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

[redacted]

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

Application Property Address: Erf 406 and 398 Raithby, Raithby Annandale Road (Between Grave Yard and Copper Kettle Restaurant)
Application Property Number: Erf 406 and 398 Raithby
Applicant: Nautecon Trading and Investments (Pty) Ltd – Dirk Hattingh
Owner: Nautecon Trading and Investments (Pty) Ltd – Dirk Hattingh 082 854 7174
Application Reference: LU/15855 (TP410/2023)
Application Type: Application for **subdivision** in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning Bylaw (2023) for the subdivision of Erf 406, Raithby into 7 portions, namely Portion 1 (±244m^2) , Portion 2 (±232m^2), Portion 3 (±358m^2) , Portion 4 (±197m^2) , Portion 5 (±196m^2). Portion 6 (±217m^2) and Portion 7 (±196m^2) , the phasing of the development on a per erf basis and the registration of a 6m right of way servitude over Portions 1 to 5 and Erf 398, Raithby and a *8m* right of way servitude over Portion 6.

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

Application for **subdivision** in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning Bylaw (2023) for the subdivision of Erf 406, Raithby into 7 portions, namely Portion 1 (±244m^2) , Portion 2 (±232m^2), Portion 3 (±358m^2) , Portion 4 (±197m^2) , Portion 5 (±196m^2). Portion 6 (±217m^2) and Portion 7 (±196m^2) , the phasing of the development on a per erf basis and the registration of a 6m right of way servitude over Portions 1 to 5 and Erf 398, Raithby and a *8m* right of way servitude over Portion 6.

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-

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: Nautecon Trading and Investments (Pty) Ltd – Dirk Hattingh – dirk@dirkhattingh.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 (60 days if it is an state entity) from the date of this notice to be received on or before the closing date of (31 October 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 (082 853 7174) during normal office hours. (08:00 to 16:30)

Yours faithfully

Dirk Hattingh
Nautecon Trading and Investments (Pty) Ltd

WINELANDS VILLAGE LOCALITY

Legend

- Erf
- HOA Area

Scale: 1:2 257

Date created: November 13, 2019

Western Cape Government
Agriculture

STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

LAND USE APPLICATION

PLEASE CONSULT THE PLANNING PORTAL ON THE MUNICIPAL WEBSITE FOR FURTHER DETAILS www.stellenbosch.gov.za

ADVERTISING PERIOD: 8 SEPTEMBER 2023 – 31 OCTOBER 2023

ERF 406 AND 398 (RAITHBY)

ENQUIRIES: DIRK HATTINGH (dirk@dirkhattingh.com 082 853 7174)

NOTICE

Application for **subdivision** in terms of Section 15(2) (d) of the Stellenbosch Municipal Land Use Planning Bylaw (2023) for the subdivision of Erf 406, Raithby into 7 portions, namely Portion 1 (±244m^2) , Portion 2 (±232m^2), Portion 3 (±358m^2) , Portion 4 (±l97m^2) , Portion 5 (±196m^2). Portion 6 (±217m^2) and Portion 7 (±196m^2) , the phasing of the development on a per erf basis and the registration of a 6m right of way servitude over Portions 1 to 5 and Erf 398, Raithby and a *8m* right of way servitude over Portion 6.

MOTIVATION REPORT

PROPOSED SUBDIVISION OF ERF 406 RAITBY, STELLENBOSCH

SECTION A

APPLICATION DETAILS AND BACKGROUND

This section provides a brief background as well as a detailed description of the applications needed in terms of any other applicable legislation will also be discussed.

1. BACKGROUND

The property is located within the proclaimed municipal boundary of Stellenbosch and forms part of the town of Raithby.

Erf 406 forms part of the Winelands Village development. On the Annual General Meeting in 2019, the home owners body resolved unanimously to adopt a new constitution to regularise, amongst other, later than subdivisions on the Estate. In this constitution it has also been unanimously resolved that erven 406 and 398 be removed from the Estate. The Home Owners Association however have also given its consent for the subdivision of the property.

The developer of the property have is investigating the development potential of the property in order to be able to effectively utilise this property to its fullest potential within the context of current market conditions. The objective of the proposal would be to develop the property as effectively as possible whilst taking into account the surrounding and site specific conditions that currently exist, whilst at the same time ensuring that the proposal will be both economically viable/sustainable and sensitive to the surrounding land uses and regional context.

Taking into account the existing residential zoning and land use of the property, and those of the surrounding erven, it is envisaged that the development of the property still

be utilized for residential purposes but at a higher density than what is currently the case, whilst ensuring an acceptable impact on the surrounding residential/urban areas.

2. THE APPLICATION

In order to allow for the development of the property as a mixed use urban area, application is hereby made on behalf of the registered owner for:

1. **The subdivision of Erf 406 Raithby into seven residential erven in terms of of Section 15(2)(d) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015;**
2. **The phasing of the subdivision on a per erf basis;**

5. **The approval of Winelands Villas for the name of the Estate;**
6. **The approval of the Subdivision Plan and Site Development Plan;**
7. **Approval of the Constitution (Annexure L of this application) and Architectural Guidelines (Annexure N of this application.**
8. **Approval of access servitude over erf 398 as per Figure 2 of the Services Report (Annexure O of this applicatoin) and the new subdivisions of erf 406 as per the site development plan (Annexure F of this application).**

3. OTHER APPLICATIONS/REPORTS

3.1 Application for Basic Assessment in terms of the Environmental Impact Assessment Regulations – National Environmental Management Act (Act No. 107 of 1998) (NEMA).

There is nothing that triggers anything in terms of the above mentioned

3.2 National Heritage Resources Act (Act No 25 of 1999).

The regulations of the above Act were promulgated on the 29 August 2003. The National Heritage Resources Act (Act No. 25, 1999) states that any development or activity

that will change the character of a site exceeding 5 000 m^2 in extent will require the submission of an application in terms of the act. As the property is less on 1600 square meters big, no actions is required in this respect.

3.3 Subdivision of Agricultural Land Act (Act 70 of 1970)

The property is not subject to the provisions of The Subdivision of Agricultural Land Act (Act 70 of 1970), as it is located within a proclaimed municipal boundary. It is thus exempt from the provisions of SALA in terms of Section 1(a), and thus an application in terms of Act 70 of 1970 is not required.

SECTION B
SITE ANALYSIS

This section deals with all the aspects of the site and the surrounding area that influenced the design of the Development.

4. DETAILS

Property Description:	Erf 406 Riathby, Stellenbosch Municipality
Registered Owner:	Nautecon Trading and Investments (Pty) Ltd
Area:	± 1640 square meters
Zoning:	Residential
Title Deed Number:	T27852/2016
Present Use:	Vacant Residential

A copy of the Power of Attorney permitting the submission of an application for the subdivision and consent use on the above properties has been attached to this application.

5. RESTRICTIVE CONDITIONS OF TITLE

There are no restrictive conditions contained within the Title Deed that inhibit the proposed development (subdivision) of the properties for the purposes of establishing a private development. A conveyancer's certificate and copy of the relevant title deeds have been attached in Annexures hereto. The only relevant condition related to erf 406 and 398 being part of the Winelands Village Home Owners Association is currently in the process of being lifted.

6. LOCATION

6.1 Regional Context.

The property is located within the town of Raithby within the urban edge of Raithby, in the Stellenbosch Municipal area, which is situated in the area of jurisdiction of the Winelands District Council.

6.2 Local Context.

The property is located on the Annandale Road next to the Methodist cemetery and the Auberge Restaurant site as is shown in Figure 1 below.

Access will be gained to the development through a 6 m wide access servitude via the cemetery access over erf 398 which also belongs to Nautecon Trading and Investments (Pty) Ltd, and which has already been previously approved for access to erf 406 as is shown in the approval letter as included in this application.

Figure 1: Location of erf 406 and access to erf 406 – already approved

7. PHYSICAL CHARACTERISTICS

The development area is more or less flat with a slight fall towards the main road. The land could be seen in Figure 2 below.

Figure 2: The development land

8. SURROUNDING URBAN STRUCTURE

The site is located directly across the road from Winelands Village (currently still part of Winelands Village) which is a well established urban residential development. Winelands Village have examples of higher densities but also some lower densities, which make the additions of a slightly higher density in this new development very desirable, adding in a need for affordable higher density single residential erven.

The surrounding road network is very well established and it is being proposed that access to the proposed development be gained from the existing approved entrance on erf 398 as shown in Figure 2.

The proposed residential subdivision will compose of 7 single residential units with an erf size of between 196 square meters and 358 square meters, with a 6 m access servitude as shown in Figure 3 below.

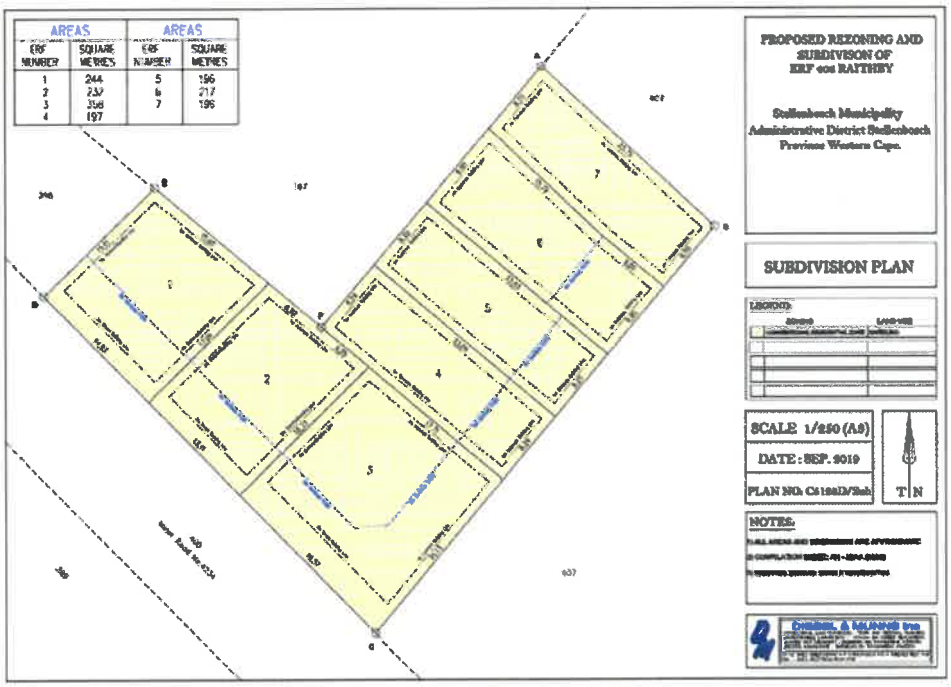


Figure 3: Proposed layout and access servitude

The proposed continued residential use, whilst providing for densification, are seen to be compatible with the surrounding urban structure and architecture. The proposed development can be seen to be of an appropriate scale and form that relates to the

surrounding urban fabric, development patterns and land use character of the surrounding residential neighbourhoods. The proposed form of the development (concept) has been dealt with in the attached master plans and Architectural Guidelines.

9. PLANNING POLICY CONTEXT

The documents discussed in this section are planning policies that the Local Authority would utilise in order to guide them in their evaluation of development applications in the Raithby area. There are many forward planning documents that have a specific relevance to this area, and these range from provincial policy documents to local spatial plans and policies.

9.1 National Spatial Development Perspective (NSDP).

The NSDP is a National Government directive that is aimed at ensuring that all the valuable resources of the country are allocated in the most efficient manner throughout all of the various geographic regions within the country. It has been borne out of the identified priority of government to improve the impact of its programmes and policies in achieving common objectives and outcomes. This is especially important with respect to economic growth, job creation and addressing the needs of the poor.

The NSDP can thus be seen as a set of guiding principles that are aimed at guiding infrastructure investment and developing spending in the various geographical regions of the country and can act as a frame of reference in guiding government actions, especially in light of:

- Reaching consensus on the spatial location of development potential and need in all areas.
- Aligning infrastructure spending and investment.
- Monitoring and assessing government development planning and implementation.

It is highlighted that future government spending should not be in areas that would in future become mere poverty traps and the centres which have existing potential for economic growth should be the the priority for economic investment. Raithby exhibits the characteristics of a centre that has the potential for urban and economic growth, and thus the proposed development of this area would be in line with the principles as set out within the NSDP, without leading to the marginalisation of any areas that have less

of an economic potential.

9.2 The Spatial Planning and Land Use Management Act, 2013 (SPLUMA).

Generally SPLUMA seeks to create a uniform and effective spatial planning and land development regime for the whole of the country. The details of the objectives of SPLUMA are set out in section 3 of the Act and include:

- to provide a uniform, effective and comprehensive system of spatial planning and land use management for the Republic;
- to ensure that the system of spatial planning and land use management promotes social and economic inclusion;
- to provide for development principles and norms and standards;
- to provide for the sustainable and efficient use of land;
- to provide for cooperative government and intergovernmental relations amongst the national, provincial and local spheres of government; and
- to redress the imbalances of the past and to ensure that there is equity in the application of spatial development planning and land use management systems.

In order to realise these objectives, SPLUMA requires that Spatial Development Frameworks be prepared and adopted by the national, provincial and municipal spheres of government. SPLUMA sets out numerous development principles, norms and standards that are to guide spatial planning, land use management and land development. These principles include:

- spatial justice, which includes a commitment to redress past spatial and other development imbalances;
- spatial sustainability, which requires land development to be aligned with fiscal and Institutional means;
- efficiency, requiring land development to optimally use existing resources and infrastructure;
- spatial resilience, which provides that flexibility in spatial plans, policies and land use management systems must be provided for specifically so that sustainable livelihoods is ensured in communities affected by development; and
- good administration.

9.3 The Western Cape Provincial Spatial Development Framework (WCPSDF).

The WCPSDF was adopted in 2005 and is aimed at guiding development within the Western Cape province, and is a broad spatial policy that will inform more detailed district and local Spatial Development Frameworks.

The WCPSDF aims to deliver human development, economic and basic need programmes to areas within the Western Cape that require them. This can be achieved through the investment of (scarce) public sector resources where they will generate the highest socio-economic returns. The WCPSDF highlights the need to conveniently locate urban activities and infrastructure in such a manner that they will aid in the promotion of public and non-motorised transportation.

The creation and implementation of the Urban Edge as a tool for managing urban growth is seen as extremely important within the WCPSDF. This will serve to ensure the more effective development of the urban areas within the province, as the WCPSDF calls for higher densities within the urban areas. This will lead to the more effective utilisation of services and resources within these areas, as it can be said that higher densities lead to the better utilisation of services. These urban edges need to be held fast for long enough in order to allow new development within the urban areas to re-orientate itself inwards in order for the concept of the urban edge to be successful. This will lead to developers exploring development opportunities within the existing urban areas rather than looking towards the surrounding countryside for these opportunities.

The proposed development of the property is located within the identified urban edge boundary as indicated within the Stellenbosch Spatial Development Framework, and is located within the well established urban node of Raithby. Thus the proposed development of the property will be in line with the objective of the WCPSDF in maximising development, and thus the utilisation of services within the urban edge.

This proposed urban densification is also key to the efficiency and urban restructuring of the public transportation system, as smaller denser areas are easier to service than larger sprawling suburban areas. There are other aspects to urban restructuring other than densification that have also been identified, such as the efficient geographical location of activities in order to minimise the need for vehicular transportation. This densification and development of the urban areas should also occur with due regard for

the environmental and heritage concerns of the specific area.

Although the PSDF places a strong emphasis on the prevention of the phenomenon of urban sprawl, the development of the property for housing purposes cannot be seen to be promoting urban sprawl, as it is providing for an essential need in a manner that will help to integrate land-use and transport and infrastructure planning within an identified existing urban area (within the urban edge), which in turn will ensure that the provision of essential services that will be more affordable and sustainable.

It is envisaged that the proposed housing development on the property will be developed on a house by house basis as the erven are sold out.

The WCPSDF also highlights the need to promote the tourism industry in the Western Cape by preventing the degradation of the natural environment through undesirable development. The protection of the landscape by limiting development to areas identified as being suitable will in the end serve to enhance the attractiveness of the area, and hence promote tourism. By sensitively increasing the densities of urban nodes, such as Raithby, it will ensure that more people are attracted to the area and hence will have a positive impact on tourism for the area. The constitution will make provision for short term rentals and use of the units as guest houses.

The proposed development is located on a portion of a property that is currently underutilised (standing vacant), and hence provides a unique opportunity to aid in the socio-economic development of the surrounding suburbs, whilst at the same time having no unacceptable negative impacts on the tourism potential of the surrounding area. Architectural Guidelines will developed in a Cape Vernacular, similar to what has been developed so successfully at Winelands Village.

10. PLANNING PRINCIPLES

The following planning principles were seen to be important in informing the development proposals that have been put forward.

10.1 Enhancement of the Raithby urban area (urban structure).

It is important to focus on the improvement of the quality of the urban area within the

surrounding neighbourhood, which will in turn provide for a more visually pleasing experience from the surrounding traffic routes that pass through the area. The existing urban structure could be described as that of a predominantly residential neighbourhood consisting of varying residential types and densities.

Measures need to be taken that ensure that any development that takes place in the area will not have any significant impacts on the aesthetic quality of the existing character, and should tie in directly to the surrounding urban structure. The development/intensification of existing underutilised and unsightly land within the urban framework could be seen to positively contribute to the enhancement of the urban structure. Thus the development of the site as an upmarket mixed use development could be seen to be contributing positively to the existing urban (residential) structure of the surrounding neighbourhoods, especially the smaller plots in Winelands Village.

10.2 Promote the Sustainable Development of the area.

In order to promote sustainable development, the proposed development of the site should aim to address the identified need for economic (development) opportunities whilst at the same time not negatively impacting on the aesthetic quality of the area. The development of the property for a higher density development will allow for the development of underutilised urban land, which will serve to provide a wide range of economic and residential benefits. The proposed development will provide for a more compact urban form which would in turn facilitate the increased sustainability of the town as a whole (denser urban environments are easier to service and maintain). It will also lead to increased efficiency in transportation planning and costs.

10.3 Natural environment and surrounding countryside.

Due to the importance placed on tourism in the Western Cape, any urban development should be sensitive to the quality of the surrounding rural/agricultural countryside. Land within existing urban areas that is underutilised and suitable for development should be developed in a sensitive manner in order to protect the surrounding countryside from the pressures being exerted due to the increasing need for urban residential units/properties. The site in an ideal situation to be able to provide for increased development/densities within the existing identified urban area, thus easing the pressure for such development to take place outside the urban edge, whilst at the same time not impacting on the quality

of the existing urban fabric. The drafting and implementation of a stringent set of urban design and architectural guidelines for the development of the site will ensure that the proposal will lead to the building of a high quality urban environment that will contribute positively to the quality of the surrounding residential neighbourhoods.

Cognisance of the site specific natural environment also needs to be taken when proposing any form of urban development. Natural slopes, drainage patterns and stormwater flow should be evaluated when proposing any development. The proposal takes cognisance of all of the local factors through the careful detailing of all of the engineering issues in the attached engineering services reports and proposed development master plans.

10.4 Allow for efficient traffic flow (Mobility and Accessibility).

Due to the over-reliance on motor vehicles (as opposed to utilising public transportation networks), the impact that traffic generation can have is an important issue for any urban development. It is thus important to ensure that any development should take into consideration the impact that it will have on the existing traffic infrastructure of the area, as well as any mitigating measures that can be implemented to counteract any such impacts. Adequate parking facilities need to be provided in order to ensure that the vehicles associated with the development are parked in such a manner as to not pose a problem on the surrounding road network.

Any proposed development has to reinforce the existing hierarchy of movement both within the development itself and on the surrounding road patterns. The provision of adequate and convenient parking facilities and an adequate road network within the development will ensure that the proposal meets with this objective. The urban design and architectural guidelines will ensure that each of the properties is developed in such a manner so as to allow for adequate on-site parking for motor vehicles so that all vehicles will be parked outside of the roadway precinct. This will ensure that the aesthetic integrity of the roadway precinct is maintained and hence contribute positively to the development. Private pedestrian movement will be adequately facilitated within the development through the extensive open/communal space provided for within the centre of the development.

The servicing needs has also been provided for in such a manner so as to ensure that it has a minimal impact on the public realm (surrounding public streets). These facilities

have been located so as not to affect the mobility of the vehicles in the public realm, and also to help provide for a positive interface between the private development and the public street.

10.5 Contribute positively to the safety and security of the area.

An important consideration that needs to be evaluated with any proposed development is the impact that such a proposal will have on the safety and security of the environment concerned. A development should seek to maximise the visual connections through the increase in the passive surveillance of the public realm. This could be achieved through the placement of open spaces, windows, doors and balconies facing the public interface, as well as the minimising of 'blind spots' onto the public realm.

The proposed development will serve to meet this principle through the placement of the units in such a manner so as to allow, as far as possible, for the 'overlooking' of the surrounding streets, and hence increasing the passive surveillance of the public realm. The introduction of an increased number of high net-worth residents to the area will also serve to facilitate the increased safety and security of the neighbourhood. Residents of this development would have the same vested interests in the maintaining of a safe and secure neighbourhood as that of any other surrounding property owner.

10.6 Positive interface with the public realm.

Any development should take cognisance of its interface with the surrounding public realm (public streets and/or public open spaces). The proposal should reinforce the existing urban structure and should respond to the local environmental conditions (such as prevailing winds, sun, rainfall, etc.). Any proposed buildings need to have a positive relationship with the surrounding public streets, and hence should contribute positively to the public realm. Even private open spaces within a development need to contribute positively to the public realm, and public spaces should be overlooked.

10.7 Heritage character.

Any urban development should seek to enhance the unique identity and heritage character of the neighbourhood within which it is located. It should respect the local cultural landscape and integrate itself within the existing context. The proposed development will be treating the public private interface (boundary walls and fences) in

such a manner so as to integrate this visual aspect with the residential properties within the surrounding neighbourhood. It will also positively enhance the existing residential character of the area through the provision of a high quality mixed use development.

11. OPPORTUNITIES AND CONSTRAINTS

The various opportunities and constraints facing the proposed development of the site will be discussed below.

11.1 OPPORTUNITIES.

- **Development of underutilised/derelict land.**
  The identified site is in the position to provide a development opportunity on a portion of land located within the identified urban edge that is currently not being utilised to its fullest potential. The opportunity thus exists to develop the site and to improve the aesthetic quality of the area. In this way the neighbouring restaurant and grave yard will be visually linked.

- **Strategic location.**
  The property is strategically located between the Auberge Restaurant and the Raithby cemetery. The surrounding road infrastructure is well established which provides easy access to the surrounding rural, urban and metropolitan areas. This provides an opportunity to provide an aesthetically pleasing development that will be highly accessible to passing traffic.

- **Economic development.**
  The development of the property will provide much needed economic benefits for Raithby. These benefits will include aspects such as the creation of job opportunities during both the construction phase and once the development has been completed, the generation of additional revenue (through rates and taxes) for the Local Authority, the promotion of tourist (and outside) spending in the area, and all the general economic benefits associated with the implementation of such a development. Air B&B will be encouraged on the Development.

- **Topography.**
  There are no problems with regard to the slope of the properties, as it is virtually

flat with a slight and regular slope to the land towards the west and the main road. This provides for an opportunity to be able to develop the properties for higher residential densities without the problems associated with developing on steep slopes. The relatively gentle topography will also ensure that the proposed development will not be as visually intrusive had it been developed up a severe mountain slope.

- **Surrounding land uses.**
  Although the majority of the surrounding properties are utilised for single residential purposes, the area could be considered to be an area of varying residential types and densities. There are examples of higher density residential developments located in relative close proximity to the site, including Winelands Village across the road, especially the smaller erven.

- **Improved residential quality.**
  As the site is currently standing vacant, it can be argued that it does not contribute positively to the aesthetic quality of the surrounding neighbourhood. Thus the property is in a position where it can be developed for a high quality residential development that can contribute positively to the surrounding neighbourhood and abutting streetscapes.

11.2 CONSTRAINTS.

- **Visual Impact.**
  As the site is located on the edge of the urban area, with a limited potential for severe visual impact. It is nestled at the foot of the higher lying agricultural land from the neighbouring farms, the Raithby cemetery and the adjacent Auberge Restaurant.

- **Access and Traffic.**
  The development of the properties will lead to a minimal increase in traffic gaining access to the development from the existing entrance from the Raithby/Annadale Road.

- **Supply of bulk services.**
  Water, electricity and sewerage is available on or very close to the proposed

development.

SECTION C
PROPOSED DEVELOPMENT

This section deals with the detailed proposals of the subdivision of the site for the establishment of a mixed use development.

12. ENVISAGED PRODUCT

In addition to the guidelines provided in the relevant forward planning policies of the area and the characteristics specific to the site and the surrounding area as discussed in Section B, the following planning principles were also taken into account in the creation of a vision statement for the development of the site:

- The efficient use of available land with associated economic benefits without any negative impact on the environment;
- The creation of a quality urban environment which is safe and attractive to live (and work) in; and
- Urban integration.

The vision is of a vibrant urban environment with its own unique character with which the local community can identify and call their own. The proposed product will be in the form of a seven plot single residential development with high quality residential units to provide in the need for housing in the area in order to protect the aesthetic quality of the surrounding landscape and land uses.

12.1 Quality of development.

As it can be seen on the attached SDP, and architectural guidelines manual, it is being proposed that the property be developed as a simple residential development as a high quality product that will be aesthetically pleasing, within the context of the Cape Vernacular architecture.

In order to ensure a high quality development cognisance has been taken with regard to the impact of the proposed dwellings/buildings on the surrounding properties. The height

of the buildings has been kept as low as possible and it is proposed that they are to be no higher than 9 m from the base level or 2 storeys. The development parameters of the proposed buildings has been outlined in detail within the architectural guidelines. These architectural guidelines outline the development concept in great detail, and by implementing these urban design concepts, it will be ensured that the site will be developed into a high quality living environment.

The development of the individual properties within the development will be done in such a manner so as to minimise their impact on the surrounding residential erven. The implementation of the design guidelines will ensure that overlooking onto adjoining properties is minimised.

12.2 Public interface.

As has been discussed previously, the development of the properties is being proposed in such a manner so as to provide for a high quality urban environment aimed at the upper end of the Stellenbosch/Raithby housing market. This is important for this development as it is located adjacent an up-scale restaurant, farm area and this needs to be carried through into the design of the residential units.

A detailed architectural design guidelines manual has been drafted that will govern the development of the individual properties within the estate. The aim of the guidelines is to ensure that the development is constructed as a visually pleasing environment for the benefit of all the owners within the estate, as well as the town as a whole. The maintaining of a high standard when it comes to the construction of the dwellings will also ensure that the existing residential quality of the surrounding neighbourhood is also maintained, if not enhanced.

12.3 Property Owners' Association.

The maintenance of the communal areas within the development (as well as the boundary walls/fences) will be the responsibility of the Property Owners' Association (POA) that will be established. This proposed POA will also ensure that the development and residents all conform to a set of rules that will be compiled in order to ensure the high standard of living that is envisaged for the proposed development. This will ensure that the high standard of quality of the development will be maintained to the benefit of not only the residents within the estate, but that of the surrounding property owners as

well. A copy of the proposed POA constitution and Architectural Guidelines are herewith submitted for approval.

13. ACCESS

Access will be gained to the development via a single access road from the existing entrance over erf 398 Raitby (which also belongs to the Developer) and over which an access servitude will provide access to the various plots.

The very limited expected trip generation for the development does not justify a traffic impact assessment.

13.1 Internal roads.

The internal roads within the development will a simple six meter wide servitude over the plots as per Figure 3 hereof.

13.2 Parking.

All required parking will be provided for when the individual erven are developed according to the Architectural Design Guidelines. Sufficient area has been provided for on all of the proposed properties to be able to accommodate the on site parking as stated within the Stellenbosch Integrated Zoning Scheme. Detailed parking layouts will be submitted together with the building/development plans submitted for each property within the proposed development.

14. SERVICES

The Services Report is attached in this Application and does not present any problems pertaining to the project.

17. DESIRABILITY

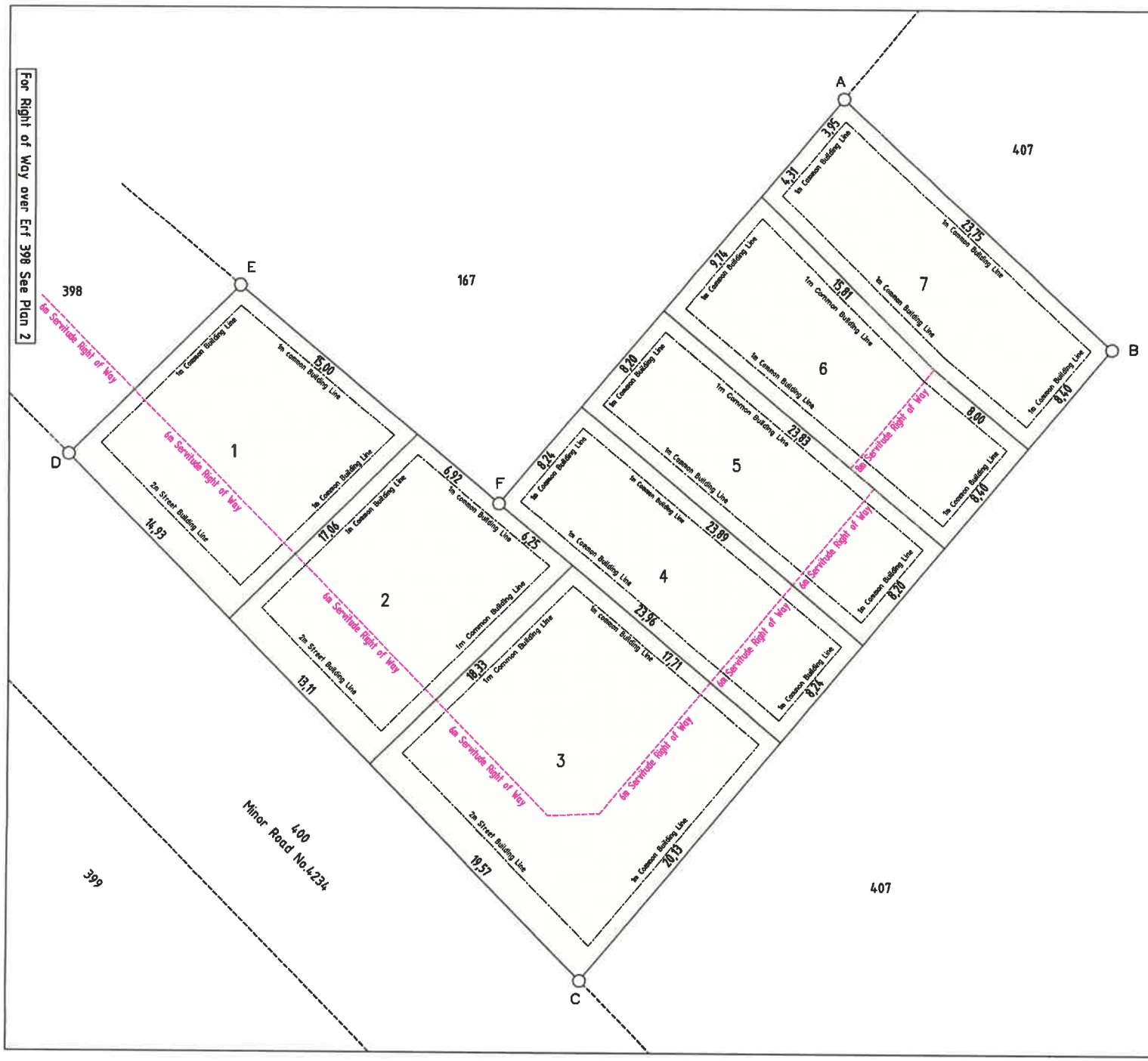
Taking into account all of the above it is clear that the proposed development will have no impact on the surrounding environment which can be construed to be undesirable in respect of the safety, welfare and amenity value of the specific site conditions and the preservation of the surrounding built and natural environment. The proposal will also in no way impact on any existing rights. The proposal can be seen to be compliant with these evaluation criteria for the following reasons:

- The proposal complies with the guidelines as set out in the higher order spatial planning policies which promote socio-economic integration.
- The proposed development is of an appropriate scale and form that relates to the surrounding urban fabric, development pattern and land use character of the surrounding neighbourhood.
- The proposal will have no impact on the existing built form and will thus fit into the surrounding urban context.
- The placement of the proposal adjacent to an established urban residential development is seen to be compatible with the existing character and represents an acceptable land use intensification in the area.
- The proposal will not have a bad visual impact, on the contrary, it will enhance the current derelict open area which is unmaintained and not attractive at the moment.
- The proposed development will not detract from any existing rights of the surrounding erven. On the contrary, it will enhance it.
- Increase human activity will help ensure increased passive surveillance of the adjoining public realm (streets and open spaces).
- There is adequate servicing capacity to accommodate the proposed development and adequate on-site parking can be provided for.
- The application will not undermine the public interest.

18. CONCLUSION

The proposed development of the property as a single residential project is considered to be consistent with good urban development and management. It can be described as the efficient use of underutilised land within the identified urban edge for development and it will result in the optimal utilisation of the property. It will constitute a desirable development in terms of the relevant Stellenbosch Municipal By Laws and Land Use

Planning requirements. With this in mind, it is envisaged that Council will approve the proposed application without reserve.



PROPOSED SUBDIVISION OF ERF 406 RAITHBY AND SERVITUDE R.O.W OVER ERF 398 RAITHBY

Stellenbosch Municipality
Administrative District Stellenbosch
Province Western Cape.

SUBDIVISION PLAN

LEGEND:

	ZONING	LAND USE
	CONVENTIONAL RESIDENTIAL ZONE	DWELLING
	CONVENTIONAL RESIDENTIAL ZONE	RIGHT OF WAY

SCALE 1/250 (A3)

DATE : MAY 2023

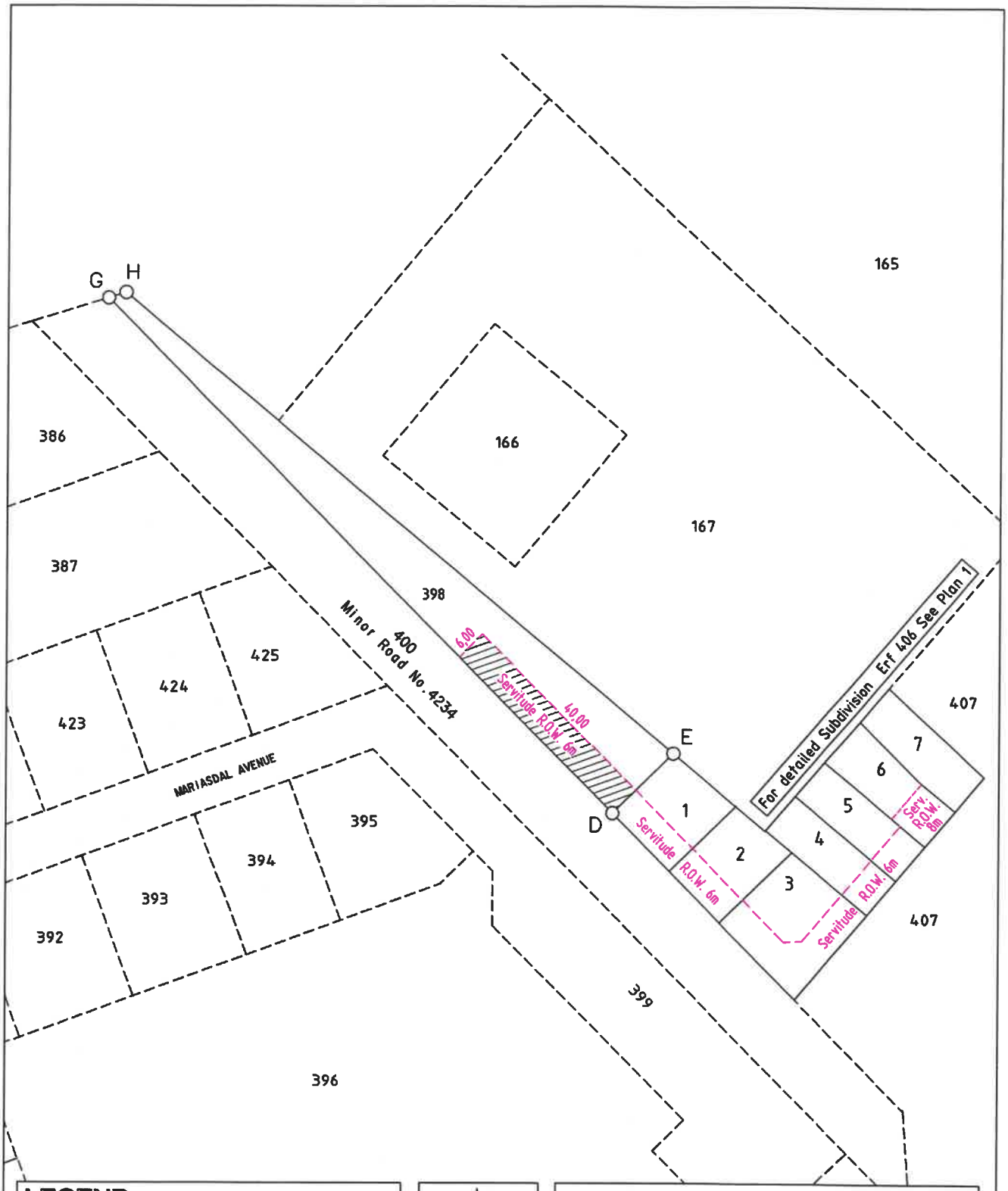
PLAN NO: C5128D/Sub PLAN 1

T N

NOTES:

1) ALL AREAS AND DIMENSIONS ARE APPROXIMATE
2) COMPILATION SHEET: AH - 2BAA (3282)
3) EXISTING ZONING: SINGLE RESIDENTIAL

DIESEL & MUNNS Inc
PROFESSIONAL LAND SURVEYORS : TOWN AND REGIONAL PLANNERS
PROFESSIONELE LANDMETERS : STADS- EN STREEK BEPLANNERS
SECTIONAL TITLE CONSULTANTS : ENGINEERING AND TOPOGRAPHICAL SURVEYORS
DEELTITEL KONSULTANTE : INGENIEURS EN TOPOGRAFIESE OPMETERS
20 ST. JAMES STREET/STRAAT - P O BOX/POSBUS 476 - SOMERSET WEST 7129



LEGEND:

SERVITUDE RIGHT OF WAY

TN

PROPOSED SERVITUDE R.O.W. ON ERF 398 RAITHBY

Stellenbosch Municipality
Administrative District Stellenbosch
Province Western Cape.

NOTES:

1) ALL AREAS AND DIMENSIONS ARE APPROXIMATE
2) COMPILATION SHEET: 3282 (M4354)

SCALE 1/1 000

DATE : MAY 2023

PLAN NO: C5128/Ser PLAN 2

DIESEL & MUNNS Inc
PROFESSIONAL LAND SURVEYORS ; TOWN AND REGIONAL PLANNERS
PROFESSIONELE LANDMETERS ; STADS- EN STREEK BEPLANNERS
SECTIONAL TITLE CONSULTANTS ; ENGINEERING AND TOPOGRAPHICAL SURVEYORS
DEELTITEL KONSULTANTE ; INGENIEURS EN TOPOGRAFIESE OPMETERS
20 ST. JAMES STREET/STRAAT - P O BOX/POSBUS 478 - SOMERSET WEST 7129
TEL : (021) 852-3600/852-3759 EMAIL : admin@dieselandmunns.co.za