm	CONVENTIONAL RES.
7	180sqm	CONVENTIONAL RES.	78	120sqm	CONVENTIONAL RES.	149	120sqm	CONVENTIONAL RES.	220	120sqm	CONVENTIONAL RES.
8	180sqm	CONVENTIONAL RES.	79	120sqm	CONVENTIONAL RES.	150	120sqm	CONVENTIONAL RES.	221	120sqm	CONVENTIONAL RES.
9	180sqm	CONVENTIONAL RES.	80	120sqm	CONVENTIONAL RES.	151	120sqm	CONVENTIONAL RES.	222	120sqm	CONVENTIONAL RES.
10	180sqm	CONVENTIONAL RES.	81	120sqm	CONVENTIONAL RES.	152	120sqm	CONVENTIONAL RES.	223	120sqm	CONVENTIONAL RES.
11	180sqm	CONVENTIONAL RES.	82	120sqm	CONVENTIONAL RES.	153	120sqm	CONVENTIONAL RES.	224	120sqm	CONVENTIONAL RES.
12	180sqm	CONVENTIONAL RES.	83	120sqm	CONVENTIONAL RES.	154	120sqm	CONVENTIONAL RES.	225	120sqm	CONVENTIONAL RES.
13	180sqm	CONVENTIONAL RES.	84	120sqm	CONVENTIONAL RES.	155	120sqm	CONVENTIONAL RES.	226	120sqm	CONVENTIONAL RES.
14	170sqm	CONVENTIONAL RES.	85	120sqm	CONVENTIONAL RES.	156	120sqm	CONVENTIONAL RES.	227	120sqm	CONVENTIONAL RES.
15	180sqm	CONVENTIONAL RES.	86	120sqm	CONVENTIONAL RES.	157	120sqm	CONVENTIONAL RES.	228	120sqm	CONVENTIONAL RES.
16	180sqm	CONVENTIONAL RES.	87	120sqm	CONVENTIONAL RES.	158	120sqm	CONVENTIONAL RES.	229	120sqm	CONVENTIONAL RES.
17	180sqm	CONVENTIONAL RES.	88	120sqm	CONVENTIONAL RES.	159	120sqm	CONVENTIONAL RES.	230	120sqm	CONVENTIONAL RES.
18	180sqm	CONVENTIONAL RES.	89	120sqm	CONVENTIONAL RES.	160	120sqm	CONVENTIONAL RES.	231	120sqm	CONVENTIONAL RES.
19	180sqm	CONVENTIONAL RES.	90	120sqm	CONVENTIONAL RES.	161	120sqm	CONVENTIONAL RES.	232	120sqm	CONVENTIONAL RES.
20	180sqm	CONVENTIONAL RES.	91	120sqm	CONVENTIONAL RES.	162	120sqm	CONVENTIONAL RES.	233	120sqm	CONVENTIONAL RES.
21	180sqm	CONVENTIONAL RES.	92	120sqm	CONVENTIONAL RES.	163	120sqm	CONVENTIONAL RES.	234	120sqm	CONVENTIONAL RES.
22	180sqm	CONVENTIONAL RES.	93	120sqm	CONVENTIONAL RES.	164	120sqm	CONVENTIONAL RES.	235	120sqm	CONVENTIONAL RES.
23	180sqm	CONVENTIONAL RES.	94	120sqm	CONVENTIONAL RES.	165	120sqm	CONVENTIONAL RES.	236	120sqm	CONVENTIONAL RES.
24	180sqm	CONVENTIONAL RES.	95	120sqm	CONVENTIONAL RES.	166	120sqm	CONVENTIONAL RES.	237	120sqm	CONVENTIONAL RES.
25	180sqm	CONVENTIONAL RES.	96	120sqm	CONVENTIONAL RES.	167	120sqm	CONVENTIONAL RES.	238	120sqm	CONVENTIONAL RES.
26	170sqm	CONVENTIONAL RES.	97	120sqm	CONVENTIONAL RES.	168	120sqm	CONVENTIONAL RES.	239	120sqm	CONVENTIONAL RES.
27	170sqm	CONVENTIONAL RES.	98	120sqm	CONVENTIONAL RES.	169	120sqm	CONVENTIONAL RES.	240	120sqm	CONVENTIONAL RES.
28	180sqm	CONVENTIONAL RES.	99	120sqm	CONVENTIONAL RES.	170	120sqm	CONVENTIONAL RES.	241	120sqm	CONVENTIONAL RES.
29	180sqm	CONVENTIONAL RES.	100	120sqm	CONVENTIONAL RES.	171	120sqm	CONVENTIONAL RES.	242	120sqm	CONVENTIONAL RES.
30	180sqm	CONVENTIONAL RES.	101	120sqm	CONVENTIONAL RES.	172	120sqm	CONVENTIONAL RES.	243	120sqm	CONVENTIONAL RES.
31	180sqm	CONVENTIONAL RES.	102	120sqm	CONVENTIONAL RES.	173	120sqm	CONVENTIONAL RES.	244	120sqm	CONVENTIONAL RES.
32	180sqm	CONVENTIONAL RES.	103	120sqm	CONVENTIONAL RES.	174	120sqm	CONVENTIONAL RES.	245	120sqm	CONVENTIONAL RES.
33	180sqm	CONVENTIONAL RES.	104	120sqm	CONVENTIONAL RES.	175	120sqm	CONVENTIONAL RES.	246	120sqm	CONVENTIONAL RES.
34	180sqm	CONVENTIONAL RES.	105	120sqm	CONVENTIONAL RES.	176	120sqm	CONVENTIONAL RES.	247	120sqm	CONVENTIONAL RES.
35	180sqm	CONVENTIONAL RES.	106	120sqm	CONVENTIONAL RES.	177	120sqm	CONVENTIONAL RES.	248	120sqm	CONVENTIONAL RES.
36	180sqm	CONVENTIONAL RES.	107	120sqm	CONVENTIONAL RES.	178	120sqm	CONVENTIONAL RES.	249	120sqm	CONVENTIONAL RES.
37	180sqm	CONVENTIONAL RES.	108	120sqm	CONVENTIONAL RES.	179	120sqm	CONVENTIONAL RES.	250	120sqm	CONVENTIONAL RES.
38	180sqm	CONVENTIONAL RES.	109	120sqm	CONVENTIONAL RES.	180	120sqm	CONVENTIONAL RES.	251	120sqm	CONVENTIONAL RES.
39	180sqm	CONVENTIONAL RES.	110	120sqm	CONVENTIONAL RES.	181	120sqm	CONVENTIONAL RES.	252	120sqm	CONVENTIONAL RES.
40	180sqm	CONVENTIONAL RES.	111	120sqm	CONVENTIONAL RES.	182	120sqm	CONVENTIONAL RES.	253	120sqm	CONVENTIONAL RES.
41	180sqm	CONVENTIONAL RES.	112	120sqm	CONVENTIONAL RES.	183	120sqm	CONVENTIONAL RES.	254	120sqm	CONVENTIONAL RES.
42	180sqm	CONVENTIONAL RES.	113	120sqm	CONVENTIONAL RES.	184	120sqm	CONVENTIONAL RES.	255	120sqm	CONVENTIONAL RES.
43	180sqm	CONVENTIONAL RES.	114	120sqm	CONVENTIONAL RES.	185	120sqm	CONVENTIONAL RES.	256	120sqm	CONVENTIONAL RES.
44	180sqm	CONVENTIONAL RES.	115	120sqm	CONVENTIONAL RES.	186	120sqm	CONVENTIONAL RES.	257	120sqm	CONVENTIONAL RES.
45	180sqm	CONVENTIONAL RES.	116	120sqm	CONVENTIONAL RES.	187	120sqm	CONVENTIONAL RES.	258	120sqm	CONVENTIONAL RES.
46	180sqm	CONVENTIONAL RES.	117	120sqm	CONVENTIONAL RES.	188	120sqm	CONVENTIONAL RES.	259	120sqm	CONVENTIONAL RES.
47	180sqm	CONVENTIONAL RES.	118	120sqm	CONVENTIONAL RES.	189	120sqm	CONVENTIONAL RES.	260	120sqm	CONVENTIONAL RES.
48	180sqm	CONVENTIONAL RES.	119	120sqm	CONVENTIONAL RES.	190	120sqm	CONVENTIONAL RES.	261	120sqm	CONVENTIONAL RES.
49	180sqm	CONVENTIONAL RES.	120	120sqm	CONVENTIONAL RES.	191	120sqm	CONVENTIONAL RES.	262	120sqm	CONVENTIONAL RES.
50	170sqm	CONVENTIONAL RES.	121	120sqm	CONVENTIONAL RES.	192	120sqm	CONVENTIONAL RES.	263	120sqm	CONVENTIONAL RES.
51	180sqm	CONVENTIONAL RES.	122	120sqm	CONVENTIONAL RES.	193	120sqm	CONVENTIONAL RES.	264	120sqm	CONVENTIONAL RES.
52	170sqm	CONVENTIONAL RES.	123	120sqm	CONVENTIONAL RES.	194	120sqm	CONVENTIONAL RES.	265	120sqm	CONVENTIONAL RES.
53	180sqm	CONVENTIONAL RES.	124	120sqm	CONVENTIONAL RES.	195	120sqm	CONVENTIONAL RES.	266	120sqm	CONVENTIONAL RES.
54	180sqm	CONVENTIONAL RES.	125	120sqm	CONVENTIONAL RES.	196	120sqm	CONVENTIONAL RES.	267	120sqm	CONVENTIONAL RES.
55	180sqm	CONVENTIONAL RES.	126	120sqm	CONVENTIONAL RES.	197	120sqm	CONVENTIONAL RES.	268	120sqm	CONVENTIONAL RES.
56	180sqm	CONVENTIONAL RES.	127	120sqm	CONVENTIONAL RES.	198	120sqm	CONVENTIONAL RES.	269	120sqm	CONVENTIONAL RES.
57	170sqm	CONVENTIONAL RES.	128	120sqm	CONVENTIONAL RES.	199	120sqm	CONVENTIONAL RES.	270	120sqm	CONVENTIONAL RES.
58	170sqm	CONVENTIONAL RES.	129	120sqm	CONVENTIONAL RES.	200	120sqm	CONVENTIONAL RES.	271	120sqm	CONVENTIONAL RES.
59	170sqm	CONVENTIONAL RES.	130	120sqm	CONVENTIONAL RES.	201	120sqm	CONVENTIONAL RES.	272	120sqm	CONVENTIONAL RES.
60	160sqm	CONVENTIONAL RES.	131	120sqm	CONVENTIONAL RES.	202	120sqm	CONVENTIONAL RES.	273	120sqm	CONVENTIONAL RES.
61	170sqm	CONVENTIONAL RES.	132	120sqm	CONVENTIONAL RES.	203	120sqm	CONVENTIONAL RES.			
62	170sqm	CONVENTIONAL RES.	133	120sqm	CONVENTIONAL RES.	204	120sqm	CONVENTIONAL RES.			
63	160sqm	CONVENTIONAL RES.	134	120sqm	CONVENTIONAL RES.	205	120sqm	CONVENTIONAL RES.			
64	170sqm	CONVENTIONAL RES.	135	120sqm	CONVENTIONAL RES.	206	120sqm	CONVENTIONAL RES.			
65	170sqm	CONVENTIONAL RES.	136	120sqm	CONVENTIONAL RES.	207	120sqm	CONVENTIONAL RES.			
66	160sqm	CONVENTIONAL RES.	137	120sqm	CONVENTIONAL RES.	208	120sqm	CONVENTIONAL RES.			
67	160sqm	CONVENTIONAL RES.	138	120sqm	CONVENTIONAL RES.	209	120sqm	CONVENTIONAL RES.			
68	160sqm	CONVENTIONAL RES.	139	120sqm	CONVENTIONAL RES.	210	120sqm	CONVENTIONAL RES.			
69	160sqm	CONVENTIONAL RES.	140	120sqm	CONVENTIONAL RES.	211	120sqm	CONVENTIONAL RES.			
70	160sqm	CONVENTIONAL RES.	141	120sqm	CONVENTIONAL RES.	212	120sqm	CONVENTIONAL RES.			
71	170sqm	CONVENTIONAL RES.	142	120sqm	CONVENTIONAL RES.	213	120sqm	CONVENTIONAL RES.			

DISCLAIMER

THIS DOCUMENT IS THE PROPERTY OF ZUTARI & ASSOCIATES. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ZUTARI & ASSOCIATES.

THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.

THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.

REVISION DETAILS

REV. NO.	DATE	DESCRIPTION
1	2024-01-15	ISSUE FOR PERMIT
2	2024-02-01	REVISED PERMIT REQUIREMENTS
3	2024-02-15	REVISED PERMIT REQUIREMENTS

CLIENT

FARM 527/4 STELLENBOSCH

JAMESTOWN DEVELOPMENT FRAMEWORK

PROJECT

STATUS: **STATUS**

DATE: **DATE**

APPROVED: **APPROVED**

DESIGNED BY: **DESIGNED BY**

REVIEWED BY: **REVIEWED BY**

SCALE

1:1000

APPROVED

DATE: **DATE**

BY: **BY**

PROJECT

STATUS: **STATUS**

DATE: **DATE**

APPROVED: **APPROVED**

DESIGNED BY: **DESIGNED BY**

REVIEWED BY: **REVIEWED BY**

PROJECT

STATUS: **STATUS**

DATE: **DATE**

APPROVED: **APPROVED**

DESIGNED BY: **DESIGNED BY**

REVIEWED BY: **REVIEWED BY**

PROJECT

STATUS: **STATUS**

DATE: **DATE**

APPROVED: **APPROVED**

DESIGNED BY: **DESIGNED BY**

REVIEWED BY: **REVIEWED BY**

PROJECT

STATUS: **STATUS**

DATE: **DATE**

APPROVED: **APPROVED**

DESIGNED BY: **DESIGNED BY**

REVIEWED BY: **REVIEWED BY**

PROJECT

STATUS: **STATUS**

DATE: **DATE**

APPROVED: **APPROVED**

DESIGNED BY: **DESIGNED BY**

REVIEWED BY: **REVIEWED BY**

PROJECT

STATUS: **STATUS**

DATE: **DATE**

APPROVED: **APPROVED**

DESIGNED BY: **DESIGNED BY**

REVIEWED BY: **REVIEWED BY**

PROJECT

STATUS: **STATUS**

DATE: **DATE**

APPROVED: **APPROVED**

DESIGNED BY: **DESIGNED BY**

REVIEWED BY: **REVIEWED BY**

PROJECT

STATUS: **STATUS**

DATE: **DATE**

APPROVED: **APPROVED**

DESIGNED BY: **DESIGNED BY**

REVIEWED BY: **REVIEWED BY**

PROJECT

STATUS: **STATUS**

DATE: **DATE**

APPROVED: **APPROVED**

DESIGNED BY: **DESIGNED BY**

REVIEWED BY: **REVIEWED BY**

PROJECT

STATUS: **STATUS**

DATE: **DATE**

APPROVED: **APPROVED**

DESIGNED BY: **DESIGNED BY**

REVIEWED BY: **REVIEWED BY**

PROJECT

STATUS: **STATUS**

DATE: **DATE**

APPROVED: **APPROVED**

DESIGNED BY: **DESIGNED BY**

REVIEWED BY: **REVIEWED BY**

PROJECT

STATUS: **STATUS**

DATE: **DATE**

APPROVED: **APPROVED**

DESIGNED BY: **DESIGNED BY**

REVIEWED BY: **REVIEWED BY**

PROJECT

STATUS: **STATUS**

DATE: **DATE**

APPROVED: **APPROVED**

DESIGNED BY: **DESIGNED BY**

REVIEWED BY: **REVIEWED BY**

PROJECT

STATUS: **STATUS**

DATE: **DATE**

APPROVED: **APPROVED**

DESIGNED BY: **DESIGNED BY**

REVIEWED BY: **REVIEWED BY**

PROJECT

STATUS: **STATUS**

DATE: **DATE**

APPROVED: **APPROVED**

DESIGNED BY: **DESIGNED BY**

REVIEWED BY: **REVIEWED BY**

PROJECT

STATUS: **STATUS**

DATE: **DATE**

APPROVED: **APPROVED**

DESIGNED BY: **DESIGNED BY**

REVIEWED BY: **REVIEWED BY**

PROJECT

STATUS: **STATUS**

DATE: **DATE**

APPROVED: **APPROVED**

DESIGNED BY: **DESIGNED BY**

REVIEWED BY: **REVIEWED BY**

PROJECT

STATUS: **STATUS**

DATE: **DATE**

APPROVED: **APPROVED**

DESIGNED BY: **DESIGNED BY**

REVIEWED BY: **REVIEWED BY**

PROJECT

STATUS: **STATUS**

DATE: **DATE**

APPROVED: **APPROVED**

DESIGNED BY: **DESIGNED BY**

REVIEWED BY: **REVIEWED BY**

PROJECT

STATUS: **STATUS**

DATE: **DATE**

APPROVED: **APPROVED**

DESIGNED BY: **DESIGNED BY**

REVIEWED BY: **REVIEWED BY**

PROJECT

STATUS: **STATUS**

DATE: **DATE**

APPROVED: **APPROVED**

DESIGNED BY: **DESIGNED BY**

REVIEWED BY: **REVIEWED BY**

PROJECT

STATUS: **STATUS**

DATE: **DATE**

APPROVED: **APPROVED**

DESIGNED BY: **DESIGNED BY**

REVIEWED BY: **REVIEWED BY**

PROJECT

STATUS: **STATUS**

DATE: **DATE**

APPROVED: **APPROVED**

DESIGNED BY: **DESIGNED BY**

REVIEWED BY: **REVIEWED BY**

PROJECT

STATUS: **STATUS**

DATE: **DATE**

APPROVED: **APPROVED**

DESIGNED BY: **DESIGNED BY**

REVIEWED BY: **REVIEWED BY**

PROJECT

STATUS: **STATUS**

DATE: **DATE**

APPROVED: **APPROVED**