FIRST PLAN TOWN PLANNERS STADSBEPLANNERS

Verw/Ref: **FP/0621/1016** **18 May 2023** :Date/Datum

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

Du Toit Street Properties (Pty) Ltd
8 Du Toit Street
Stellenbosch

To Whom It May Concern

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

Application Property Address: Subject erven is located within a street block located between the following streets: Alexander, Bergzicht, Du Toit and Adam Tas Streets.

Application Property Number: Unregistered Erf 17363 Stellenbosch (A Consolidation of Erven 282 – 289, 295 & 299)

Applicant: Firstplan Town and Regional Planners – 021 930 7183 - info@firstplan.co.za

Owner: Myspace Hostel (Pty) Ltd, tel nr 021886 5262

Application Reference: LU/15395

DESCRIPTION OF LAND USE APPLICATION AND DEVELOPMENT PROPOSAL

The following applications in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning By-Law (2015):

1. Section 15(2)(e): The **consolidation** of Erven 282 – 289, 295 & 299 to create unregistered Erf 17363 as per the attached Consolidation Plan.

2. Section 15(2)(a): The **rezoning** of unregistered Erf 17363 (A Consolidation of Erven 282 – 289, 295 & 299) Stellenbosch from Conventional Residential Zone to Mixed-Use Zone to allow for a private student hostel and business premises.

3. Section 15(2)(b): The following **permanent departures** from the parameters of a Mixed-Use Scheme containing a business premises component and a hostel component: (Please see Departure Drawing Sheets 10-03-000, 01-03-006, 01-03-007 and 01-03-008 contained in Annexure 12, Site Development Plan.)

BUILDING LINES

Ground Storey

- Street building line of 0.78m in lieu of 4.5m on Du Toit Street (north)
- Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 4.5m
- Common boundary at the side (Erven 296) of 0m in lieu of 3m (section 110(2)(i) of Stellenbosch Zoning Scheme)
- Common boundary at the side (Erven 296) of 0m in lieu of 4.5m
- Common boundary at the side (Erven 290) of 1.35m in lieu of 4.5m

First Storey

- Street building line of 0.5m in lieu of 4.5m on Du Toit Street (north) for the hostel component.
- Street building line of 0.0m in lieu of 4.5m on Du Toit Street (west) for the hostel component.
- Street building line of 0.0m in lieu of 4.5m on the most western portion of Alexander Street for the hostel component.
- Common boundary at the side (Erf 294) of 0m in lieu of 4.5m.
- Common boundary at the side (Erf 296) of 3m in lieu of 4.5m for the hostel component.
- Common boundary at the side (Erf 296) of 1m in lieu of 3m (section 110(2)(i) of Zoning Scheme) for the office component.
- Common boundary at the side (Erven 298) of 3m in lieu of 4.5m for the hostel component.
- Common boundary at the side (Erven 290) of 1.35m in lieu of 4.5m for the hostel component.

Second Storey

- Street building line of 0m in lieu of 4.5m on Du Toit Street (north) for the hostel component.
- Street building line of 0.0m in lieu of 4.5m on Du Toit Street (west) for the hostel component.
- Street building line of 0.0m in lieu of 4.5m on the most western portion of Alexander Street for the hostel component.
- Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 6m for the hostel component.

- Common boundary at the side (Erf 294) of 3m in lieu of 6m for the hostel component.
- Common boundary at the side (Erf 296) of 1m in lieu of 6m for the hostel component.
- Common boundary at the side (Erf 296) of 1m in lieu of 3m (section 110(2)(i) of Zoning Scheme) for the office component.
- Common boundary at the side (Erf 298) of 3m in lieu of 6m for the hostel component.
- Common boundary at the side (Erf 290) of 1.35m in lieu of 6m for the hostel component.
- Street building line of 0m in lieu of 4.5m on Du Toit Street (north) for the hostel component.
- Street building line of 0.0m in lieu of 4.5m on Du Toit Street (west) for the hostel component.
- Street building line of 0.0m in lieu of 4.5m on the most western portion of Alexander Street for the hostel component.
- Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 6m for the hostel component.
- Common boundary at the side (Erf 294) of 3m in lieu of 6m for the hostel component.
- Common boundary at the side (Erf 296) of 1m in lieu of 6m and for the hostel component.
- Common boundary at the side (Erf 296) of 1m in lieu of 3m (section 110(2)(i) of Zoning Scheme) for the office component.
- Common boundary at the side (Erf 298) of 3m in lieu of 6m for the hostel component.
- Common boundary at the side (Erf 290) of 1.35m in lieu of 6m for the hostel component.

Third Storey

- Street building line of 0m in lieu of 4.5m on Du Toit Street (north) for the hostel component.
- Street building line of 0.0m in lieu of 4.5m on Du Toit Street (west) for the hostel component.
- Street building line of 0.0m in lieu of 4.5m on the most western portion of Alexander Street for the hostel component.
- Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 6m for the hostel component.
- Common boundary at the side (Erf 294) of 3m in lieu of 6m for the hostel component.
- Common boundary at the side (Erf 296) of 1m in lieu of 6m for the hostel component.
- Common boundary at the side (Erf 296) of 1m in lieu of 3m (section 110(2)(i) of Zoning Scheme) for the office component.
- Common boundary at the side (Erven 298) of 3m in lieu of 6m for the hostel component.
- Common boundary at the side (Erven 290) of 1.35m in lieu of 6m for the hostel component.

Coverage

- A total coverage of 89% (9 310m²) in lieu of 50% for the hostel component.

- A departure from the parking provisions of a private hostel, 117 bays in lieu of 637 bays. (Please see Basement Drawing Sheet 10-03-001 contained in Annexure 12, Site Development Plan)

4. Section 25(2): The following departure from the **provisions applying to the Stellenbosch Urban Conservation Area**:

- A height of 18 m in lieu of 10 m for the first 15 meters measured from a public road. See Annexure 12, Site Development Plan (Drawing 03-03-001, Elevational Diagrams)

5. Section 15(2)(f): **Removal of the following restrictive conditions** in respect of a land unit. This applies to building lines, built upon area, more than one unit and being utilized for residential purposes only. (See Annexure 10, List of Title Deed Conditions to be Removed)

- Condition E1(a): That this erf be used for residential purposes only.

The property will be used for mixed-uses (business premises and hostel)

- Condition E1(b): That only one dwelling together with such outbuildings as are ordinarily required to be used herewith be erected on this erf.

The property will be used for mixed-use purposes (business premises and a hostel containing 261 units)

- Condition E1(c): That not more than one-third the area of this erf shall be built upon.

A total coverage of 89% (9 310m²) in lieu of one third built upon area in the Title Deed Conditions.

- Condition E1(d): That no building or structure or any portion thereof except boundary walls and fences be erected nearer than 6.30 metres to the street line which forms a boundary of this erf. No such buildings or structure shall be situated within 3.15 metres of the lateral boundary common to any adjoining erf, and within 4.72 metres of the rear of this erf.

This component of the Title Deed removal application pertains to the following departures from the building line restrictions in the Title Deed:

<u>Ground Storey</u>

- Street building line of 0.78m in lieu of 6.3m for the hostel component.
- Street building line of 1.2m in lieu of 6.3m on Du Toit Street (north) for the retail component.
- Street building line of 0m in lieu of 6.3m on Du Toit Street (west) for retail component.
- Street building line of 0.8m in lieu of 6.3m on Alexander Street for retail component.
- Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 4.72m for the hostel component.
- Common boundary at the rear (Erven 296, 297 and 298) of 3.15m in lieu of 4.72m for the retail component.
- Common boundary at the side (Erven 294) of 3m in lieu of 3.15m for the hostel component.
- Common boundary at the side (Erven 294) of 3m in lieu of 3.15m for the retail component.
- Common boundary at the side (Erven 296) of 0m in lieu of 3.15m) for access ramp to basement.

- Common boundary at the side (Erven 296) of 0m in lieu of 3.15m for the hostel component.
- Common boundary at the side (Erven 298) of 3m in lieu of 3.15m for retail component.
- Common boundary at the side (Erven 290) of 1.35m in lieu of 3.15m for the hostel component.

First Storey

- Street building line of 0m in lieu of 6.3m for the hostel component.
- Street building line of 0.0m in lieu of 6.3m for the hostel component.
- Street building line of 0.0m in lieu of 6.3m on the most western portion of Alexander Street for the hostel component.
- Street building line of 1.7m in lieu of 6.3m on the central portion of Alexander Street for the office component.
- Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 4.72m for the hostel component.
- Common boundary at the side (Erf 294) of 3m in lieu of 3.15m for the hostel component.
- Common boundary at the side (Erf 296) of 1m in lieu of 3.15m for the residential component.
- Common boundary at the side (Erf 296) of 1m in lieu of 3.15m for the office component.
- Common boundary at the side (Erven 298) of 3m in lieu of 3.15m for the hostel component.
- Common boundary at the side (Erven 290) of 1.35m in lieu of 3.15m for the hostel component.

Second Storey

- Street building line of 0m in lieu of 6.3m for the hostel component.
- Street building line of 0.0m in lieu of 6.3m for the hostel component.
- Street building line of 0.0m in lieu of 6.3m on the most western portion of Alexander Street for the hostel component.
- Street building line of 2m in lieu of 6.3m on the central portion of Alexander Street for the office component.
- Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 4.72m for the hostel component.
- Common boundary at the side (Erf 294) of 3m in lieu of 3.15m for the hostel component.
- Common boundary at the side (Erf 296) of 1m in lieu of 3.15m for the hostel component.
- Common boundary at the side (Erf 296) of 1m in lieu of 3.15m for the office component.
- Common boundary at the side (Erven 298) of 3m in lieu of 3.15m for the hostel component.
- Common boundary at the side (Erven 290) of 1.35m in lieu of 3.15m for the hostel component.

Third Storey

- Street building line of 0m in lieu of 6.3m for the hostel component.
- Street building line of 0.0m in lieu of 6.3m for the hostel component.

- Street building line of 0.0m in lieu of 6.3m on the most western portion of Alexander Street for the hostel component.
- Street building line of 2m in lieu of 6.3m on the central portion of Alexander Street for the office component.
- Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 4.72m for the hostel component.
- Common boundary at the side (Erf 294) of 3m in lieu of 3.15m for the hostel component.
- Common boundary at the side (Erf 296) of 1m in lieu of 3.15m for the hostel component.
- Common boundary at the side (Erven 298) of 3m in lieu of 3.15m for the hostel component.
- Common boundary at the side (Erven 290) of 1.3m in lieu of 3.15m for the hostel component.

6. **Approval of a Site Development Plan**

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

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

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

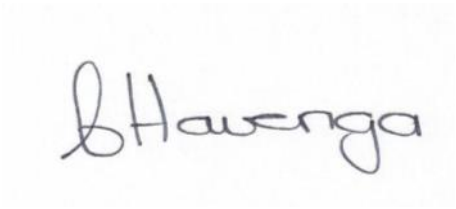
The comments must be addressed to the applicant by electronic mail as follows**: (Firstplan Town and Regional Planners –info@firstplan.co.za**). By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on **or before the closing date of 19 June 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 **073 1951 040/021 930 7183** during normal office hours.

Yours faithfully



CHRISTINE HAVENGA
FIRST PLAN TOWN AND REGIONAL PLANNERS

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

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

Adres van aansoek eiendom: Die aansoek erwe is geleë in die straatblock tussen die volgende strate: Alexander-, Bergzicht-, Du Toit- en Adam Tasstraat.

Aansoek eiendom beskrywing: Ongeregistreerde Erf 17363 Stellenbosch ('n Konsolidasie van Erwe 282 – 289, 295 & 299)

Aansoeker: Firstplan Town and Regional Planners – 021 930 7183 - info@firstplan.co.za

Eienaar: Myspace Hostel (Pty) Ltd, tel nr 021886 5262

Aansoek Verwysing: LU/15395

BESKRYWING VAN GRONDGEBRUIKAANSOEK EN ONTWIKKELINGSVOORSTEL

Die volgende aansoek ingevolge Artikel 15(2) van die Stellenbosch Munisipale Beplanningsverordening van 2015:

1. Artikel 15(2)(e): Die **konsolidasie** van Erwe 282 – 289, 295 & 299 om ongeregistreerde Erf 17363 te skep soos per die aangehegte Konsolidasieplan.

2. Artikel 15(2)(a): Die **hersonering** van ongeregistreerde Erf 17363 ('n Konsolidasie van Erwe 282 – 289, 295 & 299) Stellenbosch vanaf Konvensionele Residensiële Sone na Gemengde Gebruik Sone om `n koshuis en besigheidsperseel toe te laat.

3. Artikel 15(2)(b): Die volgende **permanente afwykings** van die parameters van `n Gemengde Gebruik Sone wat 'n besigheidsperseel en `n koshuis gedeelte bevat: (Sien asseblief die Afwyking Tekenvelle: 10-03-000, 01-03-006, 01-03-007 en 01-03-008 vervat in Bylae 12, Terreinontwikkelingsplan.)

BOULYNE

Grondverdieping

- Straatboulyn van 0.78m in plaas van 4.5m op Du Toitstraat (noord)
- Gemeenskaplike grens aan die agterkant (Erwe 292, 293, 294, 296, 297 en 298) van 3.15m in plaas van 4.5m
- Gemeenskaplike grens op die sykant (Erf 296) van 0m in plaas van 3m (artikel 110(2)(i) van Stellenbosch Songeringskema)
- Gemeenskaplike grens op die sykant (Erf 296) van 0m in plaas van 4.5m
- Gemeenskaplike grens op die sykant (Erf 290) van 1.35m in plaas van 4.5m

Eerste Verdieping

- Straatboulyn van 0.5m in plaas van 4.5m op Du Toit Street (noord) vir die koshuis gedeelte.
- Straatboulyn van 0.0m in plaas van 4.5m op Du Toit Street (wes) vir die koshuis gedeelte.
- Straatboulyn van 0.0m in plaas van 4.5m op die mees westelike gedeelte van Alexanderstraat vir die koshuis gedeelte.
- Gemeenskaplike grens aan die sykant (Erf 294) van 0m in plaas van 4.5m.
- Gemeenskaplike grens aan die sykant (Erf 296) van 3m in plaas van 4.5m vir die koshuis gedeelte.
- Gemeenskaplike grens aan die sykant (Erf 296) van 1m in plaas van 3m (artikel 110(2)(i) van die Soneringskema) vir die kantoor gedeelte.
- Gemeenskaplike grens aan die sykant (Erf 298) van 3m in plaas van 4.5m vir die koshuis gedeelte.
- Gemeenskaplike grens aan die sykant (Erf 290) van 1.35m in plaas van 4.5m vir die koshuis gedeelte.

Tweede Verdieping

- Straatboulyn van 0m in plaas van 4.5m op Du Toitstraat (noord) vir die koshuis gedeelte.
- Straatboulyn van 0.0m in plaas van 4.5m op Du Toit Street (wes) vir die koshuis gedeelte.
- Straatboulyn van 0.0m in plaas van 4.5m op die mees westelike gedeelte van Alexanderstraat vir die koshuis gedeelte.
- Gemeenskaplike grens aan die agterkant (Erwe 292, 293, 294, 296, 297 en 298) van 3.15m in plaas van 6m vir die koshuis gedeelte.
- Gemeenskaplike grens aan die sykant (Erf 294) van 3m in plaas van 6m vir die koshuis gedeelte.
- Gemeenskaplike grens aan die sykant (Erf 296) van 1m in plaas van 6m vir die koshuis gedeelte.
- Gemeenskaplike grens aan die sykant (Erf 296) van 1m in plaas van 3m (artikel 110(2)(i) van die Soneringskema) vir die koshuis gedeelte.
- Gemeenskaplike grens aan die sykant (Erf 298) van 3m in plaas van 6m vir die koshuis gedeelte.
- Gemeenskaplike grens aand ie sykant (Erf 290) van 1.35m in plaas van 6m vir die koshuis gedeelte.
- Straatboulyn van 0m in plaas van 4.5m op Du Toitstraat (noord) vir die koshuis gedeelte.
- Straatboulyn van 0.0m in plaas van 4.5m op Du Toitstraat (wes) vir die koshuis gedeelte.

- Straatboulyn van 0.0m in plaas van 4.5m op die mees westelike gedeelte Alexanderstraat vir die koshuis gedeelte.
- Gemeenskaplike grens aan die agterkant (Erven 292, 293, 294, 296, 297 en 298) van 3.15m in plaas van 6m vir die koshuis gedeelte.
- Gemeenskaplike grens aan die sykant (Erf 294) van 3m in plaas van 6m vir die koshuisgedeelte.
- Gemeenskaplike grens aan die sykant (Erf 296) van 1m in plaas van 6m vir die koshuis gedeelte.
- Gemeenskapliek grens aan die sykant (Erf 296) van 1m in plaas van 3m (artikel 110(2)(i) van Soneringskema) vir die kantoor gedeelte.
- Gemeenskaplike grens aan die sykant (Erf 298) van 3m in plaas van 6m vir die koshuis gedeelte.
- Gemeenskaplike grens aan die sykant (Erf 290) van 1.35m in plaas van 6m vir die koshuis gedeelte.

Derde Verdieping

- Straatboulyn van 0m in plaas van 4.5m op Du Toitstraat (noord) vir die koshuis gedeelte.
- Straatboulyn van 0.0m in plaas van 4.5m op Du Toitstraat (wes) vir die kantoor gedeelte.
- Straatboulyn van 0.0m in plaas van 4.5m op die mees westelike gedeelte van Alexanderstraat vir die kohuis gedeelte.
- Gemeenskaplike grens aand ie agterkant (Erwe 292, 293, 294, 296, 297 en 298) van 3.15m in plaas van 6m vir die koshuis gedeelte.
- Gemeenskaplike grens aan die sykant (Erf 294) van 3m in plaas van 6m vir die koshuis gedeelte.
- Gemeenskaplike grens aan die sykant (Erf 296) van 1m in plaas van 6m vir die koshuis gedeelte.
- Gemeenskalike grens aan die sykant (Erf 296) van 1m in plaas van 3m (artikel 110(2)(i) van die Soneringskema) vir die kantoor gedeelte.
- Gemeenskaplike grens aan die sykant (Erf 298) van 3m in plaas van 6m vir die koshuis gedeelte.
- Gemeenskaplike grens aan die sykant (Erf 290) van 1.35m in plaas van 6m vir die koshuis gedeelte.

Dekking

- 'n Totale dekking van 89% (9 310m²) in plaas van 50% vir die koshuis gedeelte.

- 'n Afwyking van die parkeervereistes vir `n private koshuis, 117 parkeerplekke in plaas van 637 parkeerplekke. (Sien asseblief die Kelderverdieping Tekenvel 10-03-001 soos vervat in Bylae 12, Terreinontwikkelingsplan)

4. Artikel 25(2): Die volgende afwyking vir die bepalings van toepassing op die Stellenbosch Stedelike Bewaringsarea:

- 'n Hoogte van 18 m in plaas van 10 m vir die eerste 15 meter soos gemeet vanaf `n openbare pad. Sien Bylae 12, Terreinontwikkelingsplan (Tekening 03-03-001, Elevational Diagrams)

5. Artikel 15(2)(f): **Opheffing van die volgende beperkende voorwaardes** van toepassing op `n grondeenheid. Dit verwys na boulyne, beboude area, meer as een eenheid en om slegs gebruik te word vir residensële doeleindes. (Sien Bylae 10, Lys van Beperkende Titelvoorwaardes wat verwyder moet word)

- Voorwaarde E1(a): Dat die erf slegs vir residensiële doeleindes gebruik word.

Die eiendom gaan gebruik word vir gemenge gebruike (sakeperseel en koshuis.

- Voorwaarde E1(b): Dat slegs een wooneenheid tesame met sodanige buiteggeboue as wat gewoonlik vereis word vir gebruik saam met dit op die perseel opgerig word.

Die eiendom gaan gebruik word vir gemengde gebruik doeleindes (sakeperseel en `n koshuis bestaande uit 261 eenhede)

- Voorwaarde E1(c): Dat nie meer as een derde van die oppervlakte van die perseel bebou word nie.

'n Totale dekking van 89% (9 310m²) in plaas van een derde beboude area soos vereis in die Titelakte voorwaardes.

- Voorwaarde E1(d): Dat geen gebou of struktuur of enige ander gedeelte daarvan behalwe gresnmure en heining nader as 6.30 meter opgerig word van die straatlyn wat die grens van die erf vorm. Geen sodanige gebou of struktuur sal nader as 3.15 meter van die sygrens gemeenskaplik aan enige aangrensende erf, en binne 4.72 meter van die agterkant van die erf toegelaat word nie.

Hierdie gedeelte van die Titelakte opheffing aansoek het betrekking op die volgende afwykings van die boulyn beperkings soos vervat in die Titelakte.

<u>Grondverdieping</u>

- Straatboulyn van 0.78m in plaas van 6.3m vir die koshuis gedeelte.
- Straatboulyn van 1.2m in plaas van 6.3m op Du Toitstraat (noord) vir die sakeperseel gedeelte.
- Straatboulyn van 0m in plaas van 6.3m op Du Toitstraat (wes) vir die sakeperseel gedeelte.
- Straatboulyn van 0.8m in plaas van 6.3m op Alexanderstraat vir die sakeperseel gedeelte.
- Straatboulyn aan die agterkant (Erwe 292, 293, 294, 296, 297 en 298) van 3.15m in plaas van 4.72m vir die koshuis gedeelte.
- Gemeenskaplike boulyn aan die agterkant (Erwe 296, 297 en 298) van 3.15m in plaas van 4.72m vir die sakeperseel gedeelte.

- Gemeenskaplike grens aan die sykant (Erf 294) van 3m in plaas van 3.15m vir die koshuis gedeelte.
- Gemeenskaplike grens aan die sykant (Erf 294) van 3m in plaas van 3.15m vir die sakeperseel gedeelte.
- Gemeenskaplike grens aan die sykant (Erf 296) van 0m in plaas van 3.15m) vir 'n toegangs oprit na die kelderverdieping.
- Gemeenskaplike grens aan die sykant (Erf 296) van 0m in plaas van 3.15m vir die koshuis gedeelte.
- Gemeenskaplike grens aan die sykant (Erfen 298) van 3m in plaas van 3.15m vir die sakeperseel gedeelte.
- Gemeenskaplike grens aan die sykant (Erf 290) van 1.35m in plaas van 3.15m vir die koshuis gedeelte.

Eerste Verdieping

- Straatboulyn van 0m in plaas van 6.3m vir die koshuis gedeelte.
- Straatboulyn van 0.0m in plaas van 6.3m vir die koshuis gedeelte.
- Straatboulyn van 0.0m in plaas van 6.3m op die mees westelike gedeelte van Alexanderstraat vir die koshuis gedeelte.
- Straatboulyn van 1.7m in plaas van 6.3m op die sentrale gedeelte van Alexanderstraat vir die kantoor gedeelte.
- Gemeenskaplike grens aan die agterkant (Erwe 292, 293, 294, 296, 297 en 298) van 3.15m in plaas van 4.72m vir die koshuis gedeelte.
- Gemeenskalike grens aan die sykant (Erf 294) van 3m in plaas van 3.15m vir die koshuis gedeelte.
- Gemeenskaplike grens aan die sykant (Erf 296) van 1m in plaas van 3.15m vir die koshuis gedeelte.
- Gemeenskaplike grens aan die sykant (Erf 296) van 1m in plaas van 3.15m vir die kantoor gedeelte.
- Gemeenskaplike grens aan die sykant (Erf 298) van 3m in plaas van 3.15m vir die koshuis gedeelte.
- Gemeenskaplike grens aand ie sykant (Erf 290) van 1.35m in plaas van 3.15m vir die koshuis gedeelte.

Tweede Verdieping

- Straatboulyn van 0m in plaas van 6.3m vir die koshuis gedeelte.
- Straatboulyn van 0.0m in plaas van 6.3m vir die koshuis gedeelte.
- Straatboulyn van 0.0m in plaas van 6.3m op die mees westelike gedeelte van Alexanderstraat vir die koshuis gedeelte.
- Straatboulyn van 2m in plaas van 6.3m op die sentrale gedeelte van Alexanderstraat vir die kantoor gedeelte.
- Gemeenskaplike grens aan die agtrerkant (Erwe 292, 293, 294, 296, 297 en 298) van 3.15m in plaas van 4.72m vir die koshuis gedeelte.
- Gemeenskaplike grens aan die sykant (Erf 294) van 3m in plaas van 3.15m vir die koshuis gedeelte.

- Gemeenskaplike grens aan die sykant (Erf 296) van 1m in plaas van 3.15m vir die koshuis gedeelte.
- Gemeenskaplike grens aan die sykant (Erf 296) van 1m in plaas van 3.15m vir die kantoor gedeelte.
- Gemeenskaplike grens aan die sykant (Erf 298) van 3m in plaas van 3.15m vir die koshuis gedeelte.
- Gemeenskaplike grens aan die sykant (Erf 290) van 1.35m in plaas van 3.15m vir die koshuis gedeelte.

Derde Verdieping

- Straatboulyn van 0m in plaas van 6.3m vir die koshuis gedeelte.
- Straatboulyn van 0.0m in plaas van 6.3m vir die koshuis gedeelte.
- Straatboulyn van 0.0m in plaas van 6.3m op die mees westelike gedeelte van Alexanderstraat vir die koshuis gedeelte.
- Straatboulyn van 2m in plaas van 6.3m op die sentrale gedeelte van Alexanderstraat vir die kantoor gedeelte.
- Gemeenskaplike grens aan die agterkant (Erwe 292, 293, 294, 296, 297 en 298) van 3.15m in plaas van 4.72m vir die koshuis gedeelte.
- Gemeenskaplike grens aan die sykant (Erf 294) van 3m in plaas van 3.15m vir die koshuis gedeelte.
- Gemeenskaplike grens aan die sykant (Erf 296) van 1m in plaas van 3.15m vir die koshuis gedeelte.
- Gemeenskaplike grens aan die sykant (Erf 298) van 3m in plaas van 3.15m vir die koshuis gedeelte
- Gemeenskaplike grens aan die sykant (Erf 290) van1.3m in plaas van 3.15m vir die koshuis gedeelte.

6. **Goedkeuring van `n Terreinontwikkelingsplan**

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres: https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements. Indien die webtuiste of tersaaklike dokumente nie toeganglik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

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

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.

- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsite van die volgende aspekte:
    - Die feite en omstandighede aantoon wat die die kommentaar toelig;
    - Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
    - Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
    - Dat die insette voldoende inlgting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

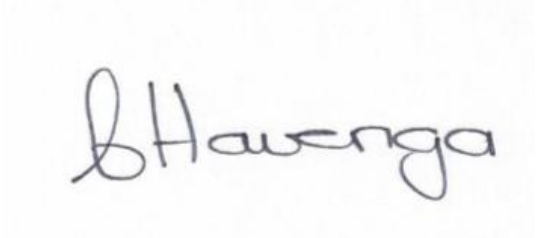
Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg**: (Firstplan Town and Regional Planners – info@firstplan.co.za).** Deur 'n beswaar, kommentaar of vertoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of **op die laaste dag van die sluitings datum van 19 June 2022.**

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

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 073 1951 040/021 930 7183 gedurende normale kantoor ure.

Die uwe



CHRISTINE HAVENGA
FIRST PLAN TOWN AND REGIONAL PLANNERS

APPLICATION FOR REZONING, CONSOLIDATION, PERMANENT DEPARTURES, REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS & SITE DEVELOPMENT PLAN

UNREGISTERED ERF 17363 (A CONSOLIDATION OF ERVEN 282 – 289, 295 & 299) STELLENBOSCH

SUMMARY OF APPLICATION



The subject site is known as Unregistered Erf 17363 Stellenbosch, comprising 10 erven in the block bounded by du Toit and Alexander Streets in Stellenbosch, being Erven 282, 283, 284, 285, 286, 287, 288, 289, 295 & 299. It is intended to demolish all the existing structures on the individual properties. The necessary approvals in terms of Section 34 of the National Heritage Resources Act, 1999 was obtained from Heritage Western Cape.

The intention is to develop a mixed-use development comprising of student accommodation, communal recreational and study facilities for students and a business component on the ground floor level.

The development will make provision for a total of 637 bedrooms accommodated within 261 student accommodation units of varying sizes. These units will have shared facilities, e.g. communal kitchen areas, study areas, living areas and recreational spaces. It will also make provision for a limited retail component on portions of the ground floor.



LOCALITY PLAN

Erven 282 to 287, 289, 298 and 299 to create unregistered Erf 17363 Stellenbosch

DATE	October 2021	FILE	FP/0621/1016	NOT TO SCALE	FIRST PLAN TOWN PLANNERS STADSBEPLANNERS
CLIENT	JVD Property Developments	ANNEX	4		+27 (21) 930-7183 | info@firstplan.co.za | www.firstplan.co.za

APPLICATION FOR REZONING, CONSOLIDATION, PERMANENT DEPARTURES, REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS & SITE DEVELOPMENT PLAN UNREGISTERED ERF 17363 (A CONSOLIDATION OF ERVEN 282 – 289, 295 & 299) STELLENBOSCH



Client: Myspace Hostel (Pty) Ltd

Applicant: First Plan Town Planners

Reference: FP/0621/1016

Date: March 2023 Rev 1

FIRST PLAN TOWN PLANNERS STADSBEPLANNERS

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APPLICATION FOR REZONING, CONSOLIDATION, PERMANENT DEPARTURES, REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS & SITE DEVELOPMENT PLAN

UNREGISTERED ERF 17363
(CONSOLIDATION OF ERVEN 282 – 289, 295 & 299) STELLENBOSCH

SECTION A

EXECUTIVE SUMMARY

1. SUMMARY OF PROPERTY DETAIL

Table 1: Property details

Property description	Unregistered Erf 17363 (A Consolidation of Erven 282 – 289, 295 & 299) Stellenbosch)
Property address	Subject erven are located within a street block located amongst the following streets: Alexander, Bergzicht, Du Toit and Adam Tas Streets.
Site extent	1.0439 ha
Title Deed Numbers	Erf 282: T39388/1997 Erf 283: T12577/2017 Erf 284: T69496/2001 Erf 285: T45796/2011 Erf 286: T22604/1997 Erf 287: T10803/2013 Erf 288: T12390/1999 Er 289: T13064/1942 Erf 295: T64497/1990 Erf 299: T4706/1996

Surveyor General ▪ **Erf Diagrams**	Erf 282: SG 3674/1941 Erf 283: SG 2752/1945 Erf 284: SG 2753/1945 Erf 285: SG 825/1943 Erf 286: SG 2754/1945 Erf 287: SG 2051/1943 Erf 288: SG 20582/1943 Er 289: SG 4861/1945 Erf 295: SG 4860/1945 Erf 299: SG 4862/1945
Registered owner	Erf 282: Michelle Helene du Plessis and Andrea Soleen du Plessis Erf 283: Andricus Peter van der Westhuizen Erf 284: Charlotte Elizbeth Oosthuysen Erf 285: Werner Briedenhann and Hester Mari Briedenhann Erf 286: Judith Burger Erf 287: Clarissa Mason Erf 288: Peter Gerard Schaafsma Er 289: Richard Featherstone Hurndall Erf 295: Hendrik Hermanus Fouché and Sonita Johanna Fouché Erf 299: Erica Trust
Current zoning	Conventional Residential Zone
Current land use	Dwellings
Zoning Scheme	Stellenbosch Municipality Zoning Scheme By-Law, 2019
Overlay Zone applicable	Yes, Urban Conservation Area

SECTION B

BACKGROUND INFORMATION

2. BACKGROUND FACTS

The subject site is known as Unregistered Erf 17363 Stellenbosch, comprising 10 erven in the block bounded by du Toit and Alexander Streets in Stellenbosch, being Erven 282, 283, 284, 285, 286, 287, 288, 289, 295 & 299. The developer intends to demolish all the existing structures on the individual properties. The necessary approvals in terms of Section 34 of the National Heritage Resources Act, 1999 has been obtained from Heritage Western Cape. See **Annexure 18**, **Heritage Impact Assessment and HWC decision**.

The intention is to develop a mixed-use development comprising of student accommodation, communal recreational and study facilities for students and a business component on the ground floor level. The proposed development is considered ground-breaking in that it would offer student accommodation to a combination of the following groups of students: National Student Funding (NSFAS) students, the bursary students (the so-called “missing middle” group of students) as well as privately funded students. There are no other privately developed, centrally located, student accommodation facilities of this nature within the Stellenbosch Municipal area.

The development will make provision for a total of 637 bedrooms accommodated within 261 student accommodation units of varying sizes. These units will have shared facilities, e.g. communal kitchen areas, study areas, living areas and recreational spaces. It will also make provision for a limited retail component on portions of the ground floor.

The subject area is located on the edge of the historical core of Stellenbosch and forms the “seam” between the planned development of the Baden Powel Drive-Adam Tas Road-R304 transit & development corridor and the Stellenbosch CBD and University Precinct.

The spatial vision for this area, as set out in the Stellenbosch MSDF, is the intensification of this area to act as a catalyst to kick start the development of the

Adam Tas Corridor, but at the same time such development needs to be sensitive with due consideration to the valued qualities of this specific area – thus maintaining the integrity of historical and culturally significant precincts with a focus on pedestrianism. The proposed development would abut the proposed University Avenue extension and student accommodation is thus considered an appropriate land use within this location.

In the light of the above, the design proposal has been informed by an Urban Design Framework containing urban design principles as well as a Heritage Impact Assessment which proposes some heritage indicators which are in general in accordance with the provisions of the Stellenbosch Urban Conservation Overlay Zone. The design proposal was further also informed by a landscaping specialist input as well as civil, electrical and traffic engineering studies.

The design approach thus acknowledged what is special about this portion of the Stellenbosch town and how the character thereof can be protected and enhanced, but at the same time the town requires to change as it has grown significantly as a place of study, work, and tourism, while inadequately providing more inclusive and affordable residential opportunities for especially various income groups of students in close proximity to their study opportunities.

Managing residential growth of the town, through providing a greater variety of residential opportunities for both residents and students at higher densities is thus considered important. This will further assist to reduce commuting by private vehicles to and within Stellenbosch town and provide the preconditions for sustainable public transport and NMT within the town.

3. NATURE OF APPLICATION

In the light of the above-mentioned background information, the applicant, First Plan Town and Regional Planners, under power of attorney, on behalf of various property owners is proposing the consolidation and development of 10 properties in the block bounded by du Toit and Alexander Streets in Stellenbosch, being Erven 282, 283, 284, 285, 286, 287, 288, 289, 295 & 299. A consolidation diagram was prepared, and the new erf will be known as Erf 17363, Stellenbosch. This land use application entails various components as set out on the next pages: (Refer to **Annexure 1**: **Power of Attorneys** and **Annexure 2: Application Form and Pre-Application Scrutiny Form**).

Application in terms of the Stellenbosch Municipal Planning Bylaw of 2015

The following applications in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning By-Law (2015):

3.1 Section 15(2)(e): The **consolidation** of Erven 282 – 289, 295 & 299 to create unregistered Erf 17363 as per the attached Consolidation Plan.

3.2 Section 15(2)(a): The **rezoning** of unregistered Erf 17363 (A Consolidation of Erven 282 – 289, 295 & 299) Stellenbosch from Conventional Residential Zone to Mixed-Use Zone to allow for a private student hostel and business premises.

3.3 Section 15(2)(b): The following **permanent departures** from the parameters of a Mixed-Use Scheme containing a business premises component and a hostel component: (Please see Departure Drawing Sheets 10-03-000, 01-03-006, 01-03-007 and 01-03-008 contained in **Annexure 12**, **Site Development Plan.**)

(i) **Building lines**

Ground Storey

- Street building line of 0.78m in lieu of 4.5m on Du Toit Street (north)
- Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 4.5m
- Common boundary at the side (Erven 296) of 0m in lieu of 3m (section 110(2)(i) of Stellenbosch Zoning Scheme)
- Common boundary at the side (Erven 296) of 0m in lieu of 4.5m
- Common boundary at the side (Erven 290) of 1.35m in lieu of 4.5m

First Storey

- Street building line of 0.5m in lieu of 4.5m on Du Toit Street (north) for the hostel component.
- Street building line of 0.0m in lieu of 4.5m on Du Toit Street (west) for the hostel component.

- Street building line of 0.0m in lieu of 4.5m on the most western portion of Alexander Street for the hostel component.
- Common boundary at the side (Erf 294) of 0m in lieu of 4.5m.
- Common boundary at the side (Erf 296) of 3m in lieu of 4.5m for the hostel component.
- Common boundary at the side (Erf 296) of 1m in lieu of 3m (section 110(2)(i) of Zoning Scheme) for the office component.
- Common boundary at the side (Erven 298) of 3m in lieu of 4.5m for the hostel component.
- Common boundary at the side (Erven 290) of 1.35m in lieu of 4.5m for the hostel component.

Second Storey

- Street building line of 0m in lieu of 4.5m on Du Toit Street (north) for the hostel component.
- Street building line of 0.0m in lieu of 4.5m on Du Toit Street (west) for the hostel component.
- Street building line of 0.0m in lieu of 4.5m on the most western portion of Alexander Street for the hostel component.
- Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 6m for the hostel component.
- Common boundary at the side (Erf 294) of 3m in lieu of 6m for the hostel component.
- Common boundary at the side (Erf 296) of 1m in lieu of 6m for the hostel component.
- Common boundary at the side (Erf 296) of 1m in lieu of 3m (section 110(2)(i) of Zoning Scheme) for the office component.
- Common boundary at the side (Erven 298) of 3m in lieu of 6m for the hostel component.
- Common boundary at the side (Erven 290) of 1.35m in lieu of 6m for the hostel component.
- Street building line of 0m in lieu of 4.5m on Du Toit Street (north) for the hostel component.

- Street building line of 0.0m in lieu of 4.5m on Du Toit Street (west) for the hostel component.
- Street building line of 0.0m in lieu of 4.5m on the most western portion of Alexander Street for the hostel component.
- Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 6m for the hostel component.
- Common boundary at the side (Erf 294) of 3m in lieu of 6m for the hostel component.
- Common boundary at the side (Erf 296) of 1m in lieu of 6m and for the hostel component.
- Common boundary at the side (Erf 296) of 1m in lieu of 3m (section 110(2)(i) of Zoning Scheme) for the office component.
- Common boundary at the side (Erven 298) of 3m in lieu of 6m for the hostel component.
- Common boundary at the side (Erven 290) of 1.35m in lieu of 6m for the hostel component.

Third Storey

- Street building line of 0m in lieu of 4.5m on Du Toit Street (north) for the hostel component.
- Street building line of 0.0m in lieu of 4.5m on Du Toit Street (west) for the hostel component.
- Street building line of 0.0m in lieu of 4.5m on the most western portion of Alexander Street for the hostel component.
- Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 6m for the hostel component.
- Common boundary at the side (Erf 294) of 3m in lieu of 6m for the hostel component.
- Common boundary at the side (Erf 296) of 1m in lieu of 6m for the hostel component.
- Common boundary at the side (Erf 296) of 1m in lieu of 3m (section 110(2)(i) of Zoning Scheme) for the office component.
- Common boundary at the side (Erven 298) of 3m in lieu of 6m for the hostel component.

- Common boundary at the side (Erven 290) of 1.35m in lieu of 6m for the hostel component.

(ii) **Coverage**

A total coverage of 89% (9 310m²) in lieu of 50% in terms

(iv) **A departure from the parking provisions of a private hostel**, 117 bays in lieu of 637 bays. (Please see Basement Drawing Sheet 10-03-001 contained in **Annexure 12**, **Site Development Plan**)

3.4 Section 252(2): The following **departure from the provisions** applying to the **Stellenbosch Urban Conservation Area**:

A height of 18 m in lieu of 10 m for the first 15 meters measured from a public road. See **Annexure 12, Site Development Plan** (Drawing 03-03-001, Elevational Diagrams)

3.5 Section 15(2)(f): **Removal of the following restrictive conditions** in respect of a land unit. This applies to building lines, built upon area, more than one unit and being utilized for residential purposes only. (See **Annexure 10**, **List of Title Deed Conditions to be Removed**)

Condition E1(a): *That this erf be used for residential purposes only.*

The property will be used for mixed-uses (business premises and hostel)

Condition E1(b): That only one dwelling together with such outbuildings as are ordinarily required to be used herewith be erected on this erf.

The property will be used for mixed-use purposes (business premises and a hostel containing 261 units)

(i) *Condition E1(c): That not more than one-third the area of this erf shall be built upon.*

A total coverage of 89% (9 310m²) in lieu of one third built upon area in the Title Deed Conditions.

(iv) *Condition E1(d):* *That no building or structure or any portion thereof except boundary walls and fences be erected nearer than 6.30 metres to the street line which forms a boundary of this erf. No such buildings or structure shall be situated within 3.15 metres of the lateral boundary common to any adjoining erf, and within 4.72 metres of the rear of this erf.*

This component of the Title Deed removal application pertains to the following departures from the building line restrictions in the Title Deed:

Ground Storey

- Street building line of 0.78m in lieu of 6.3m for the hostel component.
- Street building line of 1.2m in lieu of 6.3m on Du Toit Street (north) for the retail component.
- Street building line of 0m in lieu of 6.3m on Du Toit Street (west) for retail component.
- Street building line of 0.8m in lieu of 6.3m on Alexander Street for retail component.
- Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 4.72m for the hostel component.
- Common boundary at the rear (Erven 296, 297 and 298) of 3.15m in lieu of 4.72m for the retail component.
- Common boundary at the side (Erven 294) of 3m in lieu of 3.15m for the hostel component.
- Common boundary at the side (Erven 294) of 3m in lieu of 3.15m for the retail component.
- Common boundary at the side (Erven 296) of 0m in lieu of 3.15m) for access ramp to basement.
- Common boundary at the side (Erven 296) of 0m in lieu of 3.15m for the hostel component.
- Common boundary at the side (Erven 298) of 3m in lieu of 3.15m for retail component.
- Common boundary at the side (Erven 290) of 1.35m in lieu of 3.15m for the hostel component.

First Storey

- Street building line of 0m in lieu of 6.3m for the hostel component.
- Street building line of 0.0m in lieu of 6.3m for the hostel component.
- Street building line of 0.0m in lieu of 6.3m on the most western portion of Alexander Street for the hostel component.
- Street building line of 1.7m in lieu of 6.3m on the central portion of Alexander Street for the office component.
- Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 4.72m for the hostel component.
- Common boundary at the side (Erf 294) of 3m in lieu of 3.15m for the hostel component.
- Common boundary at the side (Erf 296) of 1m in lieu of 3.15m for the residential component.
- Common boundary at the side (Erf 296) of 1m in lieu of 3.15m for the office component.
- Common boundary at the side (Erven 298) of 3m in lieu of 3.15m for the hostel component.
- Common boundary at the side (Erven 290) of 1.35m in lieu of 3.15m for the hostel component.

Second Storey

- Street building line of 0m in lieu of 6.3m for the hostel component.
- Street building line of 0.0m in lieu of 6.3m for the hostel component.
- Street building line of 0.0m in lieu of 6.3m on the most western portion of Alexander Street for the hostel component.
- Street building line of 2m in lieu of 6.3m on the central portion of Alexander Street for the office component.
- Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 4.72m for the hostel component.

- Common boundary at the side (Erf 294) of 3m in lieu of 3.15m for the hostel component.
- Common boundary at the side (Erf 296) of 1m in lieu of 3.15m for the hostel component.
- Common boundary at the side (Erf 296) of 1m in lieu of 3.15m for the office component.
- Common boundary at the side (Erven 298) of 3m in lieu of 3.15m for the hostel component.
- Common boundary at the side (Erven 290) of 1.35m in lieu of 3.15m for the hostel component.

Third Storey

- Street building line of 0m in lieu of 6.3m for the hostel component.
- Street building line of 0.0m in lieu of 6.3m for the hostel component.
- Street building line of 0.0m in lieu of 6.3m on the most western portion of Alexander Street for the hostel component.
- Street building line of 2m in lieu of 6.3m on the central portion of Alexander Street for the office component.
- Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 4.72m for the hostel component.
- Common boundary at the side (Erf 294) of 3m in lieu of 3.15m for the hostel component.
- Common boundary at the side (Erf 296) of 1m in lieu of 3.15m for the hostel component.
- Common boundary at the side (Erven 298) of 3m in lieu of 3.15m for the hostel component.
- Common boundary at the side (Erven 290) of 1.3m in lieu of 3.15m for the hostel component.

3.6 Approval of a Site Development Plan

3.7 An application for **approval of a Landscape Framework** and associated **Tree Management Plan**.

4. PRE-APPLICATION CONSULTATION

The amended development proposal is the result of various engagements between the owners, the applicant and various Departments of the Stellenbosch Municipality as well as the consultant team responsible for the Adam Tas Local Spatial Development Framework.

A Pre-application consultation meeting took place on 5 September 2022. The minutes of this meeting forms part of **Pre-application Consultation Record,** attached as **Annexure 3** to this report.

There were also further informal discussions with the Spatial Planning Section regarding the provision of inclusionary housing and it was agreed that accommodation catering for NSFAS students can be considered as a form of inclusionary housing.

The development concept was also discussed with the project leader of the ATC Local Spatial Development Framework, Stephen Boshoff of the Built Environment Partnership. In an e-mail, dated 3 November 2021, he expressed support for the proposed development concept. This e-mail forms part of the Pre-Application Consultation Record.

The Traffic Engineers, ITS, also had several discussions with the Municipal Engineering Department regarding the parking provision proposal for the development. A record of these discussions at respectively 14 and 21 September 2022 as well as a copy of the presentation presented to the Engineering Department forms part of the Pre-Application Consultation Record.

During the pre-application consultation process it was thus confirmed that the design and development proposal is considered in line with the spatial vision for this area in that it:

- Achieves sustainable development density to address a multitude of development challenges in Stellenbosch, while remaining respectful of place sensitive values of

building height and massing.

- Provides a positive response to the heritage character of the area, the site being located on the edge of the Stellenbosch HPOZ. Albeit the site or its immediate surroundings do not contain listed heritage resources, the proposal is considered taking issues of local genius of place very seriously and positively responds to the unique qualities of Stellenbosch.

- The design concept is considered respectful of building to street relationships traditional to Stellenbosch.

- Responds to, and sets the direction for, development in the area between the Adam Tas Corridor and the Stellenbosch CBD, particularly in relation to a future "University Avenue" and upgrading of the Van der Stel complex.

- Will contribute significantly to confidence in the Adam Tas Corridor project and process, an understanding of what is possible in the broader area, and how it should be developed.

- Will offer a variety of much needed accommodation units to National Student Funding (NSFAS) students, "missing middle" group of students and privately funded students which will promote inclusive development.

The nature of the application was also discussed to ensure that the correct administrative procedures have been followed.

SECTION C

SITE DESCRIPTION

5. DESCRIPTION OF THE AREA AND SURROUNDING LAND USES

5.1 Property description and locality

The subject property is officially known as Erf 17363 (A Consolidation of Erven 282, 283, 284, 285, 286, 287, 288, 289, 295 & 299) Stellenbosch. The proposed consolidation consists of 8 adjacent erven on Du Toit and 2 on Alexander and will be 1.0439 ha in extent. Although the whole street block is not included in this application, it is foreseen that it will become part of an overall redevelopment at a later stage. ***Figures 1*** and **2** contains an aerial photograph of the site as well as a recent drone image thereof. (Please refer to **Annexure 4**, **Locality Plan**.)



Figure 1: ***Regional location of the subject property in wider Stellenbosch area (subject site demarcated in red)***



Figure 2: ***2021 Drone image of the street block in the wider Stellenbosch context***

The property is located between Alexander and Du Toit Streets. Alexander Street functions as a direct entrance towards town from Adam Tas Road to the west into the Stellenbosch historic core running parallel to Dorp Street while Du Toit Street is a mostly residential oak lined street, typical to Stellenbosch. To the north is the Van der Stel Sports Centre and to the east is the Eikestad Mall.

An intersection and traffic intervention and upgrading are planned at the Alexander Street/Adam Tas Road intersection. Three strong pedestrian priority crossings are further proposed across Adam Tas Road and the railway line as part of the Adam Tas Corridor Development Concept. One such link is planned at the Stellenbosch Station towards the southwest, another at Alexander Street and the third at the Van Der Stel Sports Ground towards the north of the study area. The Van der Stel area (addressed as Precinct 8 in the Adam Tas Corridor Development Framework as approved on 26

October 2022) is being explored as an opportunity for re-development into a mixed-use medium to high density precinct including rationalised sports uses and residential and commercial/retail activity with sensitive incorporation and adaptive re-use of historic structures. Incorporation of a new public transport interchange (possibly along Merriman is proposed. This area is foreseen having a strong connection to the area of the Adam Tas Corridor (ATC) on the other (western) side of the railway line. This specific link will then run all the way through from Papegaaiberg to the University, Victoria Street and the Jan Marais Nature Reserve and will form part of the so-called University Corridor.

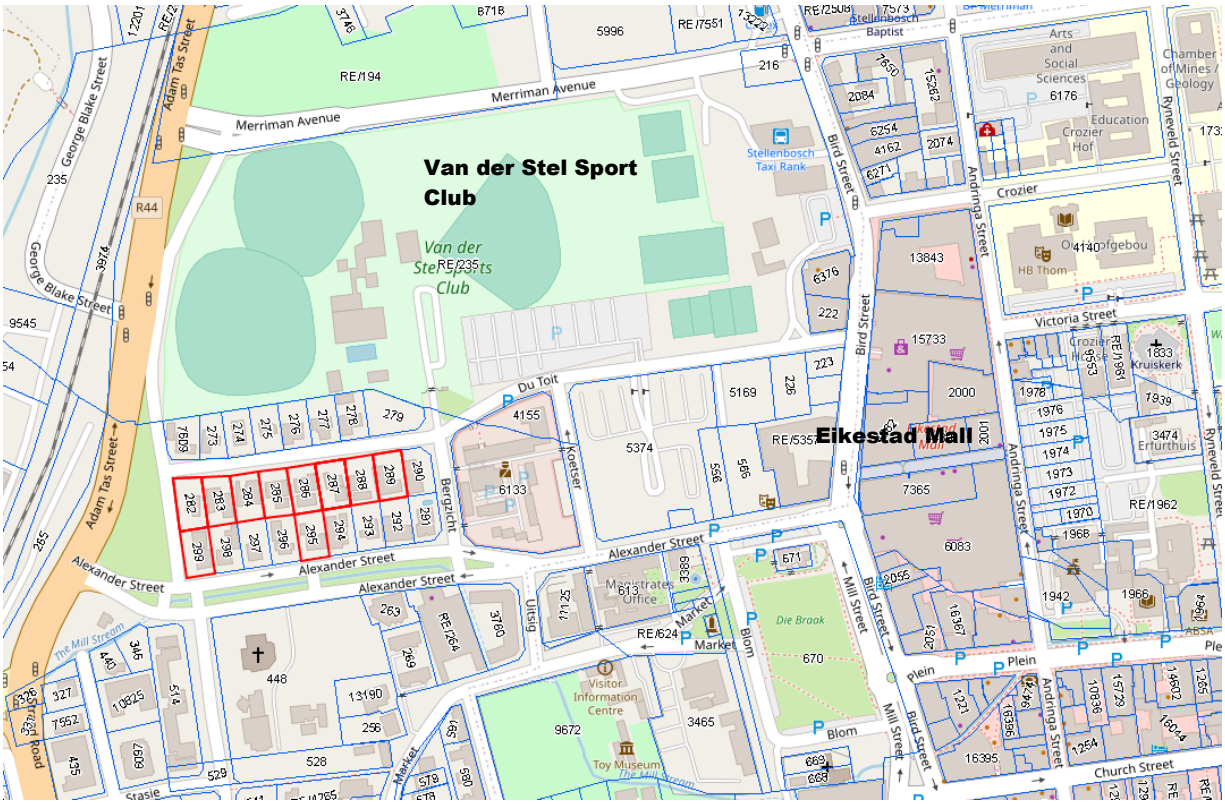


Figure 3: ***Immediate context of the subject property***

The street block currently consists of typical single residential properties with houses built mostly in the 1950's on fairly large erven (just over 1000m² each). The immediately surrounding area is thus envisioned to develop into a high intensity, mixed use integrated area and will form a bridge between the Adam Tas Corridor and the historic CBD. The Adam Tas Corridor Development Concept strongly promotes integration and connectivity from this underutilised industrial opportunity towards Stellenbosch CBD which is also undergoing extensive regeneration. The ribbon (seen as part of the extension of the University Corridor), into which this project falls, can

thus be considered a catalytic intervention between the opportunities to the west, crossing the rail line and main access arterial, towards historic Stellenbosch and the CBD.

5.2 Zonings

The Stellenbosch Municipality: Zoning Scheme By-Law, 2019 applies to this area. The individual erven are all zoned for Conventional Residential zone purposes. Although most of the properties are still utilized for single residential purposes, some of the properties are utilized for guest house and offices purposes. See the underneath extract from the Stellenbosch Municipality Zoning Map.

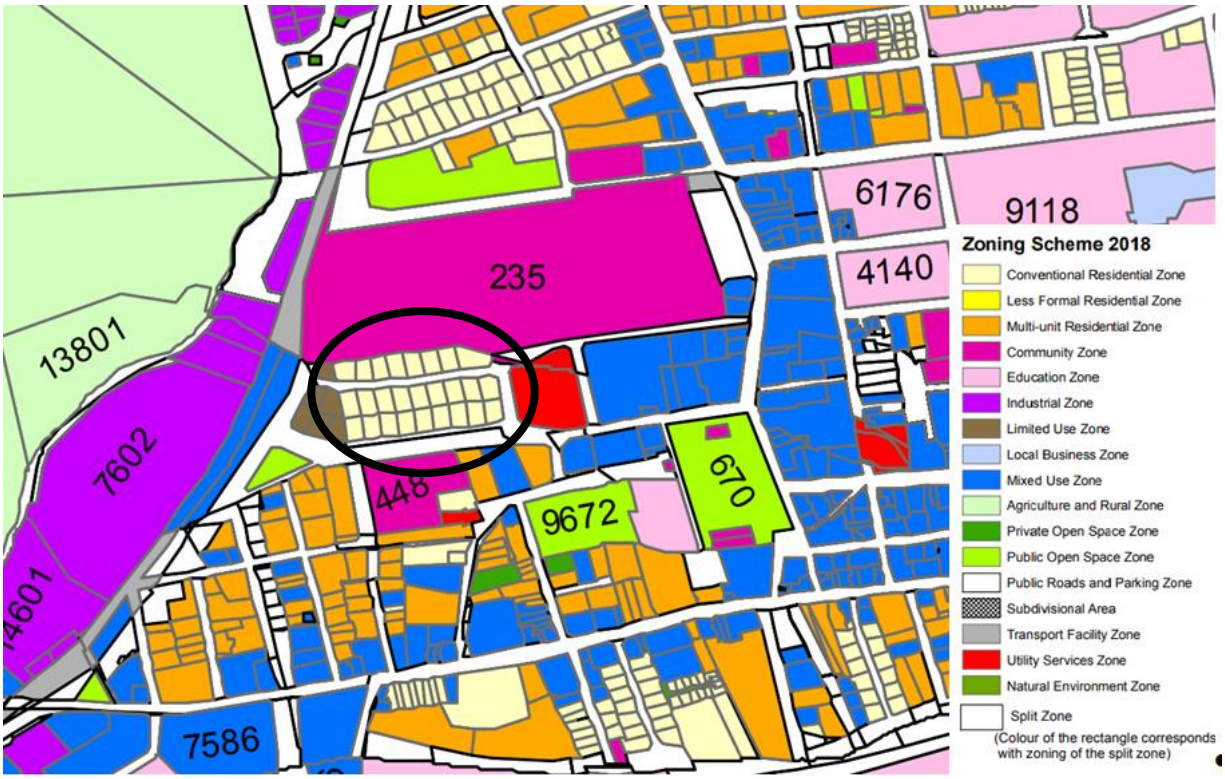


Figure 4: ***Extract from Stellenbosch Zoning Map – the development area indicated with a black circle***

The surrounding properties are a mix of zonings. Directly to the north are some Conventional Residential zoned properties, further to the north the Van der Stel Sport Grounds (Community Facility zone), to the west the industrial areas along Adam Tas Road and towards the east the mixed-use commercial areas of the Stellenbosch CBD area. To the south are also some mixed-use areas containing both higher density

residential development (Multi-unit Residential zones) and commercial land uses. (Please refer to **Annexure 5**, **Zoning Plan**.)

The subject block is further located with the Stellenbosch Urban Conservation Area zone. See the boundaries of this overlay zone on ***Figure 5*** underneath. The 2018 Stellenbosch Heritage Inventory (SHI) did not undertake an assessment of the individual properties in this application since the area formed part of the study area of the 2012 Stellenbosch Heritage Survey Historical Core 2012 (M Burden & H Fransen). However, the latter also excludes it from an assessment of heritage significance.



Figure 5: ***Boundaries of the Stellenbosch Urban Conservation Area***

Certain provisions with regard to e.g. maximum height, street buildings lines, fabric types, finishes and land uses apply to this Zone as set out in Section 252 of the

Stellenbosch Municipality: Zoning Scheme By-Law. Compliance/deviations of these provisions will be discussed and motivated in detail in **Section 7** of this report.

5.3 Land uses

The project site forms part of a small single residential enclave which comprises just three rows of 26 erven in total, 10 of which comprise the development site. It is surrounded by institutional, commercial and high-density residential uses. Du Toit Street is exclusively residential, characterised by single residential buildings, largely dating to the 1950s and later, with well vegetated gardens and mature trees in the road reserve on either side of the street. Alexander Street at this point is duelled and separated by a very wide median which accommodates a watercourse and double row of mature trees. Properties along the northern (in-bound) lanes, which include two of the subject erven, are both residential and small-scale commercial, including legal offices, engineering offices, and tourism accommodation. This section of the street block has thus lost some of its original single residential character although no external alterations have been made to the dwelling houses.

To the north is the Van der Stel Sport Grounds, to the west the Plankenburg Industrial area along Adam Tas Road and towards the east the mixed-use commercial areas of the Stellenbosch CBD. To the south are also some mixed-use areas containing both higher density residential development (Multi-unit Residential zones) and commercial land uses. Underneath and on the next page are some photographs of the land uses found within the immediate area. Please also refer to **Annexure 6**, **Land Use Plan**.



Figure 6: ***Local aerial view of the subject properties (Elsenburg Map Viewer 2021)***



Figure 7: ***Du Toit street looking east, the properties concerned located right of picture***



Figure 8: ***Du Toit Street looking west, the properties concerned located left of picture, with the exception of the residence in the immediate foreground***



Figure 9: ***Alexander Street looking east, the properties concerned located left of picture***



***Figure 10*: Alexander Street looking west, looking towards intersection with Adam Tas Road**

Underneath and on the next page are photos of the mix land uses at the opposite side of Alexander Street.



***Figure 11*: Church opposite proposed development**



Figure 12: ***Mixed land uses further along Alexander Street towards CBD***











Figures 13 - 17: ***Examples of the dwelling houses in Alexander and Du Toit Streets***

5.4 Legal status

A copy of the consolidation Diagram of Unregistered Erf 17363 (A Consolidation of Erven 282 – 289, 295 & 299) is attached as **Annexure 7**. The current ownership of the consolidated properties is shown in the underneath table. Individual Power of Attorneys were signed for each property. See **Annexure 1**, **Power of Attorneys**.

***Table 2*: List of individual properties owners of Unregistered Erf 17363**

	Property	Current landowner	Title Deed	Diagram
1	Erf 282	Michelle Helene du Plessis and Andrea Soleen du Plessis	T39388/1997	SG 3674/1941
2	Erf 283	Andricus Peter van der Westhuizen	T12577/2017	SG 2752/1945
3	Erf 284	Charlotte Elizbeth Oosthuysen	T69496/2001	SG 2753/1945
4	Erf 285	Werner Briedenhann and Hester Mari Briedenhann	T45796/2011	SG 825/1943
5	Erf 286	Judith Burger	T22604/1997	SG 2754/1945
6	Erf 287	Clarissa Mason	T10803/2013	SG 2051/1943
7	Erf 288	Peter Gerard Schaafsma	T12390/1999	SG 20582/1943
8	Er 289	Richard Featherstone Hurndall	T13064/1942	SG 4861/1945
9	Erf 295	Hendrik Hermanus Fouché and Sonita Johanna Fouché	T64497/1990	SG 4860/1945
10	Erf 299	Erica Trust	T4706/1996	SG 4862/1945

Copies of the individual **Title Deeds** for the 10 erven are attached as **Annexure 8**. A Conveyancer Certificates for the property was prepared by STBB Attorneys for each of the erven. Please refer to **Annexure 9**: **Conveyancer Certificates.** It has been confirmed that there are similar restrictive title deed conditions prohibiting the proposed development.

To allow certain components of the development, some restrictive title deed conditions need to be removed. An application is thus made for the removal of the following restrictive title deed conditions as contained in each of the Title Deeds of the individual erven:

Condition E

1. *As in favour of the registered owner of any erf in the sub-divided Estate and subject to amendment and alteration by the Administrator in terms of Section 18(3) of Ordinance Number 33 of 1934, reading:*

(a) *That this erf be used for residential purposes only.*

(b) *That only one dwelling together with such outbuildings as are ordinarily required to be used herewith be erected on this erf.*

(c) *That not more than one-third the area of this erf shall be built upon.*

(d) *That no building or structure or any portion thereof except boundary walls and fences be erected nearer than 6.30 metres to the street line which forms a boundary of this erf. No such buildings or structure shall be situated within 3.15 metres of the lateral boundary common to any adjoining erf, and within 4.72 metres of the rear of this erf.*

Also please see **Annexure 10**: **List of Title Deed Conditions to be removed**.

SECTION D

DEVELOPMENT PROPOSAL

6. DEVELOPMENT PHILOSOPHY AND URBAN DESIGN APPROACH

6.1 Responding to the surrounding urban context and future spatial vision for the area

This development proposal is for a mixed-use development with a strong residential character (a variety of student accommodation unit types) and lower order business uses, is informed by an Urban Design Framework Report, Urban Design Principles, a Heritage Impact Assessment, a Landscape Framework and specialist engineering (civil, electrical and transport) reports.

The intention is to develop a mixed-use development comprising of student accommodation, communal recreational and study facilities for the students and a business component on the ground floor level. The proposed development is considered ground-breaking in that it would offer student accommodation to the following groups of students: National Student Funding (NSFAS) students, the so-called “missing middle” group of students as well as privately funded students. There are no other privately developed student accommodation facilities of this nature within the central Stellenbosch area and it is foreseen that this approach would greatly contribute to both the Municipality’s and Stellenbosch University’s vision for a more integrated society and student community.

While the development proposal responds to the immediate context, it was also considered important to position the project within the wider Stellenbosch context as well as the future spatial vision for this area. The proposed consolidation consists of 8 adjacent erven on Du Toit Street and 2 on Alexander Street which includes the prominent edge facing Adam Tas Road. Adam Tas Road, as the gateway into Stellenbosch with the adjacent rail line, runs between Stellenbosch town and the Plankenburg industrial area towards the west at the foot of Papegaaiberg. This area is envisioned to develop into a high intensity, mixed use integrated area. The Adam Tas Corridor (ATC) Development Concept strongly promotes integration and connectivity from the area to the west of the railway line towards Stellenbosch CBD. The ribbon area, into which the development proposal falls, running adjacent to the ATC therefore needs to be a catalytic intervention between the opportunities to the west, crossing the

rail line and main arterial, towards historic Stellenbosch and the CBD. From an urban design point of view, these entrances from Adam Tas Road into town need to be strongly defined and have the necessary and desired intensity and scale.

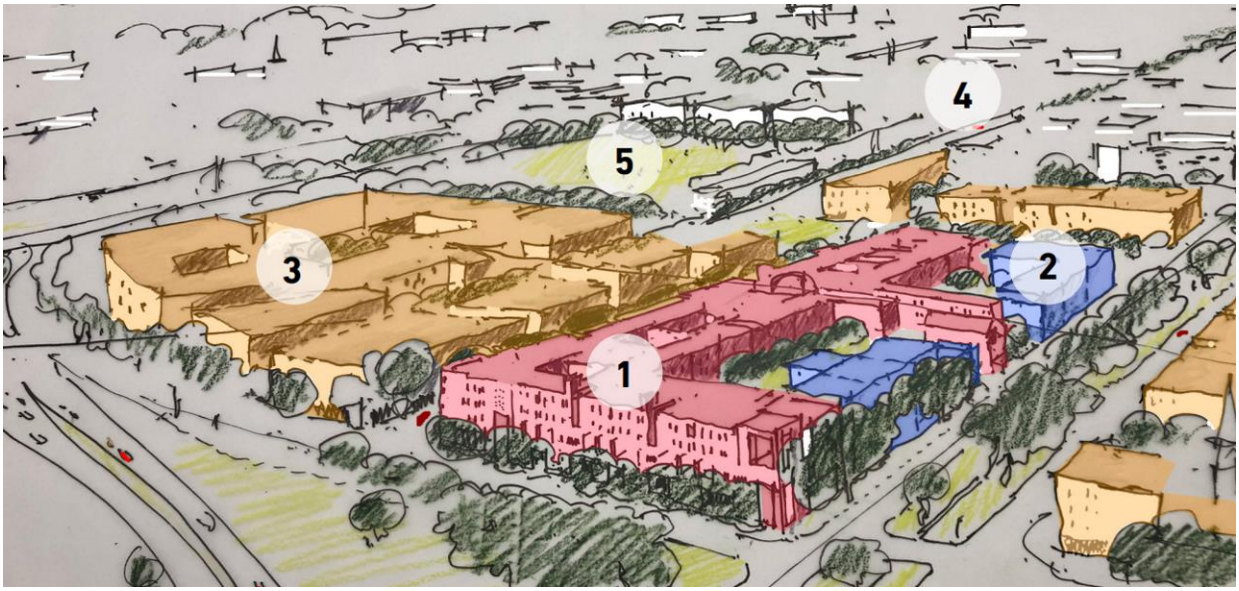


Figure 18: ***Context of envisioned future opportunities within this area (Source Urban Design Framework, Urba 2022)***

1. *Proposed extent of the development*
2. *Future completion of the total perimeter block in which the proposed development footprint is located*
3. *Likely wider urban intensification on the flanks of the proposed development as indicated in frameworks for the ATC that is anchored by the established core of Stellenbosch and extends across the R44 and the railway line towards the east. The site of our development is a catalytic node en-route within what is largely a pedestrianised system*
4. *Existing Stellenbosch core*
5. *Remainder of the Van der Stel sportsgrounds open space system after ATC-related intensification*

A major intersection and traffic intervention will eventually need to be implemented at the Alexander, Adam Tas intersection as part of the Adam Tas Corridor development. Three strong pedestrian priority crossings have been proposed across Adam Tas and the rail line (ATC Development Concept, 2019). One is at the Stellenbosch Station southwest of the site, another at Alexander Street and the third at the Van Der Stel Sports Ground towards the north of the study area. The sports grounds site is being explored as an opportunity to develop into a high intensity mixed use precinct with a strong connection to the area on the other side of the rail. This specific link can run all the way through from Papegaaiberg to the University, Victoria Street and the Jan

Marais Nature Reserve and will form part of the "University Corridor". Taking into consideration the above, an indicative conceptual map, ***Figure 18*** on the previous page, was prepared as part of the Urban Design Framework which demonstrates the footprint of the development proposal (marked in pink) within the context of envisioned future opportunities for redevelopment and densification within this area.

The proposed development is located within the defined Historic Core of Stellenbosch but is located on the western most periphery thereof. The area is thus linked to some of the key underlying elements and structures that define the special character of the historic core. However, this area was in large measure, developed late in the historical development trajectory of Stellenbosch (around the 1950's). Thus, the special historic character of Stellenbosch is displayed most clearly and almost exclusively in the area east of Koesier and Skone Uitsig.

No identified heritage resources as per the Stellenbosch Heritage Inventory are indicated in the study area at this time. Moving east along Alexander Street, the heritage resources increase in number and intensity towards the original core town and around the Braak. These specific heritage resources and urban elements are, however, not visible from the study area.

One rather has an awareness of the mature trees lining the roads as well as the historic Mill Stream running within the median, in an unusual natural state, along Alexander Road. This development as well as the ribbon along Adam Tas, thus rather contribute to a transitional gateway condition from the high mobility and intensity along Adam Tas to the historic town core. It therefore provides a great opportunity to enhance and contribute to the urban structure along Adam Tas and Alexander, the entrance to town, the movement systems and the residential offering of this precinct.

6.2 Urban design principles and design indicators

The underneath Urban Design Principles **(**see **Urban Design Framework, Annexure 11)** were identified to guide the development proposal within its specific urban context. Also see ***Figures 19*** and ***20*** on the next pages.

- Legibility and a hierarchy of movement corridors with a strong support for different modes of transport. Streets need to be defensible and surveillance from the adjacent users is promoted throughout.

- Intensity, seen as a catalyst and identifier for the appropriate nodes, entrance ways and corridors. This can be harnessed to position commercial and other opportunities in the appropriate space. This should also embed the development into the existing fabric and contribute to the urban environment.

- Access to opportunities should be promoted and facilitated. Residents should be integrated into the existing fabric and should have easy, walkable access to facilities, opportunities and recreational spaces.

- Resilience and suitable flexibility in the application to allow for design development.

- Pedestrian routes and places should be well placed, appropriately scaled, accessible and interconnected.

The intent of the development should be catalytic and should recognise, compliment, and intensify the existing urban fabric and create future opportunities for Stellenbosch and the community.



***Figure 19*: Movement map and identified pedestrian priority crossings and connections within this area – taking into consideration initial proposals for the ATC and the NMT Plan of the Municipality**



Figure 20: ***Existing green network in the area – treed urban spaces and streets, walks, sport fields, river systems as well as the historical mill streams.***

The principles relating to massing and street definition at block scale as contained in the provisions of the Stellenbosch Conservation Zone have been defined in the urban design principles contained in the Urban Design Framework. This was considered important due to the site being located within the historical core area of Stellenbosch and it thus being subject to the Stellenbosch Urban Conservation Overlay Zone development guidelines.

7. DETAIL DESIGN AND COMPONENTS OF APPLICATION

The development proposal is for a mixed-use development with a strong residential character (student hostel catering for various income groups of students) and spread over a number of blocks varying in height (one to four storeys). Non-residential land uses are proposed on the ground floor to promote a more active street interface. Basement parking is provided. A copy of the **Site Development Plan Package** is attached as **Annexure 12**.

As indicated earlier, the student accommodation opportunities are targeted at a mixed student market within various types of student accommodation units. It will cater for NSFAS funded students, the so-called “missing middle” group of students who just do not qualify for NSFAS funding and thus struggles to find centrally located accommodation and privately funded students. There is no similar type of privately developed student accommodation of this nature found in central Stellenbosch except for the University owned residences.

The development will make provision for a total of 648 bedrooms accommodated in a variety of different size student accommodation units. These units will have shared facilities, e.g. kitchen areas, washing areas, various type of study areas (private and collaborative), recreational and communal living areas. The proposed development also makes provision for a retail component (3 176.86m²) on the ground level with a convenience store facing towards Adam Tas Road and lower order retail line shops facing towards Alexander and Du Toit Streets and an office block component at the main entrance in Alexander Street. Underneath is a Floor and Roof Plan showing the footprint of the building over the consolidated erf. See ***Table 3*** underneath.

Table 3: Unit and Room Count

UNIT AND ROOM COUNT		
Unit Type	**Number of Units**	**Number of Bedrooms**
A1 (4-Bedroom)	43 Units	4 x 43 = 172 Bedrooms
B1 (8-Bedroom)	34 Units	8 x 34 = 272 Bedrooms
D1 (1-Bedroom)	175 Units	1 x 175 = 175 Bedrooms
D2 (2-Bedroom)	9 Units	2 x9 = 18 Bedrooms
Totals	**261 Units**	**637 Bedrooms**
Areas		**GLA**
A1		4 076.86m²
B1		3 994,93m²
Covered Balcony		75,43m²
Covered Stoep		41,05m²
D1		5 348.96m²
D2		499,37m²
S.C		2 288.71m²
Total GLA for hostel component		16 325.31m²
BUSINESS PREMISES		
Areas		**GLA**
Covered Balcony		40.5m²
Office		319.73m²
Retail		102.46m²
Retail (anchor)		1819.66m²
Retail (line shops)		56,37m²
Retail (line shops)		790m²
Retail (outdoor)		71.44
Total GLA for Business Premises		**3176.86m²**
Total GLA for whole development		**19 525,48m²**

The individual Floor Plans (also see attached SDP for more detail) will be discussed on the next pages.

Basement

In terms of the Stellenbosch Zoning Scheme a basement storey is defined as follows:

"*'basement storey' (kelderverdieping) means any storey or division of a storey with a ceiling level which protrudes less than 1 meter at any point above existing ground level."*

The Basement Plan will be discussed in Paragraph 9 of the report which addresses parking and access to the site. It was confirmed by the project land surveyors, Friedlaender, Burger & Volkmann, that the basement complies with the definition of a basement storey as set out in the Stellenbosch Zoning Scheme. A Reflected Basement Soffit Plan forms part of the **Site Development Plan (Sheet 01-03-009)** attached as **Annexure 12**. The **Land Surveyor Confirmation** about basement is attached as **Annexure 14** to the report.

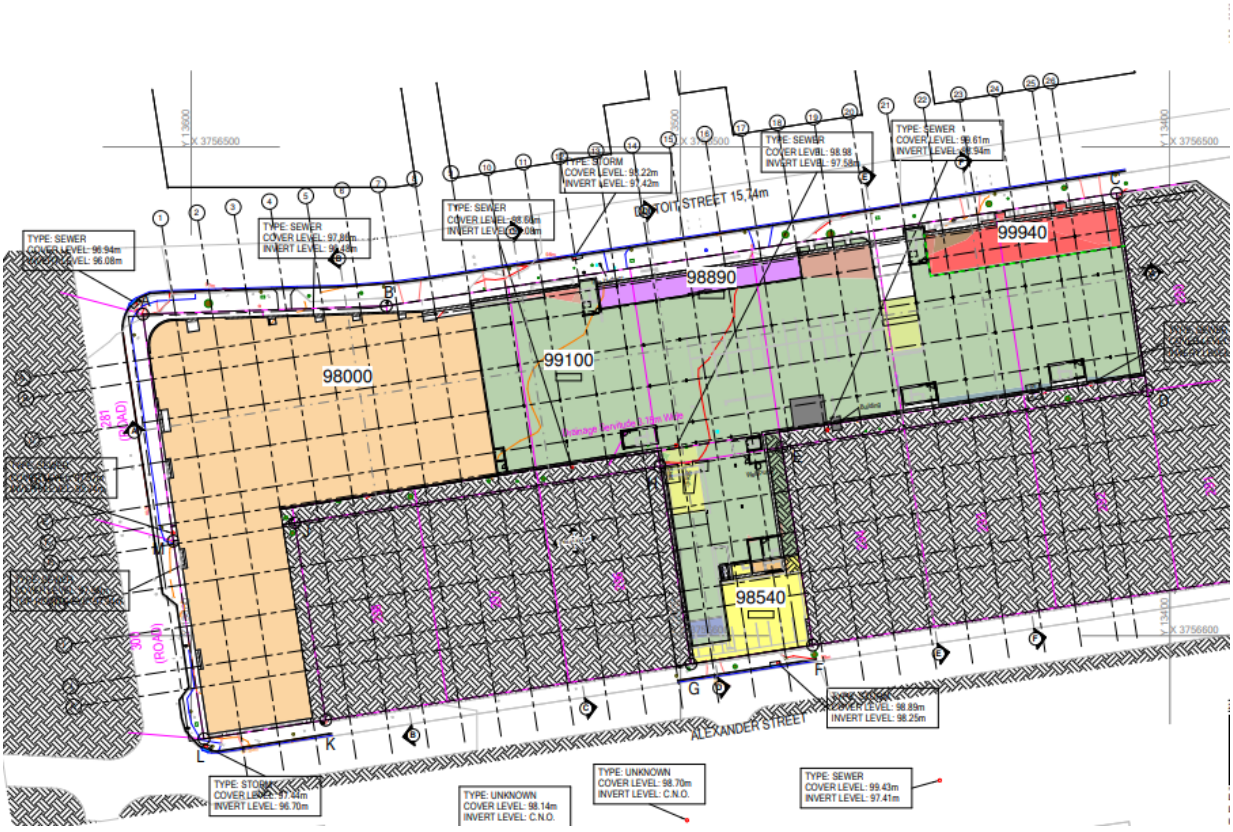


Figure 21: ***Basement Soffit Plan (DHK 2023)***

Ground floor level

The ground floor area will have a mixed-use character to ensure a more active streetscape in line with the typical development within the historical central area of Stellenbosch which is characterised by a combination of small-scale line shops/restaurants and residential units opening directly onto the sidewalk. There would be no boundary walls on the street interface. The residential units will have a raised stoep with 1m high plaster and painted balustrade wall, and small iron gate.

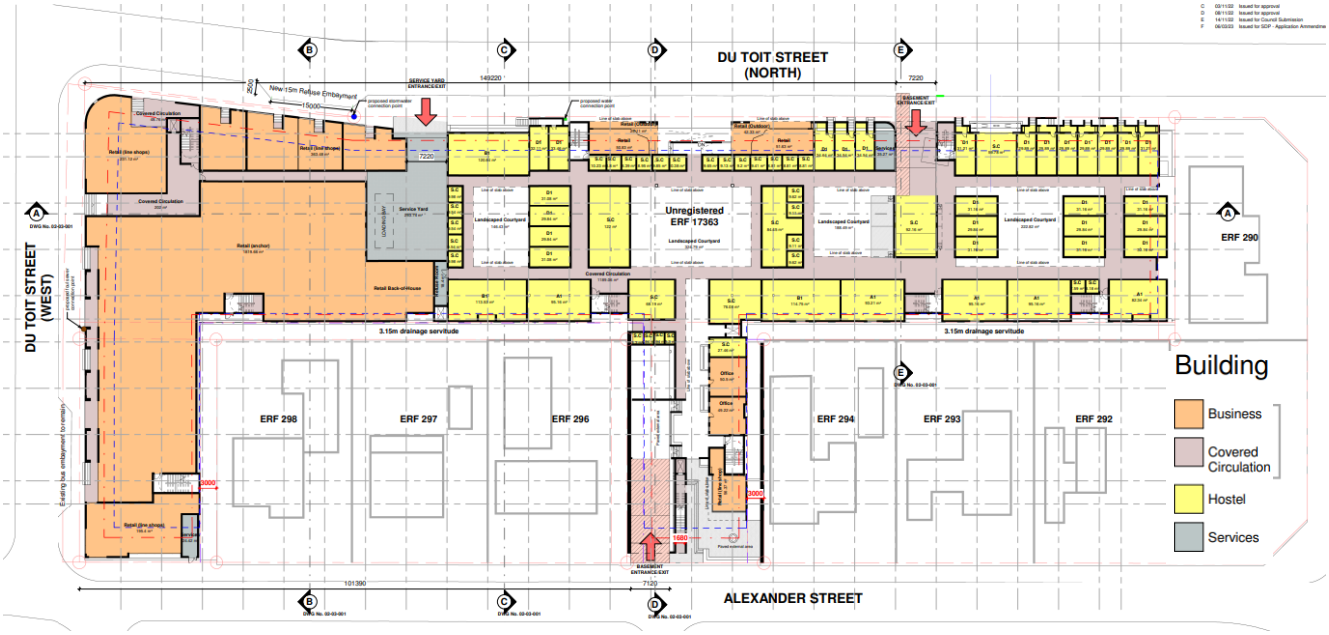


Figure 22: ***Ground Floor Plan – the student accommodation units are indicated in yellow and the commercial component in orange. The grey areas are the covered circulation areas. (DHK, 2023)***

Du Toit Street is envisaged as a “woonerf”. (Also refer to Urban Design Framework and Landscape Report). The “woonerf” concept makes the street a shared space in which the impact and speed of car travel is mitigated by pinching and texturing the surfaces and actively landscaping the fringes. The purpose is to turn Du Toit Street into an urban room which invites informal use and improved surveillance from the flanking buildings that open up onto it.

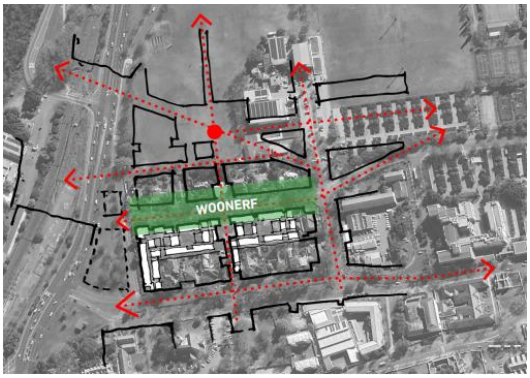




Figure 23: ***Images demonstrating the "woonerf" concept (Urban Design Framework, 2022)***





Figure 24: ***Intended Woonerf in Du Toit Street (Urban Design Framework, 2022)***



Figure 25: ***To acknowledge the residential character of Du Toit Street and the historical character of the area the retail spaces will be provided at grade and on street level which will also ensure that the façade will relate to the pedestrian experience (Urban Design Framework, 2022)***

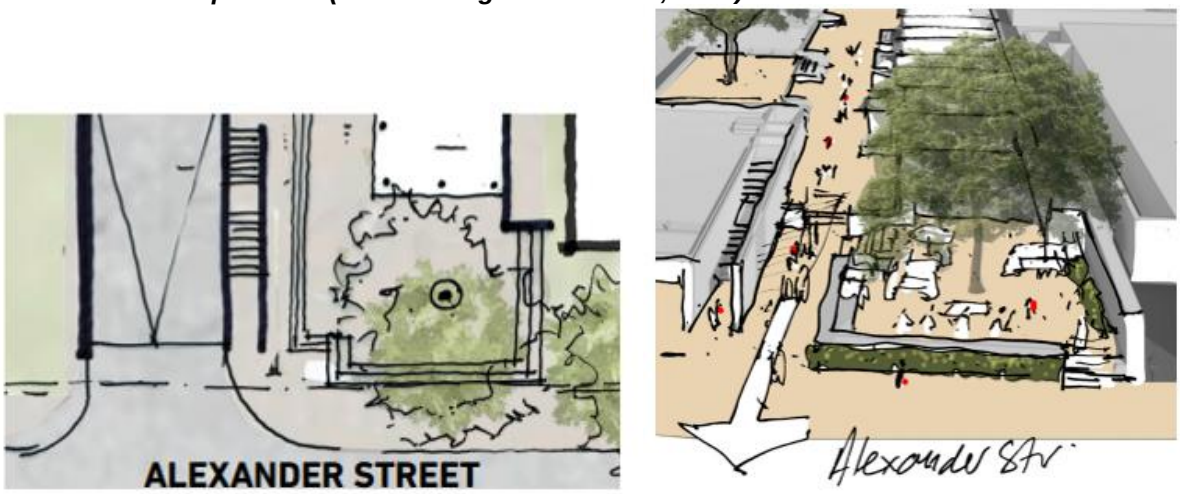


Figure 26: ***Outdoor seating area at Alexander Street entrance***



Figure 27: ***North Street Elevation: Du Toit Street***



Figure 28: ***South Street Elevation: Du Toit Street***

A larger scale commercial component with an anchor shop (supermarket) is proposed on the western side, along Du Toit Street west– facing towards Adam Tas Road.



Figure 29: ***West Street Elevation***

- **First and Second Floor levels**

  The first and second floors are primarily residential (student units and communal areas) and a small office component facing onto Alexander Street.





Figures 30 and 31: ***1st and 2nd Floor Plans – the student accommodation units are indicated in yellow and the commercial (office) component in orange (DHK, 2023)***



Figure 32: ***Alexander Street façade (Urban Design Framework, 2022)***

- **Third Floor level**

The third floor is primarily student accommodation and communal area.

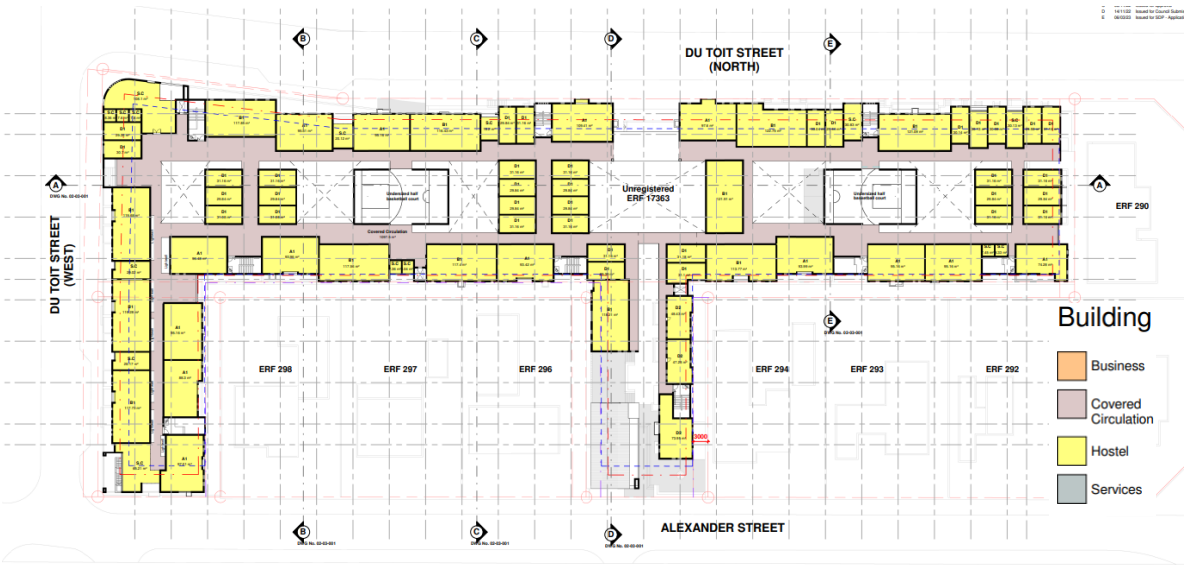


Figure 33: ***Third Floor Plan (DHK 2023)***

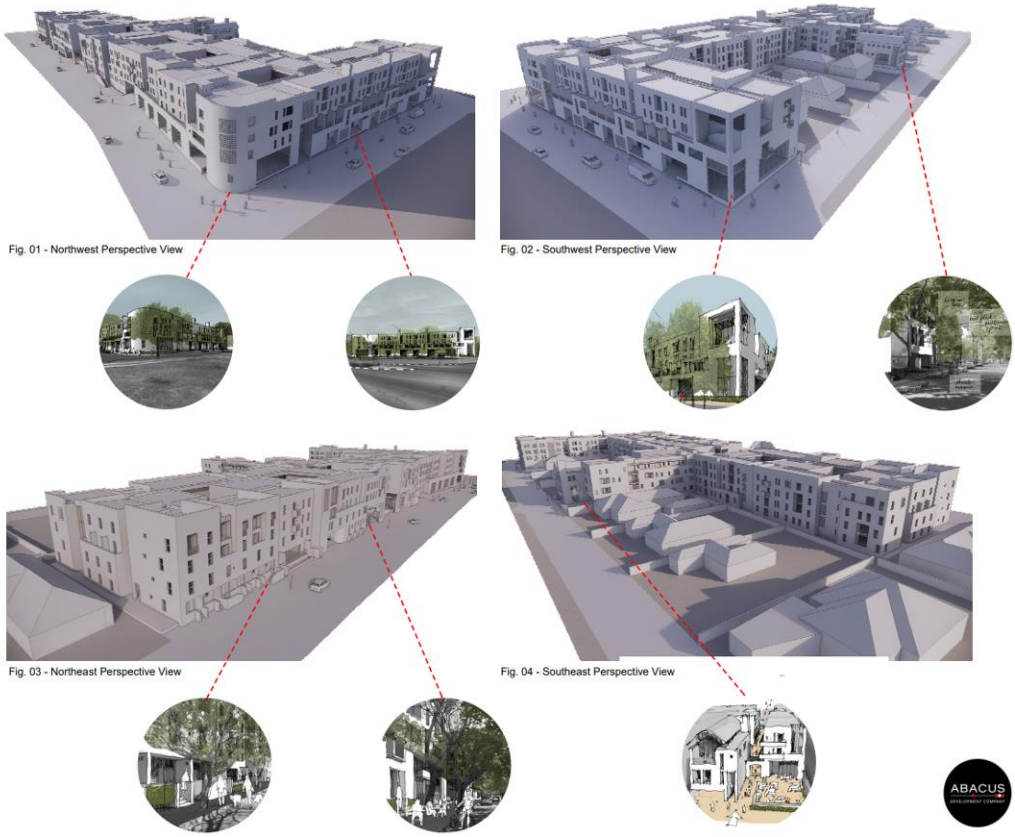


Figure 34: ***Perspective views of proposed development (DHK, 2022)***

7.3 COMPONENTS OF THE LAND USE APPLICATION

7.3.1 CONSOLIDATION

An application is required for the consolidation of Erven 282, 283, 284, 285, 286, 287, 288, 289, 295 & 299 Stellenbosch. The new erf will be known as Erf 17363. An application in this regard will be submitted to the Surveyor-General for approval once the consolidation application has been approved by the Municipality.

7.3.2 REZONING

The subject properties are currently zoned Conventional Residential Zone in terms of the Stellenbosch Municipality Zoning Scheme, 2019. It was agreed with the Town Planning Section of Stellenbosch Municipality that the most appropriate zoning to allow for this development would be a Mixed-Use zoning as the development makes

provision for a combination of students hostel units (with communal areas) and commercial (retail and offices) land uses on the ground floor.

7.4 DEPARTURES FROM THE PROVISIONS OF THE STELLENBOSCH ZONING SCHEME BYLAW, 2019

Some departures from the provisions of a Mixed-Use Zone are required. This is since the proposed development abuts some remaining Conventional Residential erven, even though it is foreseen and recommended in the relevant approved spatial policies of the Municipality that whole block will eventually be developed with a higher density development. The impact of and need for the different departures would be discussed. Please also see **Building Line Departure Sheet** attached as **Annexure 13** to the report.

Table 4: ***COMPLIANCE WITH ZONING SCHEME***

ZONING SCHEME REQUIREMENT	PROPOSED	COMPLIANCE/ DEPARTURES
BUILDING LINES		
MIXED USE **Business Premises**: 0.0m Street Boundary 0.0m Common Boundary OR 3.0m Common Boundary (where abutting onto land unit zoned for any other use zone, except business or industrial) **Hostel:** 4.5m Street Boundary (all levels) 4.5m Common Boundary (Ground and First) 6m (Second and Third)	**Ground Storey** • Street building line of 0.78m in lieu of 4.5m on Du Toit Street (north) • Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 4.5m • Common boundary at the side (Erven 296) of 0m in lieu of 3m (section 110(2)(i) of Stellenbosch Zoning Scheme) • Common boundary at the side (Erven 296) of 0m in lieu of 4.5m • Common boundary at the side (Erven 290) of 1.35m in lieu of 4.5m **First Storey** • Street building line of 0.5m in lieu of 4.5m on Du Toit Street (north) for the hostel component. • Street building line of 0.0m in lieu of 4.5m on Du Toit Street (west) for the hostel component. • Street building line of 0.0m in lieu of 4.5m on the	Departures

	most western portion of Alexander Street for the hostel component. • Common boundary at the side (Erf 294) of 0m in lieu of 4.5m. • Common boundary at the side (Erf 296) of 3m in lieu of 4.5m for the hostel component. • Common boundary at the side (Erf 296) of 1m in lieu of 3m (section 110(2)(i) of Zoning Scheme) for the office component. • Common boundary at the side (Erven 298) of 3m in lieu of 4.5m for the hostel component. • Common boundary at the side (Erven 290) of 1.35m in lieu of 4.5m for the hostel component. <u>Second Storey</u> • Street building line of 0m in lieu of 4.5m on Du Toit Street (north) for the hostel component. • Street building line of 0.0m in lieu of 4.5m on Du Toit Street (west) for the hostel component. • Street building line of 0.0m in lieu of 4.5m on the most western portion of Alexander Street for the hostel component. • Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 6m for the hostel component. • Common boundary at the side (Erf 294) of 3m in lieu of 6m for the hostel component. • Common boundary at the side (Erf 296) of 1m in lieu of 6m for the hostel component. • Common boundary at the side (Erf 296) of 1m in lieu of 3m (section 110(2)(i) of Zoning Scheme) for the office component. • Common boundary at the side (Erven 298) of 3m in lieu of 6m for the hostel component. • Common boundary at the side (Erven 290) of 1.35m in lieu of 6m for the hostel component. • Street building line of 0m in lieu of 4.5m on Du Toit	

	Street (north) for the hostel component. • Street building line of 0.0m in lieu of 4.5m on Du Toit Street (west) for the hostel component. • Street building line of 0.0m in lieu of 4.5m on the most western portion of Alexander Street for the hostel component. • Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 6m for the hostel component. • Common boundary at the side (Erf 294) of 3m in lieu of 6m for the hostel component. • Common boundary at the side (Erf 296) of 1m in lieu of 6m and for the hostel component. • Common boundary at the side (Erf 296) of 1m in lieu of 3m (section 110(2)(i) of Zoning Scheme) for the office component. • Common boundary at the side (Erven 298) of 3m in lieu of 6m for the hostel component. • Common boundary at the side (Erven 290) of 1.35m in lieu of 6m for the hostel component. <u>Third Storey</u> • Street building line of 0m in lieu of 4.5m on Du Toit Street (north) for the hostel component. • Street building line of 0.0m in lieu of 4.5m on Du Toit Street (west) for the hostel component. • Street building line of 0.0m in lieu of 4.5m on the most western portion of Alexander Street for the hostel component. • Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 6m for the hostel component. • Common boundary at the side (Erf 294) of 3m in lieu of 6m for the hostel component. • Common boundary at the side (Erf 296) of 1m in lieu of 6m for the hostel component. • Common boundary at the side (Erf 296) of 1m in lieu	

	of 3m (section 110(2)(i) of Zoning Scheme) for the o ffice component. • Common boundary at the side (Erven 298) of 3m in lieu of 6m for the hostel component. • Common boundary at the side (Erven 290) of 1.35m in lieu of 6m for the hostel component.	
COVERAGE		
Business premises 85 % Hostel 50 %	A total coverage of 89% (9 310m)	Departure
PARKING		
Business premises requirement 4bays/100m²GLA (Retail & Offices) 6 bays/100m² GLA (Anchor >1000m²) **Private Hostel** One parking bay per bedroom for a private hostel	A total of 278 on-site parking bays are provided within a basement. This includes 4 disabled parking bays. Retail & Office component (various small line shops, office and restaurant) 1 268.40m² GLA/100*4 = 51 bays required Retail (Anchor > 1 000m²) 1 819.66m² = 110 bays required Total Parking required for Business = 161 Bays which leaves 112 bays for the private hostel use The development proposal makes provision for 261 private hostel units accommodating 637 bedrooms. A total of 112 on-site parking bays within a basement are provided in lieu of 637 bays.	Complies Complies Departure
HEIGHT		
Business premises – 6 storeys All other buildings – 6 storeys Urban Conservation Overlay Zone Buildings may not	Zoning Scheme requirement is 6 storeys. Building complies with this height as it is restricted to 3 storeys (ground, first floor, second floor and third floor). A **departure from the height provisions** applying to the **Stellenbosch Urban Conservation Area is required as a** height of 18 m in lieu of 10 m for the first 15 meters measured from a public road.	Complies Departure

exceed a height of 10 meter, measured from existing ground level to top of roof or top of parapet, which limit is applicable only to the first 15 meters measured from a public road. On the balance of the land unit (outside the 15 meters measured from a public road) the height of a building may not exceed 5 storeys or the maximum number of storeys permitted in the base zone, whichever is the lowest.		Complies

7.4.1 BUILDING LINE DEPARTURES

The street building lines departures on the different levels are shown on Plan 22026-DHK-AR-01-03-006 which forms part of the **Site Development Package**, **Annexure 12**. It is important to consider these departures in the light of the foreseen future intensification of this area as supported in the relevant approved spatial policies for the area, namely the Stellenbosch Municipal Spatial Development Framework and the Adam Tas Development Corridor Framework which considers this area as a gateway to the ATC and also being located adjacent to the Van der Stel Precinct. Underneath, ***Figure 33***, is an image which shows the proposal in the context of the foreseen wider intensification in this area.



***Figure 35**: The proposal (highlighted) in the context of the foreseen wider intensification in this area. (Image from Urban Design Framework, 2022)*

It is not foreseen that the street building line departures pertaining to the student units, the small line shops, restaurant and office component would have a negative impact on the streetscape in this area. These departures would in fact ensure a more active streetscape which would be further enhanced by extensive landscaping. Such a streetscape is typical of the historical Stellenbosch character which consists of living space above active street fronts. This streetscape is supported and informed by the Urban Design Framework and the input and mitigating measures proposed by the heritage practitioner. The fine grain on street level which is complementary to the adjacent Single Residential character in Du Toit Street is demonstrated in ***Figure 36*** *on the next page*.

It should also be noted that a HIA containing the SDP and Elevations supported by the Urban Design Framework was submitted to Heritage Western Cape. The HIA was approved by HWC's Impact Assessment Committee (IACOM) held on 15 February 2023 where they complemented the design proposal as they consider it appropriate within this context.



***Figure 36**: Street elevation on Du Toit Street demonstrates fine grain similar on street level which is complementary to adjacent Single Residential character (Urban Design Framework, 2022)*



***Figure 37**: Current streetscape in Du Toit Street mostly characterised by high boundary walls*

The existing significant trees will be retained, and the resulting street interface will be suitably developed to provide a positive urban edge. This waft and weave of green elements and creative interventions within the development will ensure an integrated urban intervention. On the next page, ***Figure 38***, is an extract from the Landscaping Framework to demonstrate the impact of the proposed landscaping and retaining the mature trees. ***Figure 39*** demonstrates the softening effect of landscaping on the western façade where the anchor shop is proposed.

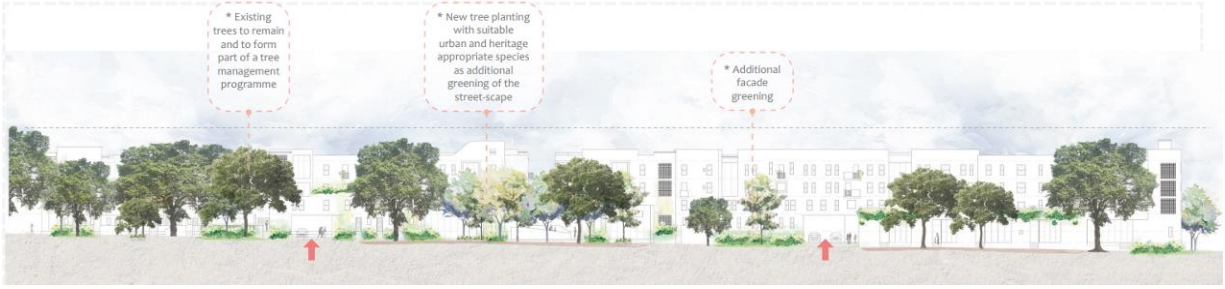


***Figure 38**: Northern Street elevation (Du Toit Street) softened by landscaping and retaining existing mature trees (image from Landscape Framework)*



***Figure 39**: Western Street elevation – anchor retail shop (Du Toit Street West)*

Although some of the common boundary line departures may have some interim impacts on adjacent single residential properties in terms of privacy and overshadowing it should be considered in the context of the foreseen future intensification of the whole street block. Efforts were made to ensure that the impact of the new development would be mitigated.

The approach to articulation of the façades on the common boundaries, is to replicate similar basic architectural features and fenestration patterns occurring on the street-facing sides, but to be mindful of privacy to neighbours when creating overlooking elements. The current proposal for these façades aims to use openings and architectural differentiation to mitigate the visual impact of either large blank or monotonous building facades, and balance this with the need for relative privacy. Balconies and large windows are placed at a higher level, or in strategic positions so as not to directly look upon neighbours but rather across rooftops or down the central property boundaries. At ground level a 2.1m high boundary wall will divide the properties and screen the immediate proximity. The following measures have also been implemented in order to minimise the effect of overlooking upon neighbours.

- Balconies set back in various instances
- Solid upstand walls to balconies to assist with screening and visibility

- Large glazed areas generally setback
- Long lengths of monotonous walkways have been screened so as to have a less institutional and intrusive aesthetic
- Semi-solid breeze block screen walls have been added to recreational areas and fire escapes, so as to minimise the scale of a large blank walls. These have also been setback in several instances



***Figure 40**: Landscaping along erf boundaries to lessen impact on privacy of abutting residential properties (Landscape Masterplan, 2022)*

It should also be noted that although a common boundary line departure of 3.15m in lieu of 4.5m is proposed at the rear, in terms of the title deed conditions applicable to all these erven, Council has a servitude right (drainage servitude) to a strip of land 3.15 m wide along the rear boundary of these erven for the purpose of construction such municipal services. There would thus in fact be a distance of at least 6.3m between the development and the adjacent remaining single residential erven in Alexander Street. This impact would be further softened by the proposed green corridor down the servitude space which would also attenuates storm water and supports ecology.

7.4.2 PARKING DEPARTURES

Some departures from the parking requirements are proposed. This would be discussed and motivated in paragraph 9. Also please see the attached **Traffic Impact Assessment and Parking Departure Motivation**, **Annexure 16**.

7.4.3 COMPLIANCE/DEVIATION WITH THE STELLENBOSCH URBAN CONSERVATION OVERLAY ZONE

The provisions of the Stellenbosch Urban Conservation Area as set out in Chapter 25 of the Zoning Scheme apply to the area within which the development site is located. The development proposal complies with all these provisions except for some height provisions. This height departure, which is supported by the heritage consultant (see **Annexure 18**, **Heritage Impact Assessment and HWC decision**) given the wider context of this area and the fact that the site is located on the periphery of the Urban Conservation Zone area will be motivated underneath.

As indicated earlier, the HIA containing the SDP and Elevations supported by the Urban Design Framework was submitted to Heritage Western Cape. The HIA was approved by HWC's Impact Assessment Committee (IACOM) held on 15 February 2023 where they complemented the design proposal as they consider it appropriate within this context.

The following provisions relate to the proposed development site:

(a) *Buildings may not exceed a height of 10 meter, measured from existing ground level to top of roof or top of parapet, which limit is applicable only to the first 15 meters measured from a public road;*

Response

Certain components of the proposed development exceed this height restriction. The design proposal is, however, based on the context-specific opportunity within a densification zone and is demonstrated holistically via the-form based response as illustrated in the Urban Design Framework. The proposed deviation from the height is assessed in the draft Heritage Impact Assessment and are supported by the heritage practitioner.

The size of the buildings determined some mediation in scale, form and massing, and a combination of flat roofs and pitched roofs are proposed to reduce the scale and

avoid a monolithic roofscape. It was confirmed by the heritage consultant that these height variances are not considered detrimental to the heritage character of the area given the overall attention to architecture and urban design, the transitional nature, and peripheral location. The higher street elevations at the corner of Alexander and the Du Toit Street West service road assume an appropriate landmark function in a restrained manner. The higher elevations mid-block is considered in keeping with the principles established by the provisions of the overlay and development within the Stellenbosch core. It allows for the accommodation of commercially viable height, whilst having little negative impact upon the streetscape. Typical sections are demonstrated in the **Site Development Plan Package, Annexure 12**.

(b) O*n the balance of the land unit (outside the 15 meters measured from a public road) the height of a building may not exceed 5 storeys or the maximum number of storeys permitted in the base zone, whichever is the lowest.*

Response

Refer to response above in (a).

(c) *The Municipality may withhold its permission if any increase in height of a structure would, in the opinion of the Municipality, interfere with the growth of any mature tree within the road reserve, or if it would necessitate the undesirable pruning or removal of that tree or its branches.*

Response

A tree survey was undertaken, and recommendations made as to which trees must be maintained and which could be replaced. This is outlined in a tree survey document and tree management document. A Landscape Statement establishes principles which have been incorporated into a Landscape Framework and the SDP. Refer landscape architect's **Tree Survey** and the **Landscape Framework** attached as part of **Annexure 15** to this report.

(d) The Municipality may enforce a street building line for a basement set back from the street boundary if, in the opinion of the Municipality, the structure will interfere with the root system and growth of any mature trees within the abutting public road.

Response

Please refer to the Tree Management document developed together with the Tree Survey. This give outlines and principles of all work to be carried out around the trees and ensures their protection. (See **Annexure 15**, **Landscaping Documentation**.)

Successful tree protection will depend on detailed work at a later stage in design development which addresses:

- A dedicated tree protection plan was prepared for during construction as well as for future management of the existing and proposed trees.
- Correct choice of street tree species.
- Creative application of green within the development including creative application of greening on basement levels.
- An integrated services approach of all systems (water, pedestrian, vehicular and other)



***Figure 41*: Indicative landscaping section**



***Figure 42*: Extract from the Tree survey (Terra+)**

(e) Face brick may not be visible from a public road.

Response

The proposal conforms.

(f) No pre-cast concrete walls of any kind, no barbed wire fencing or flat pressed industrial steel fences may be used which are visible from a public road.

Response

The proposal conforms.

(g) Water tanks, solar panels, antennae and such similar attachments may not be visible from a public road.

Response

The proposal conforms.

(h) the following colours shall be used unless otherwise approved by the Municipality:

(i) plastered walls shall be white or off-white; conform + strongly supported with the exception of two storey focal buildings
(ii) outside woodwork, if painted, shall be green, brown or black; conform, but white and shades of lighter grey also proposed
(iii) piping and guttering shall be painted the same colour as the background; conform
(iv) roofing, if visible shall be black or thatch colour. grey and white also proposed

Response

These proposals conform in all important respects to building details in the Stellenbosch core and the proposed minor deviations have no substantive impact in this peripheral area. See the section in the Urban Design Framework addressing “Textures and Colours”.

(i) Notwithstanding the permitted land uses in the base zone, the following land uses shall be a consent use application and may be refused if in the opinion of the Municipality it will have a detrimental impact on the character of the street area

- motor showrooms, public parking areas and parking garages; the parking below grade with only one entry point has a major benefit of taking individual garage entrances of the streets
- plant nurseries conform
- supermarkets, shopping centres.

Response

The proposal conforms.

(j) The Municipality may also impose conditions on how buildings and land use activities should be positioned in relation to the public road or a public open space to mitigate negative impact.

Response

The proposal conforms. A key aspect of this proposal is to ensure an attractive streetscape. Refer to the design principles for this development as explained earlier.

(k) Notwithstanding the requirements of section 22 related to parking ratios, the Municipality may waive or reduce parking ratios and/or loading requirements on a land unit in this overlay zone or may impose a requirement for the provision of non-motorised transport provision in lieu of the provision of parking. Such alternative requirements shall be agreed to in writing and shall be deemed to be alternative development parameters applicable to the property

Response

Some parking departures are proposed. This will be discussed in paragraph 9 of the report.

7.5 REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS

Copies of the individual **Title Deeds** for the ten erven are attached as **Annexure 8**. A Conveyancer Certificates for the property was prepared by STBB Attorneys for each

of the erven. Please refer to **Annexure 9**: **Conveyancer Certificates.** It has been confirmed that there are similar restrictive title deed conditions prohibiting the proposed development. Please see **Annexure 10**, **List of Title Deed Conditions to be removed**.

In order to allow certain components of the development an application for the removal of restrictive title deed conditions in terms of Section 15(2)(f) of the Planning Bylaw is thus required. The same restrictive title deed conditions need to be removed from all the individual Title Deeds – see ***Table 5*** on the underneath. This amendment of the current Title Deeds then needs to be reflected in the new Title Deed for Unregistered Erf 17636 Stellenbosch. The rest of the restrictive title deed conditions remain unchanged.

Table 5: LIST OF INDIVIDUAL TITLE DEEDS

	Property	Current landowner	Title Deed
1	Erf 282	Michelle Helene du Plessis and Andrea Soleen du Plessis	T39388/1997
2	Erf 283	Andricus Peter van der Westhuizen	T12577/2017
3	Erf 284	Charlotte Elizbeth Oosthuysen	T69496/2001
4	Erf 285	Werner Briedenhann and Hester Mari Briedenhann	T45796/2011
5	Erf 286	Judith Burger	T22604/1997
6	Erf 287	Clarissa Mason	T10803/2013
7	Erf 288	Peter Gerard Schaafsma	T12390/1999
8	Er 289	Richard Featherstone Hurndall	T13064/1942
9	Erf 295	Hendrik Hermanus Fouché and Sonita Johanna Fouché	T64497/1990
10	Erf 299	Erica Trust	T4706/1996

Condition E

1. *As in favour of the registered owner of any erf in the sub-divided Estate and subject to amendment and alteration by the Administrator in terms of Section 18(3) of Ordinance Number 33 of 1934, reading:*

(a) That this erf be used for residential purposes only.

(b) That only one dwelling together with such outbuildings as are ordinarily required to be used herewith be erected on this erf.

(c) That not more than one-third the area of this erf shall be built upon.

(d) That no building or structure or any portion thereof except boundary walls and fences be erected nearer than 6.30 metres to the street line which forms a boundary of this erf. No such buildings or structure shall be situated within 3.15 metres of the lateral boundary common to any adjoining erf, and within 4.72 metres of the rear of this erf.

The subject properties all formed part of a large 1941 subdivision called Blake's Estate, most of which comprised the remainder of farm 'Beyers', itself portion of the farm Oude Molen. See the General Plan - ***Figure 43*** underneath.



Figure 43: ***Blake's subdivided estate General Plan 403 (SG 3674/1941) – The mill stream, centre Alexander Street is indicated in blue and the subject site in red***



Figure 44: ***Recent aerial photograph of the original Blake Estate (Elsenburg Mapviewer, 2021)***

When the Blake Estate township was created in 1941 (see ***Figure 41***), it was broken up into a number of lots, and had developer-imposed conditions which were inserted as title deed restrictions. At the time, Zoning Schemes did not exist and thus title deed restrictions were the method used to achieve a particular look and feel of a township, in order to set the development parameters and uses permitted on the erven. These conditions, when read together, created a particular built form, cadastral patterns and usage.

These conditions thus attempted to create a low-density single dwelling house residential township with a consistent built form and material type setback a particular distance from particular streets, and that space used for garden and forecourt purposes.

Subsequent to the creation of the township, various Zoning Schemes were established to regulate land use development and character within Stellenbosch. Further, with the creation of the current Stellenbosch municipal area, development and spatial policies were created to guide spatial transformation of the municipal area going forward, which included residential densification and urban design/character. These changes

promote a different development form and usage to those as were originally set out in the township's title deed. These issues are discussed within this report as well as expanded upon below.

In order to understand the current character of Blake Estate and how it has been developed in accordance with the title deed conditions or how they differ from the conditions, the township was looked at via the Elsenburg Map Viewer which contains the most recent aerial photography for the area to ascertain if erven are primarily still being developed in accordance with the restrictive title deed conditions. See ***Figure 42*** on the previous page.

Such a modern-day analysis of Blake Estate shows that the majority of the erven contain single- and double-storey dwelling houses of various styles and built forms. Most of the individual erven exceed the one-third of the erf built upon restriction and the building lines as set out in these Title Deeds have been encroached. Several of the erven have also been developed with more than one dwelling unit, e.g. Erf 285, 295, 299 and 287 (two additional units) which form part of the subject site. Several erven, especially within Alexander Street are also used for non-residential land uses, e.g. offices and guest houses. Blocks of flats have also been developed to the east.

It is thus clear that the character of this area has changed and that there has been an incremental process of intensification in this area. This confirms the municipality's spatial vision for this area – namely as a higher intensity mixed use area between and adjacent to the future very high intensity Adam Tas Corridor precincts and the Stellenbosch CBD and University precinct to the east.

LUPA AND SPLUMA ASSESSMENT

When assessing whether or not to uplift these restrictions, the decision maker must have regard to the provisions in the MPBL, section 39 (5) of LUPA and, where relevant, section 49 of SPLUMA. Underneath is a motivation for the removal of the relevant restrictive title deed conditions considering these provisions.

- **Section 39(5) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014)**

(a) Financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal to vest in the person as the owner of the dominant tenement:

The title deed conditions attempt to create a particular development form and usage within the township. This can be considered to provide a value, financial or other, to those rights, in that they provide a unique character that property owners in that particular township consider to be desirable. However, the character of a township will change over time as societal needs and realities change.

The deletion of this condition will enable the property owners to utilize the properties to its fullest in line with the spatial policies for the area which promotes intensification and densification. It will however not obviate the need to comply with the provisions of the DMS which lay down certain provision about development on a property zoned for Mixed-Uses. Departures from provisions of this zone have been motivated earlier.

It is believed that the initial intention of these conditions was to protect the low density, green character of the area. Several second and third dwelling units and non-residential land uses in this area have since been allowed to enable some form of incremental intensification in line with the relevant spatial policies for the local area as well as the wider municipal area. The coverage of the proposed development would be more or less in accordance with the provisions for a Mixed-Use Zone and in line with the spatial vision for the area. The impact of the proposed removal of the restrictive title deed conditions on the immediately abutting properties would be mitigated by more detailed urban design proposals to lessen the initial impact on e.g. their privacy and sunlight. It is, however, foreseen that these properties would also be developed with similar higher intensity developments within the near future.

Suffice to say that these parameters and restrictions were imposed in the 1940's in order to provide for the orderly and appropriate development of the township in a time where there was no other planning management mechanism. The development context is very different 80 years plus later and the existence of a modern zoning scheme (the Stellenbosch Municipality Zoning Scheme Bylaw, 2019) removes the need for the retention of such title deed restrictions.

It is hard to quantify the 'financial or other value' of the conditions, especially given that other areas with a similar character and similar property values do not have these title deed conditions, and it does not negatively affect property values in these areas. It can thus be argued that these conditions have limited financial value.

The removal of these title deed conditions will likely increase the financial and use value of the subject properties, in that it will allow appropriate intensification in line with

the spatial vision for the area and the provisions of the Stellenbosch Municipality Zoning Scheme will apply.

The value of this right needs to be assessed in relation to the reality of a changing pattern of development in the area which is becoming more compact and denser over time and where the quality of the built environment is maintained through quality urban design instead of the preservation of a low density suburban built pattern.

(b) The personal benefits which accrue to the holder of the rights in terms of the restrictive condition:

The restrictive title deed conditions do not offer direct personal benefits to any surrounding property owners and are also not held by any specific parties. There are therefore no direct personal benefits that accrue to the holders of the right.

The personal benefits to the holder of rights relate to the character of the area, which is also protected by the development rules contained in the Zoning Scheme and the processes in terms of the Municipal Planning Bylaw (MPBL) as well as the relevant local spatial policies for the area such as the Stellenbosch MSDF.

The development proposal is considered to be in line with the current development tendencies and applicable overhead planning principles and objectives within the larger Stellenbosch Municipal Area as set out in the Stellenbosch IDP and Stellenbosch MSDF. It will also promote the vision of the adjacent Adam Tas Corridor.

The subject conditions have no benefit to the holders' rights and are rather restricting the holders' rights in terms of developing the properties to their full potential within the larger context of the immediate area.

(c) The personal benefits which will accrue to the person seeking the removal, suspension or amendment of the restrictive condition if it is removed, suspended or amended:

The opinion is held that there will not be any benefits should the restrictive condition remain in place. These conditions are no longer relevant and is preventing the implementation the spatial objectives of the Stellenbosch MSDF.

The removal of these restrictive conditions will accrue substantial personal benefits to the owners of the subject properties as it will increase the values of their properties, as well as the potential thereof to the extent as generally allowed in terms of the Stellenbosch Municipality Zoning Scheme. The value of the properties should also increase, but so should the value of adjacent properties.

The personal benefits accruing to the other holders of the rights in the township are negligible in relation to the conditions which the applicant asks to be removed. None of the owners in the township gain anything significant personally by keeping conditions which prevent the proposed development which would be of a high quality regulated by urban design principles. The changing needs of the modern town, as well as the changing needs of homeowners, have resulted in the increased need for more compact and denser development.

(d) The social benefit of the restrictive condition remaining in place in its existing form:

The term 'social benefit' refers to the broader society, not the rights of the owners who are entitled to enforce the restrictive conditions. 'Social' is generally defined as 'of relating to society and its organisations'. Thus the question is what is the benefit of the right to society? 'Society' comprises the neighbours, the township, the local residents and the broader society. Should these conditions not be deleted the status quo within the area will remain. Given the important benefits of contextually appropriate land use intensification and densification which will limit urban sprawl, the opinion is held that there would be no social benefit should these conditions remain in place.

These restrictive title deed conditions are thus not considered relevant any longer and are preventing the objectives of the relevant spatial policies of the Municipality. It can thus be concluded that if the restrictive conditions remain intact, there will be no broader social benefit.

(e) The social benefit of the removal, suspension or amendment of the restrictive condition:

Application is only made for the removal of a restrictive title deed conditions which are considered to be outdated in terms of the current character of the area as well as the approved spatial policies for the local area as well as the wider municipal area. The

new Stellenbosch Municipality Zoning Scheme is also considered a more appropriate land use mechanism in this area.

It should be noted that these specific conditions were historically imposed for the greater good and integrity of the area. Originally, title deeds were used to determine the appropriate built form and use of a subject property. The Zoning Scheme read in conjunction with the MPBL is now in force, which effectively facilitates appropriate use and built form in the area, resulting in the dated title deed restrictions being unnecessary and only providing an additional red-tape layer. The Zoning Scheme, due to its recent approval, incorporates modernised and appropriate planning mechanisms, which ensure up-to-date planning and land use assessments of any development.

The proposed removal of these restrictive title deed conditions will lead to an increase in the value of the subject properties. Although it will initially be to the personal benefit of the current landowners it can be argued that the social benefit of contextual sensitive incremental densification will in fact be in the interest of the wider community. The proposed development will promote intensification in this area which is in line with the Municipality's spatial vision for the area and also provide much required student accommodation to a variety of income groups.

The social benefits of densification are underpinned by several factors including the increasing cost of land, population increase, the decrease in family sizes, the increase in fuel prices, the increase in the cost of watering and maintaining large gardens, the safety of living in multi-unit compact developments instead of freestanding dwellings, and the ease of "lock up and go" living.

Also, low density development creates an inefficient urban form which is wasteful of resources, and which do not increase thresholds for improved public transport and service infrastructure efficiency, nor will it align with existing development patterns in the area.

In the circumstances, the social benefit of retaining the restrictive conditions is outweighed by the social benefit of removing such conditions to allow for higher density mixed use development and thus providing more students with a variety of more affordable residential opportunities in a high amenity area in close proximity to commercial, social, educational and recreational facilities.

The proposed development which will be developed in accordance with Urban Design principles and the provisions of the Stellenbosch Urban Conservation Overlay Zone will ensure that it would not detract from the character of this area.

(f) Whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights.

Only some conditions which restrict the development potential of the subject properties and the area in general are to be removed. The conditions to be removed will further not completely remove any rights relevant to the area and property owners. It should be reiterated that the Title Deed is not the only lawful document imposing rights to beneficiaries as explained earlier.

- **Section 47 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)**

Section 47 states that a removal, amendment or suspension of a restrictive condition must, be affected –

- in accordance with section 25 of the Constitution and this Act.
- with due regard to the respective rights of all those affected, and to the public interest; and
- in the prescribed manner, if such removal, amendment, or suspension will deprive any person of property as contemplated in section 25 of the Constitution.

Section 25 is the property clause of the Constitution. It addresses redress of land previously lost through racially discriminatory laws, processes pertaining to expropriation of land by the state and compensation to landowners. It confirms government's commitment to land reform and to bring about equitable access to all South Africa's natural resources.

Although this specific application has no direct correlation to the aims of Section 25, it would ensure a more viable urban environment which would also contribute to the intention of the Constitution and allow for more students to access affordable housing

within the Stellenbosch central area. It would also not deprive any person of property as contemplated in Section 25. The proposed removal of this restrictive title deed condition is also considered to be in the public interest as motivated in the above section.

Since these title deed conditions were imposed in terms of the Townships Ordinance No 33 of 1934, application for the deletion of previous conditions of approval related to the township establishment were also made. The removal of these conditions will bring the township conditions related to the property in line with the Zoning Scheme.

The retention of the title deed conditions would freeze the historical pattern of low-density development within the township.

8. LANDSCAPING

A **Tree Survey, Landscape Framework** and a **Tree Management Plan** were prepared by **Terra+ Landscape Architects**. Copies of these documents are attached as **Annexure 15** to this report.

An analysis of the dominant green structures of subject site and surrounding area was done. Street trees and large trees embedded in the private gardens create two significant structural elements in the landscape. These have distinct spatial quality to be seen as an amenity. Spatial qualities are both edge and overhead. Increase of these elements will assist in the management of the perception of a "green" development.

As the new proposal is for a higher density development the relative ratio of green to built form will be affected. Acknowledging the existing green structures and their importance will assist in creating suitable green connection from within the proposed development to the existing green systems. The existing significant trees will be maintained, and the resulting street interface will be suitably developed to provide a positive urban edge. This waft and weave of green elements and creative interventions within the development will ensure an integrated urban intervention.

The following crucial steps are proposed to ensure the survival of the street trees:

- An in-depth and thorough tree survey.
- A dedicated tree protection plan both for during construction and future management of the existing and proposed trees.

- Correct choice of street tree species.
- Creative application of green within the development including creative application of greening on basement levels.
- An integrated services approach of all systems (water, pedestrian, vehicular etc)



***Figure 45**: Proposed additional tree and greening of future development*



***Figure 46**: High Level Landscape Framework Plan indicating green corridors +interstitial spaces*

9. TRANSPORT IMPACT ASSESSMENT AND PARKING PROVISION

A **Transport Impact Assessment** and **Parking Departure Motivation** were done by ITS Consulting Engineers. A copy of this document is attached as **Annexure 16** to this report. This study is in support of the current application.

9.1 TRAFFIC IMPACTS OF THE PROPOSED DEVELOPMENT AND ACCESS TO THE DEVELOPMENT

Traffic surveys were conducted on 26 July 2022 to determine the peak hour traffic volumes at the intersections in the study area.

Based on the existing traffic capacity analysis results, all the intersections are currently operating at an acceptable LOS with adequate spare capacity, except for the R44 / Alexander Street intersection. The realignment of Alexander Street to the R44 / Adam Tas (R310) intersection is planned. The consolidation of the two intersections is expected to improve the performance of the intersection compared with existing conditions. The realigning of Alexander Street to link with the Adam Tas Road (R310)/R44 intersection is planned by the Stellenbosch Municipality. Refer to ***Figure 45*** for the conceptual drawing of the realignment of Alexander Road. All future analyses assume the realignment is implemented.

The Stellenbosch Municipality is planning on realigning Alexander Road to link with the Adam Tas Road/R44 intersection. The Adam Tas Road/R44 intersection will change from a 3-legged intersection to a 4-legged intersection. The current Adam Tas Road /Alexander Road intersection will thus be closed but with a left slip from Adam Tas Road to Alexander Road.

It is however unsure when the realignment will be constructed. The realigned intersection has been analysed to ensure that the intersection will remain functioning at an acceptable LOS with the additional trips generated by the proposed development. This intersection analysis is discussed in Section 15.

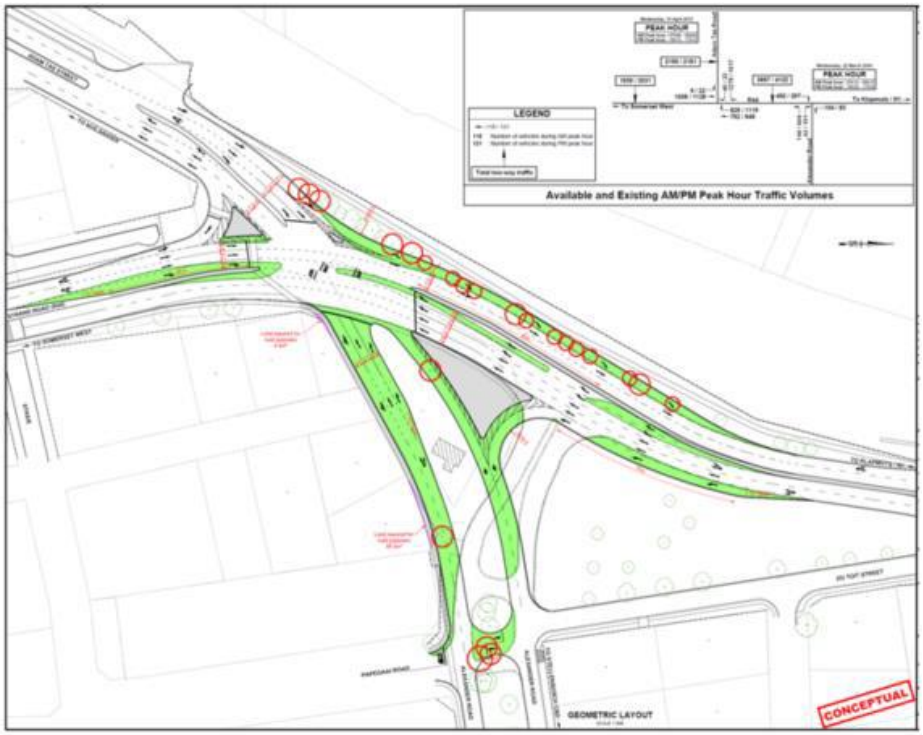


Figure 47: ***Realignment of Alexander Street***

The Adam Tas Corridor (ATC) will consist of several public spaces joining certain identified destination points of Stellenbosch. A public space will be developed along Du Toit (East-West) Road, joining the JS Marais Park to the Train Station. Refer to Figure 5 for an extract of the Adam Tas Corridor Overall Framework. The proposed development will not affect the planning of the proposed Adam Tas Corridor and can in fact be regarded as a catalyst project to help achieve the objectives of the ATC. The main objective would be to promote Transit Orientated Development (TOD) by improving pedestrian and cycling infrastructure with the integration of public transport services.



Figure 48: Extract of Adam Tas Corridor Framework

Vehicle access to the site is proposed via Du Toit (East-West) and Alexander (East-West) Street to the basement parking level. Refer to the Basement Plan (***Figure 48***) for the proposed positions. The existing median break where the Alexander Street access is proposed is approximately 4m in width. This should be widened to at least 6m to allow two-way flow and accommodate the increase traffic. It is also suggested the existing access to the Church on the opposite side of the road be aligned with future access to consolidate the accesses.



***Figure 49**: Existing Alexander Street Median Opening*

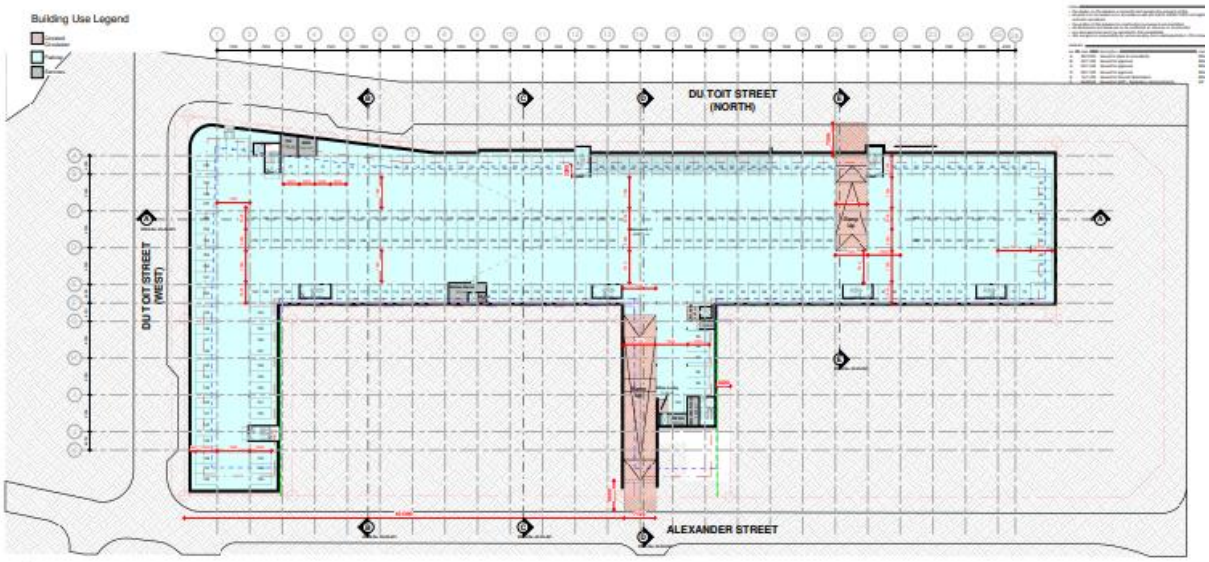


***Figure 50**: Basement Parking Layout and Access*

9.2 PUBLIC TRANSPORT AND NMT

- **Existing Facilities**

Both the train station and mini-bus taxi rank are situated approximately 600m from the proposed development. There is also a bus embayment situated at the northern approach of the Du Toit (North-South) Street /Alexander Street intersection. Refer to ***Figure 49*** underneath for the location of the existing public transport facilities.



Figure 51: Existing Public Transport Facilities

Stellenbosch University currently provides a campus shuttle service for all its students during the day and evening. The day shuttle service operates via three routes as indicated in ***Figure 52*** on the next page.



***Figure 52**: Stellenbosch University Shuttle Service Routes*

- **Proposed Facilities**

  A shuttle service is proposed in support of the lower parking supply (discussed in Section 18 and additional detail provided in Appendix D). It is proposed to expand the current US student shuttle service to the proposed development. Peak hour demand for the shuttle service was calculated to be three minibus taxi vehicles serving the site and making a combined 18 trips within the hour. The proposed route is shown in ***Figure 53*** on the next page. However, further discussions with the university will be required to finalise and agree on a proposed route.



***Figure 53*: Stellenbosch NMT Masterplan**

- **Pedestrians and sidewalks**

Existing Facilities

A sidewalk on the eastern side of Du Toit (North-South) Street fronting the proposed development is currently available. There are no other dedicated pedestrian facilities in the immediate vicinity of the site and people walk in the road along Du Toit (East-West) Street or on the opposite side of Alexander Street where a sidewalk is also available. Proposed Facilities: It is proposed to improve the overall pedestrian and bicycle infrastructure surrounding the proposed development in view of the ATC TOD where a pedestrian spine is proposed along Du Toit (East-West) Street between Bird Street and Bergzicht Road.

It is therefore proposed that Development Charges (DCs) generated by the proposed development be allocated towards the planning, design and implementation of sidewalks and bicycle facilities from the development along Du Toit (East-West) Street linking up with Bird Street and where practical further towards Campus. This will be in line with The Municipality's NMT master plan – refer to ***Figure 53*** – and to reduce the impact on the road network and thus the need to provide capacity upgrades at

intersections for which the DC are generally used. The planning and design should be coordinated with Stellenbosch University planning and be integrated with the University's green routes offering increased security for the users. The realignment of Alexander Street to Adam Tas (R310) will include the sidewalks to link up with the existing R44 sidewalks to the south.

- **Recommendations of TIA**

  - The planned improvement to realign Alexander Street to the Adam Tas Road (R310) should be designed and implemented to alleviate existing traffic conditions. This improvement is therefore not a recommendation because of the proposed development.

  - The existing median opening at the proposed access for the development along Alexander Street should be widened to at least a 6m carriageway to accommodate two-way traffic flow. It is also suggested that the existing driveway access of the church along Alexander Street be realigned with the proposed development access.

  - Stellenbosch Municipality accept the departure from the actual parking requirements based on the motivations provided in this TIA.

  - A shuttle service to and from the development should be integrated with the existing Stellenbosch University services. A drop-off/pick-up point should be provided in front of the plaza along Du Toit Street.

  - Plan, design and construct pedestrian and bicycle routes along Du Toit (East-West) Street between Du Toit (North-South) Street and the Stellenbosch University campus.

9.3 PARKING DEPARTURE MOTIVATION

- **Background of Investigation**

The provision of parking for the student accommodation was investigated in detail and presented to the Stellenbosch Municipality transport officials. (Minutes of these meetings and the presentation forms part of the **Pre-Application Consultation Record**, **Annexure 3**.) The investigation was based on the actual demand for parking by the various tenants that would occupy the building. The tenant type can be

categorised into three groups, namely NSFAS students, bursary or "missing-middle" students and private students. The normal parking requirement as prescribed by the Stellenbosch Municipality: Zoning Scheme By-Law, 2019 for hostels is either for private students at 1 bay per bedroom or for a tertiary institution at 0.6 bay per bedroom and zero for schools.

The proposed hostel has affiliation with the University as is confirmed in Attachment A to the Parking Departure Motivation Addendum to the Traffic Impact Assessment. The parking departure is therefore based on the 0.6 bay per bedroom as agreed with the transport officials.

- **Methodology**

The Zoning Scheme By-Law unit for calculating the parking requirement is "per bedroom" regardless of the number of beds per room. The methodology followed in the Traffic Impact Assessment to determine the actual parking demand is based on car ownership per student and therefore "per bed". This is regarded more accurate and would provide a more realistic calculation of the parking demand for the three student groups.

- **Research**

Research was done to establish the parking needs of young people and specifically students in South Africa. Luke (2018) investigated car ownership perceptions and intentions amongst South African student. The results indicate that car ownership is influenced by several factors. Most students still regard a car as a necessity but specifically to find a job. Therefore, it is not a requirement whilst they are still studying. Another finding of Luke was that students who have a valid driver's license, drove regularly and those whose families' owned cars were more likely to consider cars to be better than public transport. Knowing that the three student types that would occupy the proposed development will have varying income levels, the car ownership of students would also vary based on their income level. Therefore different parking ratios would be assumed for the different student types.

Mtembu (2020) completed an analysis to forecast vehicle population and household vehicle ownership in South Africa. The results of the research indicate that low-income households saw a decline in vehicle ownership, while higher income households saw an increase in vehicle ownership. Again, this would support the different parking

requirements for the different student groups based on their income level. Heyns and Luke (2021)iv investigated the travel behaviour of attitudes of young people in the Johannesburg Metropolitan Area. The results indicate that young people tend to use public transport for work and educational trips, while for leisure and after-hour trips they tend to make use of private cars and ride-hailing services (Uber/Bolt). Their modal preferences for various trip types indicated that trips by car makes up for less than 30% and that less than 15% of trips are made by car for educational trips. The research therefore concludes that travel behaviour differs by place but is dependent on affordability or income levels. Although students would like to have a car – they choose not to or cannot afford one

- **Student Car Ownership Survey**

Parking data was obtained from similar student accommodation developments to understand the car ownership of the three student groups based on income levels.

NSFAS Students

Parking data from the University of Stellenbosch were obtained from Dr Ludolph Botha for 2020 and 2021. These numbers show that Tygerberg campus has a higher car ownership percentage than the Stellenbosch campus. This is likely due to the availability of accommodation and that students are more reliant on private car usage to and from the Tygerberg campus. However, the car ownership is still low.

The car ownership of NSFAS students at the Stellenbosch campus is currently only 5%. The parking provision and utilisation for other NSFAS developments around the country was studied (see Tables contained in TIA Addendum). These studies show that the actual parking demand for NSFAS students varies between zero and 3% with an average of 1% for all the developments. It can therefore be concluded that the NSFAS student car ownership is very low. This is expected as these students only qualify for funding from the national aid scheme when the families' household income is below R350 000 per annum. For this parking departure, the actual parking demand for NSFAS students have been calculated at 5% of students or 0.05 bays per bed.

Bursary Students ("Missing middle" group)

This student group relates to existing public hostels around the Stellenbosch University campus. For the proposed development, at least 50% of students are given

a bursary to study. Random parking survey data has been obtained from the hostels in Stellenbosch (see Tables in TIA Addendum) and from this data it is concluded that only 30% of all students own a vehicle on average. This percentage has been taken as the required student car ownership for the proposed development

Private Students

Private hostels' parking supply and utilisation around Stellenbosch has been obtained and are summarised in Table 6 below.

From Table 6, the average parking supply per room is 0.62 which relates to the normal hostel requirements for tertiary institutions in the Stellenbosch Municipality Zoning Scheme By-Law. This supports the argument that the parking departure must be based on the 0.6 bay per room and not the 1.0 bay per room.

Table 6: Private Student Accommodation Parking Provision and Utilisation (2022)

	Development	Extent	Parking				
		Total Room	Total Parking Provided	Total Parking Utilised	% Utilisation	Parking Supply per room	Utilised Parking per room
1	One on Cluver	88	48	45	94%	0.55	0.51
2	Two on Cluver	78	58	52	90%	0.74	0.67
3	Plumbago	88	56	19	34%	0.64	0.22
4	Ivy League 1 & 2	107	54	43	80%	0.50	0.40
5	Deo Gloria Square	23	21	11	52%	0.91	0.48
6	Deo Gloria	45	30	12	40%	0.67	0.27
Totals		**429**	**267**	**182**	**65%**	**0.62**	**0.42**

However, the utilisation is even lower than the provided number of bays at an average of 0.4 bay per room. It should also be noted that the utilisation of parking varies significantly between 0.22 and 0.67 bays per room. This is due to the type of private hostel and the facilities and amenities it provides and ultimately the income level. The first two developments are high-end developments and cater for high-income private students. When these are omitted from the average as the proposed development would not target the high-income market, the average utilisation reduces to 0.32 bays per room. This would reduce even further if one would calculate the parking utilisation per bed as some units has two beds per room. This also correlates with the normal hostel or bursary requirement of 0.3 bays per bed. As a conservative approach, the

parking demand for the private students have been applied at 40% per student for this development.

- **Proposed Development Parking Requirements**

The proposed development will consist of student accommodation, retail and some office space as indicated in ***Table 7*** below. The student accommodation therefore consists of 261 units, 637 rooms and 809 beds. The total GLA for the retail and office usages is 3 089m². The parking demand for each of the uses are summarized in ***Table 8***.

Table 7: Land Use Extent of Proposed Development

Land Use	Units	Rooms/GLA	Beds
Hostel NSFAS(A1)	43	172	344
Hostel bursary (B1)	34	272	272
Market (D1-single)	175	175	175
Market D2 (2-Bedroom)	9	9	18
Total student accommodation	261	637	809
Retail Anchor (GLA)		1 820m² GLA	
Retail/ /restaurant (GLA)		949m²	
Office (GLA)		320m²	
Total (GLA)		**3 089m²**	

Table 8: Proposed Parking Demand and Supply

Item	Hostel (beds)				Commercial (GLA)				Total1	Parking		Bicycles
	NSFAS	Bursary	Market	Total H	Anchor	Line	Office	Total C		Bays	%	Bays
Extent (beds)	344	272	193	809	1820	949	320	3089	278			
Parking ratio	5%	30%	40%		6/100	4/100	4/100		**336**	-58	-17%	-348
Parking Demand	17	82	77	**176**	109	38	13	**160**				

The students will generate an actual demand of 176 parking bays and the retail and office usages a further 160 parking bays, resulting in a total of 336 parking bay demand or requirement. A total of 278 parking bays can be provided on site. As the parking departure is not for the retail or the offices, the remaining available student parking reduces to 118 bays or a shortfall of 58 bays. This shortfall is proposed to be subsided by bicycles, improved NMT facilities and a dedicated shuttle service. The required number of bicycles to be provided in lieu of a private vehicle parking bay is

348 which is calculated at 6 bicycles for one vehicle bay. It is proposed to provide each student with a bicycle (809 no.) which is more than double the required substitution to make up for the shortfall.

The proposed development is located approximately 800m from the campus centre and it would take approximately 10 minutes to walk from the development to the Neelsie. The proposed NMT infrastructure along this route to connect the proposed development with the campus would promote this as it probably would take longer to make the trip by car including finding parking. It must also be noted that the parking requirement for the retail component is likely to reduce due to the attraction from the students living in the same building and not the need to drive to the shops. The retail parking requirement of 147 parking bays is therefore regarded as conservative and probably an oversupply. However, the reduction in retail parking has not been applied in the calculations.

- **Shuttle Service**

In support of the lower parking supply and trip generation rates, the provision of non-motorised transport facilities and a dedicated student shuttle service is emphasised. A pedestrian and cycle route are proposed to link the proposed development with the campus centre to promote students to walk and cycle. In addition, it is proposed to expand the current US student shuttle services to the proposed development by introducing a new link from Du Toit Street to the campus centre (i.e. Neelsie). It was calculated that the demand would require a total of three mini-bus taxi vehicles would therefore be required to serve the development and to make 18 shuttle trips within the hour.

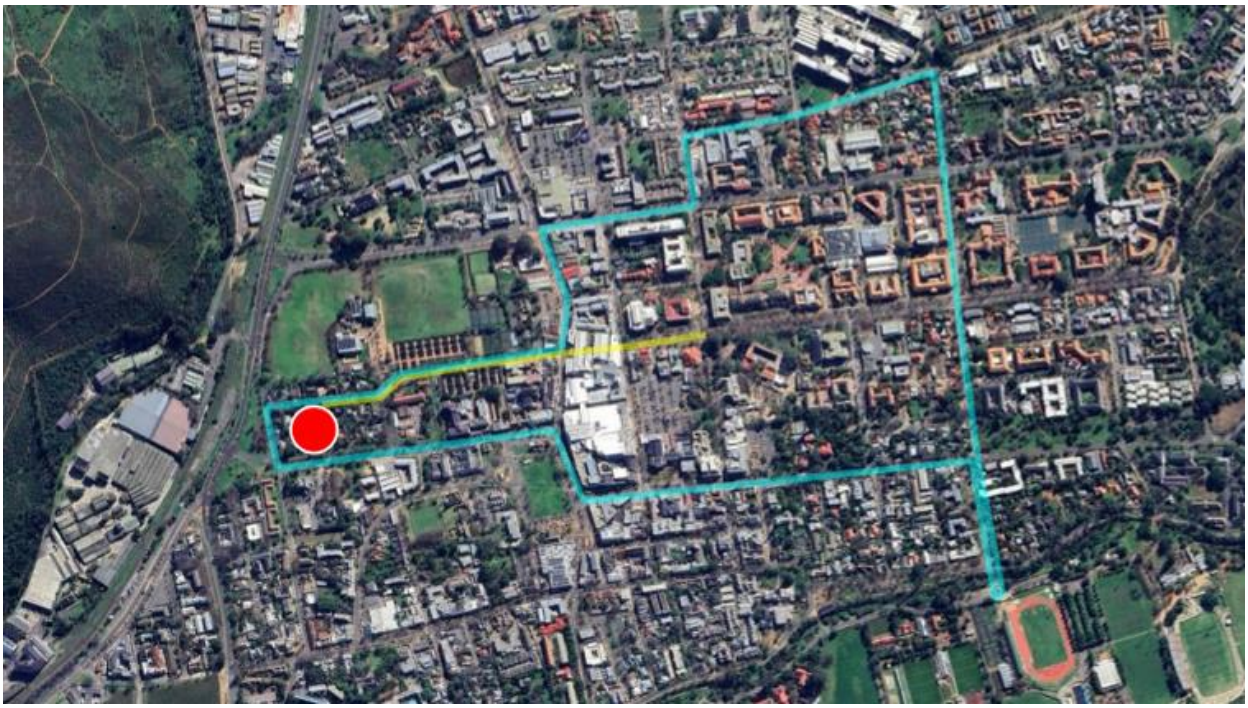


***Figure 54*: Proposed Mini-bus Taxi Shuttle Route**

- **Conclusions and Recommendations of parking study**

  Research has shown that car ownership by students vary by income levels. However, the current Stellenbosch Municipality Zoning Scheme By-Law generalises this parking requirements and only distinguish between private and tertiary-related hostels. The objective of this departure is to reduce the vehicular usage by students and to promote walking, cycling and public transport. This overall objective will assist in the attempt to alleviate congestion along the street network and also reduce the need for parking. When parking is provided at the origin (i.e. accommodation), the need to supply parking elsewhere across Stellenbosch at the destination also increases.

  The proposed development will host three different groups of students. The first group of students will be NSFAS students who can only qualify for financial aid to study if their combined family's household income is less the R350 000 per annum. Owning a car would not be possible for the majority of these students and would be in contradiction of the NSFAS objectives. The second group is the "missing-middle" students and would also mostly have bursaries. The third group are private students. Parking ownership data was obtained from similar developments to identify the actual parking needs for each student group. As a result is can be concluded that only 5% or less of NSFAS students would probably own a car and approximately 30% of the other

two groups would also own a car. However, to be conservative, 40% car ownership was assumed for private students. This would result in an actual parking demand of 176 parking bays for students.

The proposed development will also consist of retail and office usages for which the normal Zoning Scheme By-Law parking ratios have been applied. These land uses would require a total of 160 parking bays. The retail would be used by the students living in the same building and one would expect that the retail parking demand would also reduce due to this mixed-use interaction. However, this has not been applied in the calculations. The total actual parking required by all land uses is estimated at 336 parking bays. The resultant available student parking after the parking for retail and office uses where subtracted, is 118 bays or 0.19 bays per room. The parking departure from the actual student parking demand (176 bays), is 58 parking bays. This shortfall will be substituted by bicycle provision for all students, a NMT route and public transport service linking the development with the centre of campus. The Zoning Scheme makes allowance to substitute the shortage of vehicle parking with bicycles by supplying 6 bicycles for one vehicle bay. The shortfall would therefore require approximately 348 bicycles which will be provided.

It is therefore recommended to approve the 278 parking bays and the parking departure from 0.6 bay per room to 0.19 bays per room.

10. AVAILABILITY OF MUNICIPAL SERVICES (CIVIL AND ELECTRICAL)

A **Civil and Electrical Services Availability Confirmation Report** was prepared by Ekcon Engineers. A copy of this report is attached as **Annexure 17**. This report also contains information regarding electrical services capacity as confirmed by KLS Engineers.

10.1 CIVIL ENGINEERING SERVICES CAPACITY AVAILABILITY

- **Soil Conditions**

No formal geotechnical survey or report has been completed yet, but it is expected that the soil will comprise of variably sandy and clayey silt, and fine, medium, and coarse sand with rounded sandstone boulders, cobbles and gravel packed in a matrix of silty to clayey sand from a depth of 1,5m and lower.

- **Existing services**

  All erven which will be consolidated are fully serviced with sewer, water and electrical services.

- **Water provision**

  Average daily water demand

  The Average Annual Daily Water Demand (AADD) and instantaneous (peak) flow from the development is calculated as follows: In terms of Table J.2 the recommended unit AADD for flats in a high-density development (80 to 100 units/ha) ranges between 0,25 to 0,30 Kl/unit/day. Using an average figure of 0,30Kl/unit/day, the estimated AADD is 84,4Kl/day for the proposed 281 units. To determine the Total Average Annual Daily Demand (TAADD) the AADD is adjusted by 20% to account for real losses resulting in a TAADD of 101.16kl/day. The TAADD was used to calculate a peak hour demand of 4.68l/s as per Table J.9. The development will be provided with water saving/reducing devices such as dual flush toilet cisterns, reduced toilet cistern volume and low flow showerheads. Alternative water sources for irrigation purposes will be investigated and implemented where possible. External fire hydrants are expected to be provided in terms of SANS 10400. Flow of 20l/s at 3bar pressure is required for the operation of these hydrants.

  Capacity

  The existing water pipes in Du Toit and Alexander Streets have sufficient capacity to accommodate the proposed development in order to comply with the pressure, flow velocity and fire flow criteria as set out in the master plan. The existing 100mmm diameter Asbestos Cement (AC) pipe in Bergsig Street and the 150mm diameter AC pipe in Alexander Street (between Bergsig and Skone Uitsig Streets) are however at the end of their remaining useful life and should be replaced in order to accommodate the proposed development in the existing water system. Upgrading of the 90mm diameter HDPe pipe in Alexander Street (between Koetsier en Skone Uitsig Streets) is also proposed in order to accommodate the proposed development in the existing water system. A 300mm diameter pipe in Botmanskop Road and a 250mm diameter pipe in Helshoogte Road, currently experiences high flow velocities with high energy losses through these pipes during peak demand conditions.

Accommodation of the development in the present system will consequently require upgrading of these pipes in the near future to comply to the pressure and fire flow criteria as set out in the master plan. Upgrading of these pipes are however not necessarily a minimum requirement to accommodate the proposed development within the existing network, as the residual pressures in the Stellenbosch Central zone are above 24m head. Although the GLS report recommends that these pipes are installed before full occupation of the proposed development occurs, further discussion and agreement between Stellenbosch Municipality and the Developer is required and the outcome of these discussions should be finalized in a Services Agreement between the parties.

The criteria for total reservoir volume used in the Stellenbosch Water Master Plan is 48 hours of the AADD (of the reservoir supply zone). The existing reservoir volume available at the Idas Valley 2 and Rosendal reservoir is only 23 hours of the total AADD of the Stellenbosch Central supply zone and therefore insufficient. The GLS capacity report recommends that the development implements various upgrades including the provision a new reservoir. It must be stated that although the reservoir capacity does not fulfil the requirements of the master plan, it functions fully and there are no interruptions in the water supply to the Stellenbosch Central supply zone. It is also clear that this capacity has been lacking for a while (currently only 23 hours of storage) and it seems unfair to now make it the entire upgrade the responsibility of this development. This is typically a bulk service upgrade item that should be funded from the municipality's capital expenditure budget.

To expect this project to fund this large project would render the project unfeasible. The total amount of capital (Development) contributions generated by the proposed development will be too little to fund these expensive upgrades. It is proposed that an agreement is reached between Stellenbosch Municipality and the Developer whereby the Development Contributions due are utilized to upgrade some components of the main reservoir supply system, but the remainder will have to be funded from Stellenbosch Municipality's own source.

External connections

The proposed development will connect to the 110mm diameter HDPE pipe located along Du Toit Street, or alternatively to the 110mm diameter HDPE pipe located in Alexander Street.

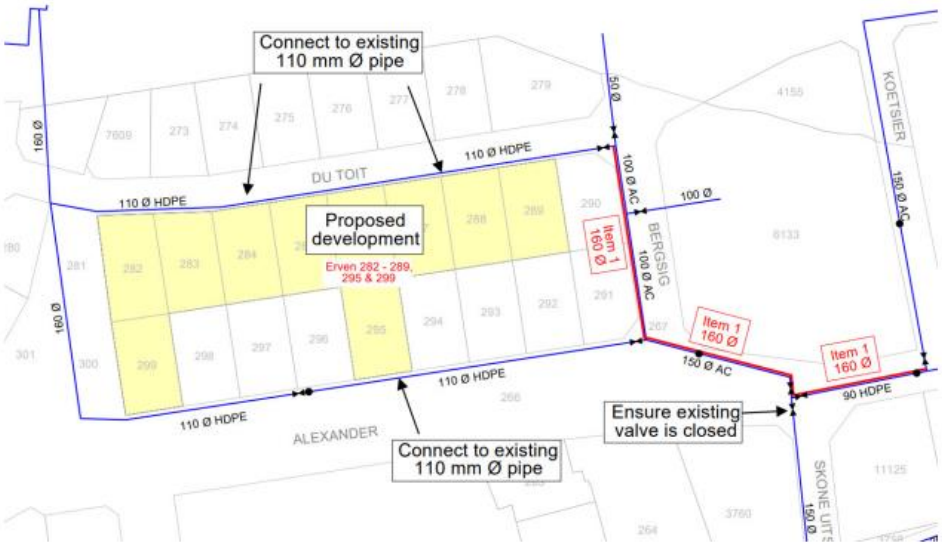


***Figure 55**: Existing water infrastructure with future connection points indicated*

- **Sewerage**

The development falls within the existing Adam Tas drainage area. The capacity confirmation report received from GLS confirmed that sufficient capacity exists within the existing bulk and reticulation sewer systems to accommodate the proposed development. An existing mid-block sewer crosses the proposed development site as indicated in ***Figure 54*** below.

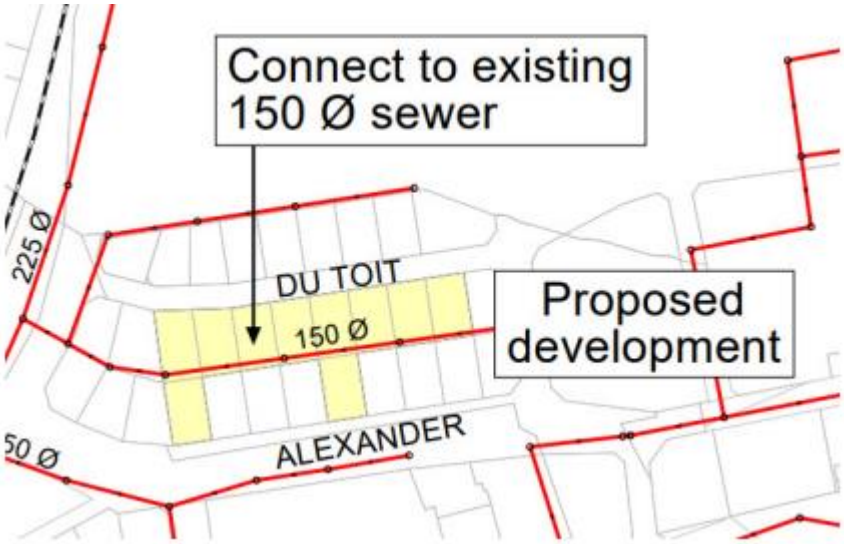


***Figure 56**: Existing Sewer infrastructure*

Connection to external sewer network

As noted above an existing mid-block sewer is currently bisects the development in an east west direction. The intention is to keep the existing sewer in its current location within a 3m wide servitude to which Stellenbosch Municipality will have access for maintenance purposes. Small sections of re-routing are proposed as per ***Figure 57*** below.

As indicated on the architectural ground floor plan (***Figure 57*** below), a minimum of a 3m wide servitude area has been provided inside the southern boundary of the property to accommodate the existing midblock sewer line. Additional servitudes have been provided in a north-south direction along the two south protruding blocks. The proposal is to divert the existing midblock sewer towards Alexander street along these servitudes as indicated in **Figure 58** on the next page. This will improve accessibility to these services should any work needs to be done.



Figure 57: Proposed 3m wide servitude areas to accommodate the existing mid-block sewer



***Figure 58*: Proposed 3m wide servitude areas to accommodate the existing mid-block sewer**

- **Stormwater**

The existing erven to be consolidated are almost entirely covered with impervious areas such as roofs and paved areas. Thus, the post development peak flows from the development site are not expected to increase from the pre-development condition. Runoff from the development site will be generated from roof areas. It is proposed to connect to the 300mm dia stormwater pipe network in Du Toits Street which discharges runoff in a westerly direction towards the Krom River.

10.2 ELECTRICAL SERVICES CAPACITY

An **Electrical Services Availability Analysis** was done by KLS Consulting Engineers. Currently each erf has its own power supply. These erven will be consolidated into one erf. The new development will require a MV supply which at the moment is calculated to be 1 500kVA. This will allow for the 281 units and the retail space. Currently there are MV cables in Alexander Street and the municipality reported that there is spare capacity on it but will have to check the exact capacity. These are installed from the substation on the corner of Du Toit street and Alexander Street. (Substation circle in red in image below)



Figure 59: Location of existing and future electrical substations

However, Council is constructing a new substation indicated by a red cross in the image below. The substation will have enough capacity for the proposed development. From this substation new MV cables will be installed to a Council room, most likely near the blue dot on the plan.

The proposed development will install privately owned MV switchgear and transformers and distribute power from these to the retail and residential units. The conclusion is therefore that the Council do have capacity for this development on its network and the new substation will be in time for the power required for the development.

From the above it is evident that services can be provided to the proposed development.

SECTION E

COMPLIANCE WITH DECISION CRITERIA OF SPLUMA (2013) AND THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015)

11. COMPLIANCE WITH SECTION 42(1) OF SPLUMA & SECTION 65(1) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW

11.1 Procedural requirements

The application complies with all the prescribed procedural requirements which were confirmed at the pre-application consultation meetings.

11.2 Compliance and consistence with the National, Provincial and Municipal Spatial Development Frameworks and Policies

Section 42(1)(b) requires that a proposed development should be consistent with the norms and standards, measures designed to protect and promote the sustainable use of agricultural land, national and provincial government policies and the municipal spatial development framework.

The development guidelines of the following spatial policies thus need to be taken into consideration in any new development within the Stellenbosch Municipal area.

- Western Cape Provincial Spatial Development Framework
- The Stellenbosch Integrated Development Plan (2017 – 2022) and policies resulting from the approval of the Integrated Development Plan, including:
- The Stellenbosch Municipality Spatial Development Framework (November 2019)
- The Adam Tas Development Framework (October 2022)
- Stellenbosch Municipality Comprehensive Integrated Transport Plan 2016 – 2020

11.2.1 Western Cape Provincial Spatial Development Framework

The National Planning Commission (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. The NDP also targets the development of a more inclusive and integrated rural economy. Its rural strategy is based on land reform, agrarian transformation, livelihood and employment creation, and strong environmental safeguards.

The proposed development within the Stellenbosch Urban Edge complies with the above targets of the NPC.

The Provincial Spatial Development Framework of the Western Cape is based on the following guiding principles:

- **Spatial Justice**

The principal of spatial justice requires undoing segregation and the unfair allocation of public resources, in addition to prioritising the needs of the poor. Spatial justice is given effect through e.g. densification, diversification of land uses, transit-oriented development, development in close proximity to economic opportunities and social facilities, ensuring accessibility, allocating public resources to ensure that the needs of the poor are prioritised, recognising the importance of informal settlements, improving service provision to informal settlements and ensuring secure property rights for the beneficiaries of affordable housing.

Spatial justice and the other development principles are given effect to across the range of the municipality's planning functions, namely in deciding individual land-use applications, formulating the MSDF, creating, reviewing and enforcing the Zoning Scheme, promulgating policies and implementing large-scale projects.

There are no provisions as to how this principle may be interpreted and applied to land use applications save that a competent authority in considering an application may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property will be affected by the outcome of the application and a general provision that past spatial and other development imbalances should be redressed through improved access to, and utilisation of, land.

The proposed development is centrally located close to commercial, community and educational facilities and makes provision for a higher density mixed-use development consisting of student accommodation and business (retail/office) uses. It is adjacent to the Adam Tas Corridor and can be regarded, similar as the nearby Dennesig student accommodation developments, as a catalyst project to help achieve the objectives of the Adam Tas Corridor Framework to provide higher density, mixed-use development offering a variety of residential, business and recreation opportunities to assist in restructuring Stellenbosch town. As such the proposed development will contribute meaningfully to meeting existing challenges and MSDF objectives.

It will also offer opportunities for the enhancement of non-motorised transport (NMT) in this area. This will promote the objectives of the Stellenbosch Non-Motorised Plan for this area as it would provide a NMT link between the public space planned for the adjacent ATC precinct and J S Marais Park by improving pedestrian and cycling infrastructure with the integration of existing public transport services.

The proposed development offers a range of student accommodation units and is not targeted at one specific market segment as it would offer accommodation to NSFAS students, the so called “missing middle” group as well as privately funded students.

It is envisaged that the proposed development will thus improve access for a wide group of students to accommodation opportunities in the central Stellenbosch area for which there is currently a great need.

Inclusionary housing proposal

The socio-economic imperatives to deal with the rapid growth of the Stellenbosch town, and the lack of access to affordable housing, has placed pressure on the municipality to consider a requirement for inclusionary housing provision when evaluating new development applications. The municipality is in the process of preparing an Inclusionary Housing Policy. This policy still needs to be approved by Council and has to go through a public participation process.

The project team had some discussions with the Directorate Spatial Planning of the Municipality to discuss and confirm the inclusionary housing requirements in terms of this draft policy. It was agreed that the provision of student accommodation, accredited with Stellenbosch University, which would be made available to NSAFAS students and bursary students (so called “Missing Middle” group) can be considered as inclusionary housing in terms of this draft policy document.

Inclusionary housing is intended to promote better located affordable housing, create more inclusive neighbourhoods and contribute to spatial transformation. The geographic target of an inclusionary housing policy would thus be areas that harbour a potential for greater inclusion and diversity in property value bands, while also containing the space and potential for new developments (in terms of appropriate residential zoning and the existence of bulk infrastructure), in addition to being well located with respect to transport, jobs, education opportunities and other amenities.

Until Municipalities have approved their own policies, the recently approved Western Cape Inclusionary Housing Policy Framework (2022) provides a guide for municipalities to develop local policies which harness inclusionary housing as a mechanism to promote better located affordable housing in towns and cities, in partnership with the private sector. As a first step to determine if inclusionary housing has the potential to be an effective policy tool in the local municipal context, its necessary to have a clear understanding of the residential property market in the municipality. Given that many local governments do not have the means to undertake this detailed analysis themselves, the Western Cape Department of Environmental Affairs and Development Planning (DEADP) in partnership with the Department of Human Settlements appointed the Centre for Affordable Housing Finance in Africa (CAHF) to deliver housing market studies for a number of towns in the Western Cape which inter alia includes the Stellenbosch Municipal area.

The overall aim of the project was to underpin and support each of the municipalities to decide on the applicability of an Inclusionary Housing Policy for their municipality and then to assist with the design and development of that policy, by providing key data to inform the design and parameters. The reports include the following: An analysis of the residential property markets; housing supply and demand assessments; and analysis of the affordability gap in each area and are intended to provide the intelligence needed to ensure an evidence-led understanding of the housing markets in these urban areas.

Because state housing delivery has not produced sufficient units and the private sector is not building units affordable to low- and middle-income households at scale, the report indicates that there is a significant shortage of adequate, affordable housing in Stellenbosch town, resulting in land invasions, a growth in informal settlements, and large numbers of workers and students from the university or private sector needing to commute daily into town. The current housing gap is specifically with respect to student housing and affordable housing for employed, lower- and middle-income groups. The demand for lower-value rental accommodation for university students in Stellenbosch is estimated to be is in the region of 4 000 units.

With a total student body of 22 000, the University of Stellenbosch is a critical force in the residential property market of the municipality, and especially Stellenbosch town itself. The university itself accommodates approximately 6 500 students in its residences, leaving around 8 000 students who require affordable accommodation in town. A number of years ago, many students stayed in granny flats of houses in town, but more recently homeowners have converted these properties for tourist accommodation. Until the 2000's, the primary private student accommodation was blocks of flats which would work for students, or a small family. Small student flats were built in the CBD area, providing a good location, and bringing students closer to campus. However these private units were primarily affordable to wealthier students only. Currently, there are several developers building for the higher income bracket of the student market, but there remains a gap in supply for students who receive support from the National Student Financial Aid Scheme (NSFAS). In the next year, the University is planning on adding 400 units in the residences, and another 800 private student units will be developed for the top market.

Students who receive assistance from the National Student Financial Aid Scheme (NSFAS) have a housing allowance of approximately R60 000/year, or R5 000 /month. About 4 500 NSFAS students stay on campus but there is still about 2 500 who need to find their own accommodation. As indicated in the previous paragraph, a number of private developers have started building for the wealthier student market but there is a huge gap for NFAS students who require a centrally located, safe place to stay at around R5 000 per month. Of the approximately 8 000 students who require private accommodation in town, about one quarter are in the rental bracket of R5 000/ month, another portion rent in the region of R8 000/month, while the wealthier segment rent units between R8 000 and R15 000 month. The gap in supply therefore is for affordable private accommodation for lower income students, many of whom receive NSFAS support.

Abacus has been involved with some flagship student accommodation within Stellenbosch such as the My Space developments. These developments are targeted mainly towards the higher end market with units which are not generally affordable to NSFAS students who receive an allowance of R5 000/month for accommodation. The current development proposal will be ground-breaking in that it would be the first centrally located student accommodation within Stellenbosch which will allow housing opportunities for both the privately funded students in the upper income bracket as well as NSFAS students and Bursary students, the so called “Missing Middle Group”.

It is thus clear that not only will this development make a huge contribution to the dire need for affordable student housing within a well-located area close to amenities and the campus, but it would also promote integration amongst the various student groups which is currently considered one of the priorities of Stellenbosch University.

In return, it is expected that Stellenbosch Municipality will commit to pro-actively assist the developer by approving the departures required from the Zoning Scheme to make this development a viable option for the developer and enable the development of this unique project to the benefit of the wider Stellenbosch student community.

- **Sustainability and Resilience**

Land development should be spatially compact, resource-frugal, compatible with cultural and scenic landscapes, and should not involve the conversion of high potential agricultural land or compromise ecosystems. Resilience is about the capacity to withstand shocks and disturbances such as climate change or economic crises, and to use such events to catalyse renewal, novelty and innovation. The focus should be on creating complex, diverse and resilient spatial systems that are sustainable in all contexts.

The footprints, nature and scale of the footprints of the development proposal as well as the broader design concept have been informed by various specialist studies, of which the most important is the initial heritage, landscape and urban design inputs, to ensure the future sustainability and resilience thereof.

- **Spatial Efficiency**

Efficiency relates to the form of settlements and use of resources - compaction as opposed to sprawl; mixed-use as opposed to mono-functional land uses; residential

areas close to work opportunities as opposed to dormitory settlement, and prioritisation of public transport over private car use. When a settlement is compact higher densities provide thresholds to support viable public transport promote non-motorised transport and reduce overall energy use and lower user costs as travel distances are shorter and cheaper.

The proposed development complies with the above guidelines. The subject site is located within an area indicated for "Existing and Proposed Urban Character Areas" and is adjacent to the Adam Tas Corridor and the Van der Stel Sport fields which has been identified as a "Strategic Site, Projects and/or Infill Opportunities" area within the ATC Corridor (Precinct Plan 8).

It was confirmed with the relevant line Department of the Municipality that residential densification and mixed-use development in this area is in general supported – with due consideration to the valued qualities of specific areas.

The Stellenbosch Council recently approved the Adam Tas Corridor Development Framework and approved some of the first developments within the ATC corridor. The development proposal will complement the Adam Tas Corridor initiative by providing a localised mixed use higher density development in an area of logical infill in close proximity to central Stellenbosch and the University. This development would provide housing opportunities for a mark segment (affordable student accommodation) for which there is currently very little housing stock available within the Stellenbosch municipal area.

Due to the higher density nature of the development it would make future public transport options more viable. The design concept thus makes provision for non-motorised linkages to the bigger Stellenbosch area and surrounding green network of the town.

The proposed development will thus support infill development on private land within Stellenbosch town in a manner which serves to compact the town, expand residential opportunities but at the same time acknowledges the specific character of the area.

The proposed development concept would thus promote spatial efficiency.

- **Accessibility**

  Improving access to services, facilities, employment, training and recreation, and safe and efficient transport modes is considered essential. Accessibility is also defined by convenient and dignified access to private and public spaces for people with impaired mobility. Good and equitable access systems must prioritise the pedestrian, as well as provide routes for bicycles, prams, wheelchairs and public transport. An accessible system will offer a choice of routes supporting these modes and safe connections between places and communities. Visual access implies direct sight lines or unfolding views, signs or other visual cues, and being able to see other people - all of which help in negotiating places.

  The proposed development would be close to existing community, commercial and education facilities. It would at the same time offer a wider choice of residential opportunities for students who struggle to find affordable housing within the central Stellenbosch area.

- **Quality and Liveability**

  The quality of an environment directly contributes to its liveability. A quality-built environment is one that is legible, diverse, varied and unique. Legible built environments are characterized by the existence of landmarks such as notable buildings and landscaping, well- defined public spaces, as well as navigable street networks. Diverse built environments offer a variety of opportunities, experiences and choice. The more varied a place, the more it is distinguishable because of the individual qualities that make it distinctive from other places. Liveable settlements balance individual and community facilities and display a logic of order and random incident.

  The main thrust of the compilation of the new design proposal has thus been based on ensuring a higher density mixed use development which would both promote the basic principles of the Stellenbosch MSDF while also taking cognisance of the immediate surrounding area.

  The Urban Design Principles will greatly enhance the quality of this development and it is further based on a set of urban design principles. This design approach would serve to create acceptable parameters in terms of footprint and typologies that are appropriate to the site and surrounding context.

11.2.2 Stellenbosch Integrated Development Plan

The Local Government Municipal Systems Act (MSA) 32 of 2000 mandates South African municipalities to formulate a five-year Integrated Development Plan (IDP) to inform the municipal budget and guide all development within the municipal area. The IDP is considered the Municipality's principle strategic plan that deals with the most critical development needs of the municipal area as well as the critical governance needs of the organisation.

The 4th Generation Integrated Development Plan (2017 - 2022) First Amendment, as prescribed by Section 34 of the MSA was approved by the Stellenbosch Council in August 2019.

In terms of the IDP the vision for the Municipality and the Greater Stellenbosch area is to be the "Valley of Opportunity and Innovation" which vision is supported by the following five strategic focus areas.

- "Valley of Possibility – aimed at attracting investment, growing the economy and employment.
- Green and sustainable valley – aimed at ensuring that the asset base of the municipality is protected and enhanced.
- Safe Valley – aimed at ensuring that its residents are and feel safe.
- Dignified Living – aimed at improving conditions for residents through access to education and economic opportunities.
- Good Governance and Compliance – aimed at ensuring that the municipality is managed efficiently and effectively to the benefit of all stakeholders."

This vision is reflected in the MSDF which is a "policy statement that seeks to influence the overall spatial distribution of current and future land use within the municipality or other described regions to give effect to the vision, goals and objectives of the IDP or related business plans of government."

The MSDF provides the Municipality with a single spatial strategy guiding spatial development and accordingly compliance with the MSDF, as below, ensures compliance with the IDP.

11.2.3 Stellenbosch Municipality Spatial Development Framework (2021)

The MSDF is a mandatory component of the municipal IDP and *"is a public policy statement that seeks to influence the overall spatial distribution of current and future land use within the municipality or other described regions to give effect to the vision, goals and objectives of the IDP or related business plans of government."*

The IDP and MSDF are both informed by numerous policy frameworks including, inter alia, the National Development Plan (NDP), the Western Cape Governments Provincial Spatial Development Framework (PSDF), the Greater Cape Metro (GCM) and Regional Spatial Implementation Framework (RSIF)

The MSDF is a *"guiding and informing document that indicates the desired spatial form of an area and defines strategies and policies to achieve this. These strategies and policies inform and guide the Land Use Management Systems which includes town planning or zoning schemes, allocating development rights and the procedures and processes for maintaining the maintenance of or changes in development rights."*

The significance of the MSDF with regards to land use and development of land is embodied in Sections 12 (2) (b) and 22 (1) of SPLUMA which are unambiguous in providing that.

"12 (2) (b) A spatial development framework adopted in terms of this Act must guide and inform the exercise of any discretion or of any decision taken in terms of this Act or any other law relating to land use and development of land by that sphere of government"; and

22 (1) A Municipal Planning Tribunal or any other authority required or mandated to make a land development decision in terms of this Act or any other law relating to land development may not make a decision which is inconsistent with the municipal spatial development framework"

The Stellenbosch MSDF 2021, prepared in accordance with the provisions of SPLUMA, was approved by the Stellenbosch Council in May 2021.

In terms of the MSDF the concept for spatial development and management of Stellenbosch Municipality comprises seven key tenets.

(i) **Maintain and grow our natural assets** - Valuable land areas, including critical biodiversity areas, agricultural land, land affecting the maintenance of water resources, and so on, cannot be built upon extensively, it cannot be the focus for significantly accommodating existing or future settlement need spatially.

(ii) **Respect and grow our cultural heritage** - The areas and spaces – built and unbuilt – that embody the cultural heritage and opportunity of SM needs to be preserved and exposed further. Some areas and spaces need to be maintained intact, others provide the opportunity for new activity, in turn exposing and enabling new expressions of culture.

(iii) **Direct growth to areas of lesser natural and cultural significance as well as movement opportunity** - Within areas of lesser natural and cultural significance, the focus should be on areas where different modes of transport intersect, specifically places where people on foot – or using non-motorised transport – can readily engage with public transport.

(iv) **Clarify and respect the different roles and functions of settlements** - The role and potentials of different settlements in Stellenbosch require clarification. In broad terms, the role of a settlement is determined by its relationship to natural and cultural assets and the capacity of existing infrastructure to accommodate change and growth.

(v) **Clarify and respect the roles and functions of different elements of movement structure** - Ensure a balanced approach to transport in SM, appropriately serving regional mobility needs and local level accessibility improvements, aligned with the spatial concept.

(vi) **Ensure balanced, sustainable communities** - Ensure that all settlements are balanced and sustainable, providing for different groups, maintaining minimal development footprints, walkability, and so on.

(vii) **Focus collective energy on critical lead projects** - Harness available energy and resources to focus on a few catalytic areas that offer extensive opportunity fastest and address present risk.

Managing residential growth of the town, through providing a greater variety of housing opportunities at higher densities at appropriate locations within the demarcated urban edge is thus considered important. This will assist to reduce

commuting by private vehicles to and within Stellenbosch town and provide the preconditions for sustainable public transport and NMT within the town. Redevelopment within the urban edge also offers the opportunity to accommodate many more residents within Stellenbosch town, without a negative impact on agricultural land, nature areas, historically significant precincts, or "choice" lower density residential areas.

The most significant redevelopment opportunity within Stellenbosch town is the Adam Tas Corridor (ATC), stretching from the Droë Dyke and the Old Sawmill sites in the west along Adam Tas Road and the railway line, to Kayamandi, the R304, and Cloetesville in the north. A draft Local Spatial Development Framework for the ATC has been finalised and needs to be supported by Council whereafter it will follow a public participation process.

The subject property forms part of the identified "*Existing and Proposed Urban Character Areas*" which are located on the edge of the historical core/CBD area of Stellenbosch forming part of the "seam" between the ATC and the old districts abutting the Stellenbosch CBD area. It is foreseen that this higher density mixed use development together with the future redevelopment of the Van der Stel Sport Fields and the Dennesig developments which are identified as "*Strategic Site, Projects and/or Infill Opportunities*" will act as catalysts to assist to kick start the development of the Adam Tas Corridor and to implement the municipality's non-motorised transport initiatives between the ATC and the Stellenbosch CBD and the University.

The area has been earmarked for sensitive densification. This does not imply a loss of historical character or exacerbated traffic conditions. Any proposed application needs to be evaluated taking into consideration the above.

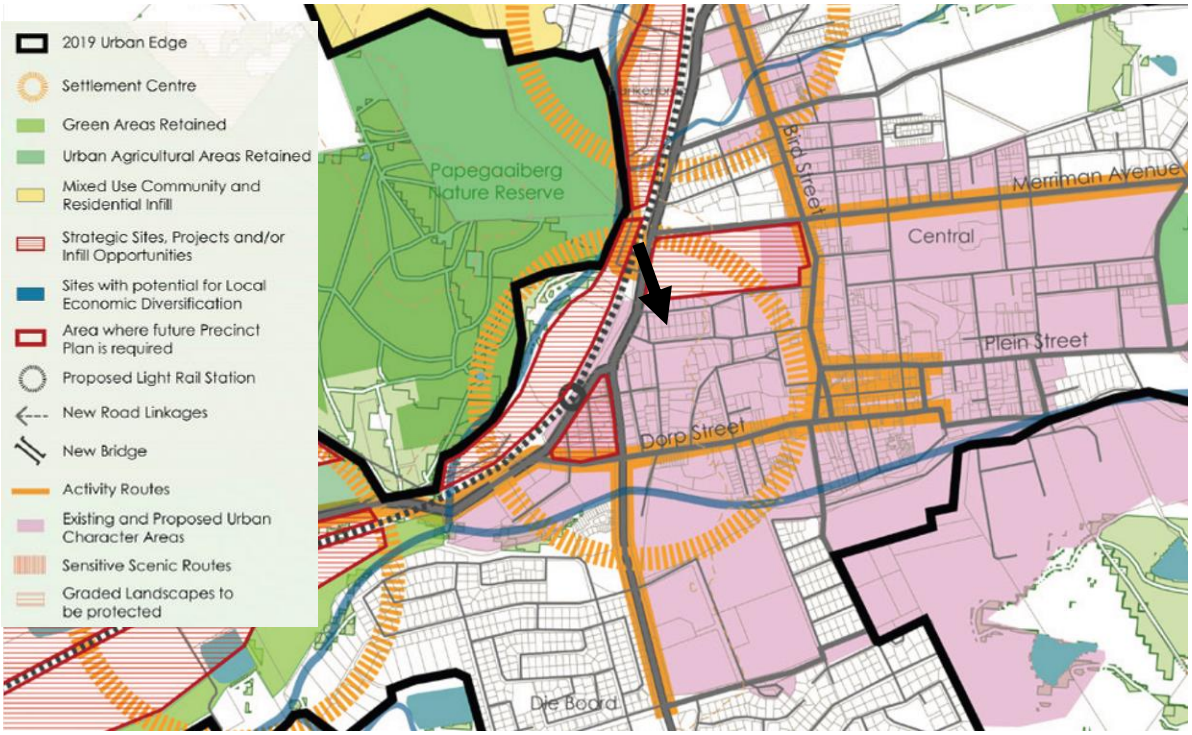


Figure 60: ***Extract from the Stellenbosch MSDF, 2019***

The design approach (urban design and more detailed architectural design) for the proposed development acknowledges this area's unique sense of place. Although this area is linked to some of the key underlying elements and structures that define the special character of the historic core of Stellenbosch and is thus included in the Stellenbosch Urban Conservation Overlay Zone area, it was in large measure developed late in the historical development trajectory of Stellenbosch and was always located at the westernmost periphery.

It is thus acknowledged that although located on the edge of the Stellenbosch Urban Conservation area and that some elements of the character of this area need to be retained. At the same time the town requires to change as it has grown significantly as a place of study, work, and tourism, while inadequately providing specifically more inclusive and affordable student accommodation opportunities in close proximity of the campus and other amenities.

The development is also in line with the MSDF's vision to retain and actively support mixed use redevelopment and building within the town centre and surrounding areas and the encouragement of living space above active street fronts. Higher density

student accommodation in this area will support pedestrianism and the proposed mixed land uses and landscaping will improve the public space in this area.

It will provide more housing opportunities to students within the central town which would contribute to less people commuting to and from Stellenbosch town in private vehicles on a daily basis.

The proposed development of the subject property is thus considered to be in line with the objectives of the Stellenbosch Municipality Spatial Development Framework for sites of this nature.

11.2.4 Adam Tas Local Spatial Development Framework (October 2022)

In terms of the Stellenbosch SDF Adam Tas Corridor concept, the property forms part of an area identified as a "key site for future changes", supportive of the objectives of the Adam Tas corridor re-development concept. The ATC Local Spatial Development Framework has recently been approved by Council and the Adam Tas Corridor Overlay Zone have been finalised and is currently in the public participation phase. The ATC Local SDF recommends appropriate densification adjoining the ATC.

The SDF proposed 11 Precincts within the ATC – see ***Figure 61*** on the next page. The SDF addresses the different development scenarios for these precincts and eventually there would be an ATC Overlay Zone which would apply to these precincts. Such an overlay zone would in general allow for higher density developments as well as departures from specifically the parking requirements of the Zoning Scheme to enable affordable residential developments and promote the use of public transport.

The subject property is directly adjacent to Precinct 8 (Van der Stel Precinct) which is envisaged as "*a mixed-use medium to high density precinct including rationalised sport uses and residential and commercial/retail activity with sensitive incorporation and adaptive re-use of historic structures. Incorporation of a new public transport interchange (possibly along Merriman Road)*."

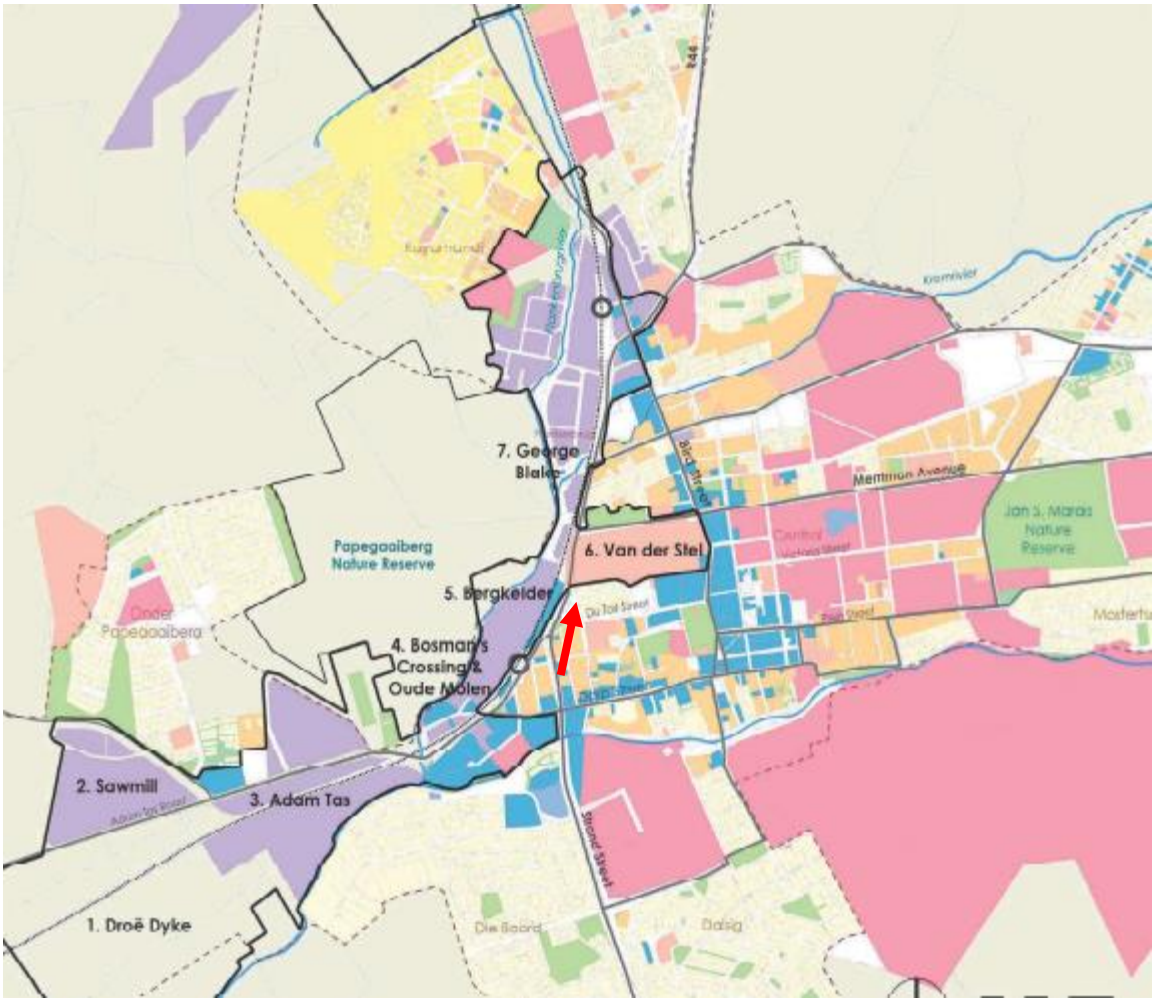


Figure 61: ***Extract from the ATC Local SDF, 2022 showing the abutting identified precincts of the ATC (position of subject site indicated with red arrow)***

The development proposal was discussed with the project team responsible for this study and it was confirmed that densification adjoining the ATC is supported and that the proposed development can be considered as supportive of the objectives of the Adam Tas corridor re-development concept.

The project leader Stephen Boshoff of the *Built Environment Partnership* commented as follows in an e-mail dated 3 November 2021:

"*At the outset, I must congratulate your team on the quality of the work. The proposal is based on a detailed exploration and understanding of the development context, translating place-specific aspects of value into a meaningful current-day design. It is both "old and new" – recognisable as of Stellenbosch – and a significant contribution*

to defining how to build and redevelop responsibly in response to current needs in Stellenbosch.

In this way, it moves discussion about heritage issues in Stellenbosch much further than the norm. Albeit the site or its immediate surroundings not containing listed heritage elements, the proposal is one taking issues of local genius of place very seriously. I would like to think that the proposal is close to how ordinary citizens who appreciate the unique qualities of Stellenbosch think development ought to be.

As you know, the proposed land use management and built form parameters for the Adam Tas Corridor is permissive, moving away from detailed "rule-based" prescriptions to one where significant responsibility is placed on caring landowners, developers, and professionals to meet desired urban performance parameters, including respecting what is valued about the built character of Stellenbosch. I believe that your proposal goes a long way to illustrate the worth of such a system. In this sense, it is an important demonstration project. Within a framework of more freedom and creativity, we can meet current needs better, and in a contextually appropriate form.

Specifically, I believe that your proposal:

- *Achieves sustainable development density to address a multitude of development challenges in Stellenbosch, while remaining respectful of place-sensitive values of building height and massing.*

- *Is respectful of building to street relationships traditional to Stellenbosch.*

- *Responds to, and sets the direction for, development in the area between the Adam Tas Corridor and the Stellenbosch CBD, particularly in relation to a future "University Avenue" and upgrading of the Van der Stel complex.*

- *Will contribute significantly to confidence in the Adam Tas Corridor project and process, an understanding of what is possible in the broader area, and how it should be developed.*

This comment further specifically referred to the need for inclusionary housing. As indicated earlier the units which would accommodate NSFAS students and bursary/"missing middle" group of students can be considered as inclusionary housing. A copy of this e-mail is included in the **Pre-Application Consultation Record**, **Annexure 3**.

It is foreseen that this higher density mixed use development together with the future redevelopment of the Van der Stel Sport Fields and the Dennesig developments which are identified as "*Strategic Site, Projects and/or Infill Opportunities*" will act as catalysts to assist to kick start the development of the Adam Tas Corridor and to implement the municipality's non-motorised transport initiatives between the ATC and the Stellenbosch CBD and the University.

11.2.5 Stellenbosch Conservation Management Plan and Heritage Inventory (2019)

The National Heritage Resources Act (Act 25 of 1999) (NHRA) requires all municipalities to undertake or update inventories of the heritage resources in the area of their jurisdiction within 10 years (Sect. 9(3)(c)). Such a Heritage Inventory was finalised for the Stellenbosch Municipal Area and approved by Heritage Western Cape.

The Stellenbosch Heritage Inventory is accompanied by a Conservation Management Plan which contains general principles derived from the heritage vision for the Stellenbosch Winelands, namely conserve/maintain, enhance, regenerate and intervene. From these principles a set of conservation systems and development criteria were developed for each of the identified "Landscape and Townscape Units" within the municipal area. It set out the minimum criteria that all proposals must satisfy in order to ensure that heritage significance is protected and through which the Municipality, landowners, and potential developers are informed about the heritage significance of each landscape unit, its context and components, and an indication of the degree of change that may be contemplated for each place in order to retain its particular character, and thereby its heritage significance.

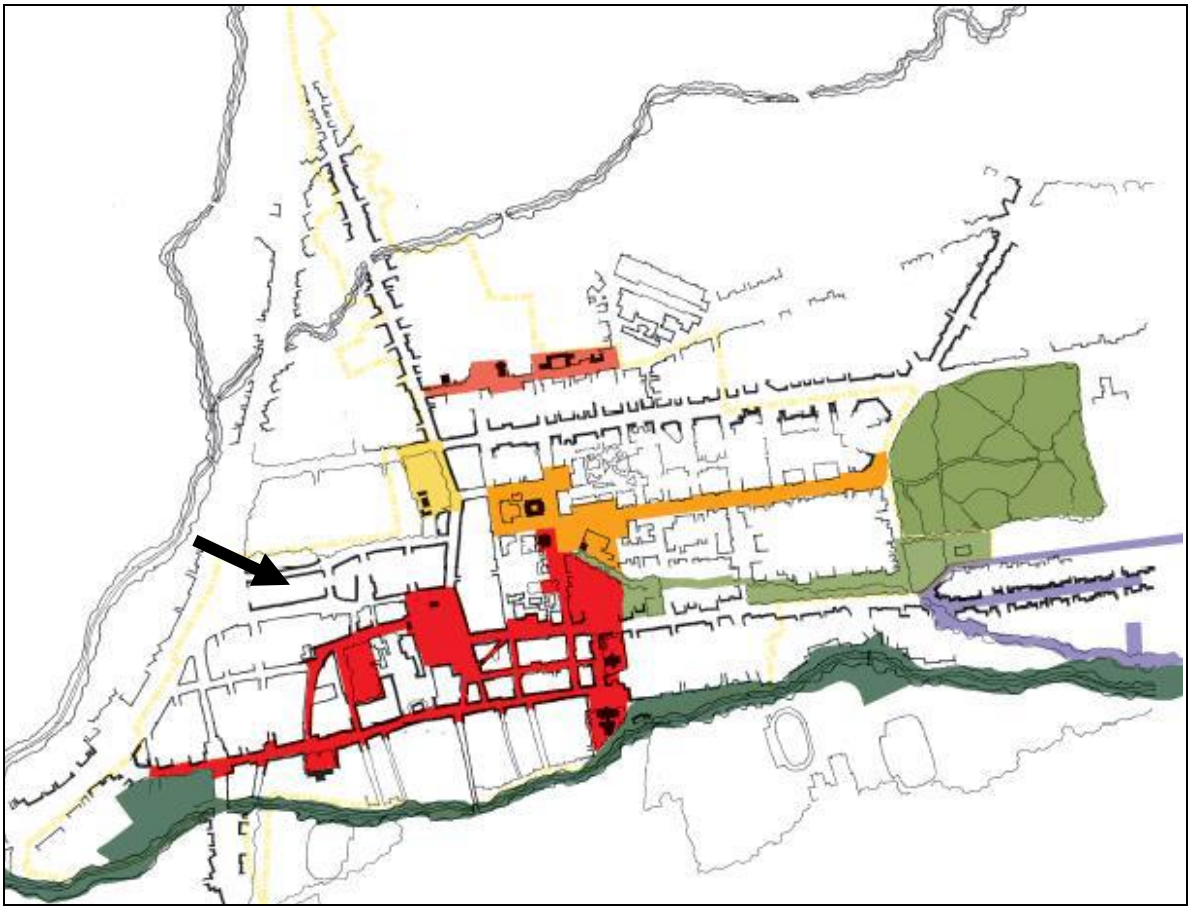


Figure 62: ***Special streets places & buildings. No distinct character identified for the study area (Extract from Stellenbosch Heritage Inventory)***

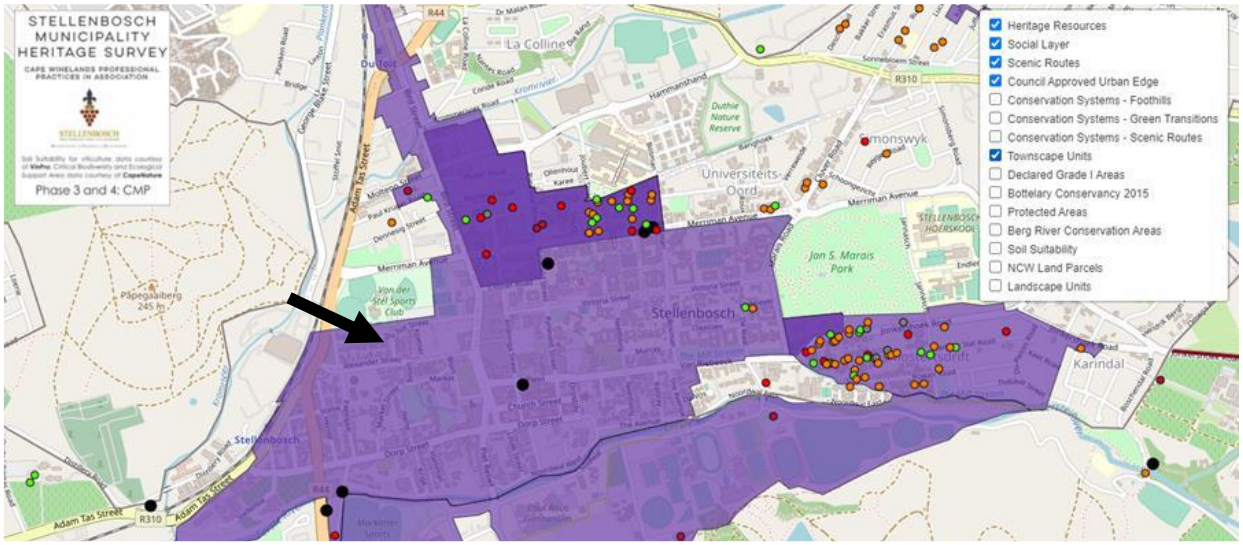


Figure 63: ***Stellenbosch Municipality Heritage Survey 2018 (no individual heritage resources identified within this street bock***

Figures 62 and **63** on the previous page are extracts from the Stellenbosch Heritage Survey and Heritage Inventory and confirm that this specific street block and immediate area has no distinct character neither have individual heritage resources been identified.

The subject property forms part of the defined historical core of Stellenbosch. The full length of Alexander Street from Bird Street to Adam Tas Road is, however, regarded as the relevant context within which to place the site within the Stellenbosch historic core.

Historically, the primary structuring elements in the Alexander Street vicinity have been the mill stream; and very likely a wagon trail alongside this which became Alexander Street; the route now known as Adam Tas Street; Market Street; Bird Street; and the primary historic open space of the town, Die Braak, south of which is located the Meulplein, a public square named after the mill (the 'Third Mill') which was erected alongside the Mill Stream.

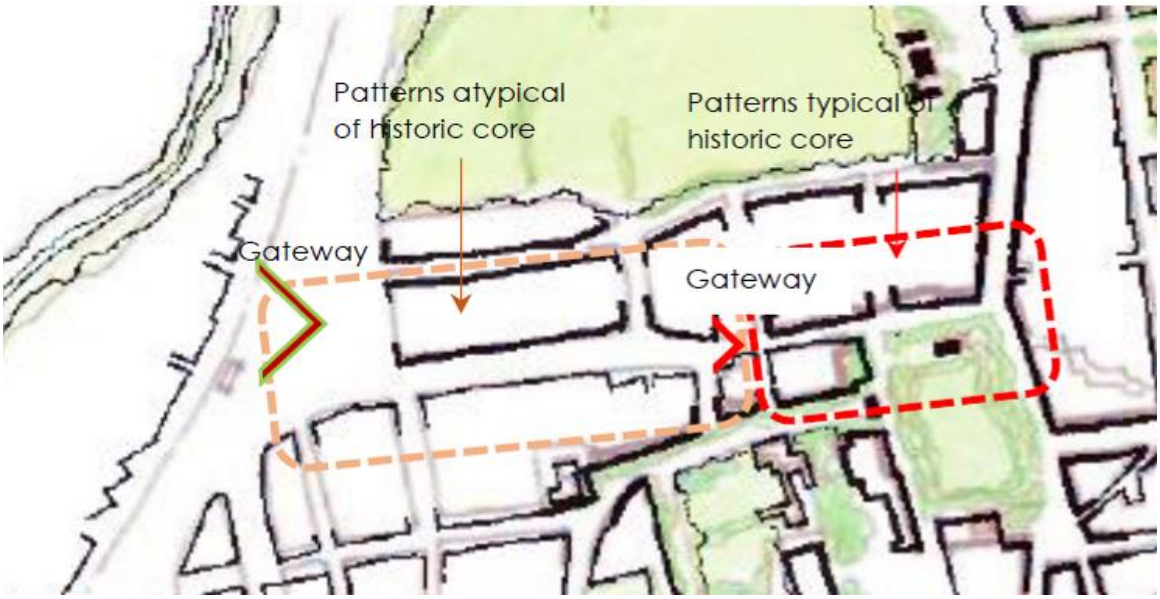


***Figure 65*: Historic patterns of development along Alexander Street**

The area is thus linked to some of the key underlying elements and structures that define the special character of the historic core. However, it was in large measure developed late in the historical development trajectory of Stellenbosch and was always located at the western most periphery. Thus, the special historic character of

Stellenbosch is displayed most clearly and almost exclusively in the area east of Koesier and Skone Uitsig.

Alexander Road is a Municipal collector road and performs a gateway function into the Stellenbosch core. Between Adam Tas and Skone Uitsig it has two lanes in either direction, separated by a wide green median containing the mill stream and an avenue of trees. The sidewalks are generally green rather than paved; properties are set back from the street and commonly single storied, occasionally double storied. Passage through the area is dominated by the filtered light of a largely treed environment and is suburban in character. Having developed essentially from the 1950s onwards, and always on the periphery, development patterns are not typical of the more historic core.

The blocks west of Skone Uitsig thus constitute a transitional gateway condition from the high mobility and intensity along Adam Tas to the historic town core rather than forming part of the historic core itself.



***Figure 66**: Street block viewed from intersection of Adam Tas Road/Alexander Street*



***Figure 67*: Conceptual Plan of realignment of Alexander Street (ITS)**

It should also be noted that the Stellenbosch Municipality is planning on realigning Alexander Street to link with the Adam Tas Road/R44 intersection. The current Adam Tas Road /Alexander Street intersection will be closed but with a left slip from Adam Tas Road to Alexander Street (**TIA**, **Annexure 13** for the project).

A Heritage Impact Assessment was done by Cindy Postlethwayt heritage practitioner and was approved by Heritage Western Cape. See **approved HIA and decision from HWC**, **Annexure 18** to this report.

The overall re-development of the subject site will entail the total demolition of ten residential buildings and associated outbuildings older than 60 years, only one of which has been identified as being Conservation Worthy (proposed Grade IIIC) by the heritage practitioner resulting from her more detailed study of the area. If this building was not as isolated and located in a streetscape of greater heritage significance, an argument would be made for its retention. However, on balance it is suggested there is insufficient reason to warrant protection in the light of the socio-economic benefits this development will have for the Stellenbosch community. The socio-economic imperatives to deal with the rapid growth of the Stellenbosch town and University, and specifically the lack of access to affordable student accommodation, has placed

enormous pressure on the Municipality to identify suitable areas for densification and the proposed development would contribute to offer a centrally located residential development which would offer various types of affordable student accommodation units. A Section 34 permit was issued by HWC for the demolition of these buildings.

11.3 Public interest

Densification of this area will improve access to more affordable student accommodation opportunities close to the CBD and University which will be in the public interest. It will also promote non-motorised transport and thus less traffic congestion within the wider Stellenbosch township which would be to the benefits of all residents and visitors to Stellenbosch. Approval of the proposal will also have a positive socio-economic impact regarding providing additional employment opportunities during the construction period and thereafter.

11.4 Impact on existing rights and obligations

The impact on the existing rights and obligations of the proposed development on the immediately abutting properties is considered acceptable within the context of the future spatial vision for this area as a higher density area between the Adam Tas Corridor and the Stellenbosch CBD/University Precinct. The design, layout and extensive landscaping proposed will assist to lessen the impact on the current streetscape character as well as the remaining single residential properties in this area. It is, however, foreseen that this character will change in future.

Although the development proposal may thus have some initial impact (e.g. some overlooking and overshadowing) on adjacent single residential properties it should be viewed and evaluated by taking cognisance of the municipality's future vision for densification within this higher order gateway precinct providing access from Adam Tas Road to the Stellenbosch CBD and the University Precinct.

11.5 Impact on the external engineering services

A Civil and Electrical Services Availability Report and a Traffic Impact Assessment addresses and made recommendation regarding the availability of suitable bulk infrastructure in the area for the proposed development.

11.6 Impact on safety, health and wellbeing of community

The proposed development will have no negative impact on the safety, health and wellbeing of the surrounding community.

11.7 Impact on Environment

The impact on the environment has been addressed in the Landscaping studies for the development. There are no listed activities in terms of the National Environmental Management Act which are triggered by the proposed development.

A Notice of Intent to Develop (NID) was submitted to Heritage Western Cape as the proposed development triggers some of the activities listed in Section 38 of the National Heritage Resources Act, 1999. It was confirmed by Heritage Western Cape that due to the fact that there are structures older than 60 years on the subject site that are proposed to be demolished and due to the fact that there would be a visual impact a Heritage Impact Assessment consisting of a VIA addressing the impacts to the change in townscape and a built-environment study is required. A draft HIA was prepared by Cindy Postlethwayt. The public participation process for the HIA still needs to be finalised whereafter it will be submitted to Heritage Western Cape for approval. The HIA process and the land use application advertising processes will thus run concurrently.

SECTION F

REASONS FOR SUPPORT

12. SUMMARY OF MOTIVATION/REASONS FOR SUPPORT

- The development proposal complies with the criteria for decision making and desirability as set out in Section 65(1) of the Stellenbosch Municipality Land Use Planning By-Law of 2015.

- The development proposal is in line with the land use development principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014).

- The proposal complies with the guidelines and objectives of the Stellenbosch Municipal Spatial Development Framework.

- The proposal is consistent with Council policies in that it represents intensification through the provision of various types of student accommodation in a higher density mixed-use development.

- The development will allow for affordable student accommodation for which there is a dire need within the Stellenbosch Municipal area, especially in centrally located areas close to the University.

- The scale and nature of the proposed development is considered to be compatible with the character of the surrounding area.

- The streetscape or surrounding properties will not be negatively impacted on by the proposal.

- The existing rights of the surrounding neighbours will not be significantly negatively affected.

- The proposed mixed-use development will create employment opportunities and thus socio-economic upliftment.

- The development is guided by an Urban Design Framework which will ensure a high-quality urban environment most suitable for this specific site and surrounding context.

- There will be no negative impact on heritage or the bio-physical environment. This was confirmed by the approval of the Heritage Impact Assessment by Heritage Western Cape.

- There will be no negative impact on existing infrastructure and additional traffic can be accommodated on the local road network.

- The removal of restrictive title deed conditions is motivated in terms of section 39(5) of LUPA and section 47 of SPLUMA and the opinion is held that the social benefit/public interest to the wider community and to the individual owner outweigh any benefits to the immediate property owners and those who are the beneficiaries of the title deed restrictions.

- The deletion of the title deed conditions does not adversely impact on the area as the MPBL will be the control to guide any future development of the site.

- The social benefit of removing the relevant title deed conditions outweighs the social benefit of retaining such conditions.

- The personal benefit to individuals of the retention of the title deed conditions is considered minimal.

SECTION G

CLOSING STATEMENT

13. CONCLUSION

It is the opinion of *FIRST PLAN* that by approving this application is in line with the criteria for decision making and desirability as set out in Section 65(1) of the Stellenbosch Municipality Land Use Planning By-Law of 2015. The development proposal is also in line with the land use development principles of Section 42(1) of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014).

14. RECOMMENDATION

Due to the above-mentioned ***FIRST PLAN* Town and Regional Planners** therefore believes that the approval of the proposed development will ensure that valuable land within the urban edge will be used to its full potential and in accordance with the recommendations of the applicable forward planning policies. We therefore submit that there is no reason to believe that this proposal will impede on anybody's land use rights as it will lead the way for the optimum use and enhancement of the subject property and the directly surrounding environment to the long-term benefit of all.

The relevant decision body of the Stellenbosch Municipality is therefore respectfully requested to support this application for approval.

FIRST PLAN TOWN PLANNERS STADSBEPLANNERS

POWER OF ATTORNEY

REGISTERED OWNER'S CONSENT FORM

We, MICHELLE HELENE DU PLESSIS, Identity Number 660728 0194 008

ANDREA SOLEEN DU PLESSIS, Identity Number 720728 0042 080

Name(s) of registered owner(s)

THE REGISTERED OWNER(S) OF THE FOLLOWING PROPERTY(IES)

ERF 282 STELLENBOSCH, IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH, WESTERN CAPE PROVINCE

Property Description

HEREBY CERTIFY THAT AUTHORITY HAS BEEN GRANTED TO

FIRST PLAN TOWN & REGIONAL PLANNERS

Name of Applicant

TO APPLY FOR:

REZONING, CONSOLIDATION, CANCELLATION OF SERVITUDES AND RESTRICTIVE TITLE DEED CONDITIONS (IF SO REQUIRED) AND ANY OTHER ASSOCIATED APPLICATION IN TERMS OF SECTION 15 OF THE STELLENBOSCH MUNICIPAL PLANNING BY-LAW (2015)

IN RESPECT OF THE ABOVE-MENTIONED PROPERTY(IES) TO ENABLE THE PROPERTY(IES) TO BE UTILISED FOR THE FOLLOWING PURPOSE(S):

A MIXED-USE URBAN INFILL DEVELOPMENT COMPRISING OF POSSIBLE COMMERCIAL AND RESIDENTIAL USES

THE UNDERSIGNED THEREFORE NOMINATES, CONSTITUTES AND APPOINTS THE APPLICANT WITH POWER OF SUBSTITUTION TO BE THE REGISTERED OWNER'S LEGAL REPRESENTATIVE/AGENT AND TO ACT IN THE NAME, PLACE AND STEAD OF THE REGISTERED OWNER IN THE ABOVE REGARD. POWER OF ATTORNEY IS ACCORDINGLY HEREBY GRANTED TO THE APPLICANT TO SIGN ALL CORRESPONDENCE IN RESPECT OF MATTER REFERRED TO ABOVE.

OWNER'S NAME	Andrea Soleen du Plessis
OWNER'S SIGNATURE	
DATE	15-06-2021

FIRST PLAN TOWN PLANNERS STADSBEPLANNERS

POWER OF ATTORNEY

REGISTERED OWNER'S CONSENT FORM

We, MICHELLE HELENE DU PLESSIS, Identity Number 660728 0194 008

ANDREA SOLEEN DU PLESSIS, Identity Number 720728 0042 080

Name(s) of registered owner(s)

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OWNER'S NAME	Michelle Helene Du Plessis
OWNER'S SIGNATURE	
DATE	18.06.2001

FIRST PLAN TOWN PLANNERS STADSBEPLANNERS

POWER OF ATTORNEY

REGISTERED OWNER'S CONSENT FORM

We, MICHELLE HELENE DU PLESSIS, Identity Number 660728 0194 008

ANDREA SOLEEN DU PLESSIS, Identity Number 720728 0042 080

Name(s) of registered owner(s)

THE REGISTERED OWNER(S) OF THE FOLLOWING PROPERTY(IES)

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OWNER'S NAME	Michelle Helene Du Plessis
OWNER'S SIGNATURE	
DATE	18.06.2001

FIRST PLAN TOWN PLANNERS STADSBEPLANNERS

POWER OF ATTORNEY
REGISTERED OWNER'S CONSENT FORM

I, ANDRICUS PIETER VAN DER WESTHUIZEN, Identity Number 581004 5036 081

Name(s) of registered owner(s)

THE REGISTERED OWNER(S) OF THE FOLLOWING PROPERTY(IES)

ERF 283 STELLENBOSCH, IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH, WESTERN CAPE PROVINCE

Property Description

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OWNER'S NAME	Andricus Pieter van der Westhuizen
OWNER'S SIGNATURE	
DATE	15 June 2021

FIRST PLAN TOWN PLANNERS STADSBEPLANNERS

POWER OF ATTORNEY

REGISTERED OWNER'S CONSENT FORM

I, CHARLOTTE ELIZABETH OOSTHUYSEN, Identity Number 530620 0099 089

Name(s) of registered owner(s)

THE REGISTERED OWNER(S) OF THE FOLLOWING PROPERTY(IES)

ERF 284 STELLENBOSCH, IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH, WESTERN CAPE PROVINCE

Property Description

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FIRST PLAN TOWN & REGIONAL PLANNERS

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OWNER'S NAME	CHARLOTTE ELIZABETH OOSTHUYSEN
OWNER'S SIGNATURE	
DATE	16/06/2021

FIRST PLAN TOWN PLANNERS STADSBEPLANNERS

POWER OF ATTORNEY

REGISTERED OWNER'S CONSENT FORM

We, WERNER BRIEDENHANN, Identity Number 770802 5007 080

HESTER MARI BRIEDENHANN, Identity Number 741010 0025 083

Name(s) of registered owner(s)

THE REGISTERED OWNER(S) OF THE FOLLOWING PROPERTY(IES)

ERF 285 STELLENBOSCH, IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH, WESTERN CAPE PROVINCE

Property Description

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OWNER'S NAME	Werner Briedenhann & Hester Mari Briedenhann
OWNER'S SIGNATURE	
DATE	15 June 2021

FIRST PLAN TOWN PLANNERS STADSBEPLANNERS

POWER OF ATTORNEY
REGISTERED OWNER'S CONSENT FORM

We, ANNEMARIE HARMSE, Identity Number 561024 0098 088

JUDITH BURGER, Identity Number 580714 0139 083

SUSAN VAN DEN BERG, Identity Number 620110 0115 086

Name(s) of registered owner(s)

THE REGISTERED OWNER(S) OF THE FOLLOWING PROPERTY(IES)

ERF 286 STELLENBOSCH, IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH, WESTERN CAPE PROVINCE

Property Description

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OWNER'S NAME	Judith Burger	ANNEMARIE HARMSE	Susan van den Berg
OWNER'S SIGNATURE	JBerger	AHarmse	SvdBerg
DATE	2021/06/16	2021.06.17	2021/06/17

FIRST PLAN TOWN PLANNERS STADSBEPLANNERS

POWER OF ATTORNEY

REGISTERED OWNER'S CONSENT FORM

I, PIETER GERARD SCHAAFSMA, Identity Number 460911 5063 0087

Name(s) of registered owner(s)

THE REGISTERED OWNER(S) OF THE FOLLOWING PROPERTY(IES)

ERF 288 STELLENBOSCH, IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH, WESTERN CAPE PROVINCE

Property Description

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OWNER'S NAME	PIETER GERARD SCHAAFSMA
OWNER'S SIGNATURE	P Schaafsma
DATE	15 JUNE 2021

FIRST PLAN TOWN PLANNERS
STADSBEPLANNERS

POWER OF ATTORNEY

REGISTERED OWNER'S CONSENT FORM

I, RICHARD FEATHERSTONE HURNDALL, Identity Number 531231 5095 087

Name(s) of registered owner(s)

THE REGISTERED OWNER(S) OF THE FOLLOWING PROPERTY(IES)

ERF 289 STELLENBOSCH, IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH, WESTERN CAPE PROVINCE

Property Description

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FIRST PLAN TOWN & REGIONAL PLANNERS

Name of Applicant

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OWNER'S NAME	Richard F Hurndall
OWNER'S SIGNATURE	
DATE	15/6/2021

FIRST PLAN TOWN PLANNERS STADSBEPLANNERS

POWER OF ATTORNEY

REGISTERED OWNER'S CONSENT FORM

I, **duly authorised by the trustees of the ERICA TRUST, IT4706/1996**

Name(s) of registered owner(s)

THE REGISTERED OWNER(S) OF THE FOLLOWING PROPERTY(IES)

ERF 299 STELLENBOSCH, IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH, WESTERN CAPE PROVINCE

Property Description

HEREBY CERTIFY THAT AUTHORITY HAS BEEN GRANTED TO

FIRST PLAN TOWN & REGIONAL PLANNERS

Name of Applicant

IN TERMS OF THE RESOLUTION ENCLOSED HEREWITH TO APPLY FOR:

REZONING, CONSOLIDATION, CANCELLATION OF SERVITUDES AND RESTRICTIVE TITLE DEED CONDITIONS (IF SO REQUIRED) AND ANY OTHER ASSOCIATED APPLICATION IN TERMS OF SECTION 15 OF THE STELLENBOSCH MUNICIPAL PLANNING BY-LAW (2015)

IN RESPECT OF THE ABOVE-MENTIONED PROPERTY(IES) TO ENABLE THE PROPERTY(IES) TO BE UTILISED FOR THE FOLLOWING PURPOSE(S):

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OWNER'S NAME	Erica Trust: JD9 vd Merwe
OWNER'S SIGNATURE	
DATE	16/6/21

RESOLUTION

We, the undersigned trustees of the Erica Trust (Registration Number 4706/96), registered owners of **Erf 299 Stellenbosch**, herewith authorise

Johan DJ vd Merwe (Name)

61 09 17 51 39 080 (Identity Number)

to sign a Power of Attorney on behalf of the Trust, which grants authority to FIRST PLAN TOWN & REGIONAL PLANNERS

to apply for the following:

- Rezoning, Consolidation, Cancellation of Servitudes and Restrictive Title Deed Conditions (if so required), and
- Any other application in terms of Section 15 of the Stellenbosch Municipal Planning By-Law (2015).

Signed by the Trustees at Stellenbosch on this 16 day of June 2021.

JdM Erwe
Name and Signature

2M vd Merwe
Name and Signature

J.B. Haasbroek
Name and Signature

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/

SUBMIT COMPLETED FORM TO landuse.applications@stellenbosch.gov.za

LAND USE PLANNING APPLICATION FORM

(Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015) and other relevant legislation)

KINDLY NOTE: Please complete this form using BLOCK letters and ticking the appropriate boxes.

PART A: APPLICANT DETAILS

First name(s)	**Christine**				
Surname	**Havenga**				
Company name *(if applicable)*	**First Plan Town and Regional Planners**				
Postal Address	**P O Box 15865**				
	Panorama		Postal Code	**7506**	
Email	**christine.havenga@firstplan.co.za**				
Tel	**021 930 7148**	Fax		Cell	**073 1951 040**

PART B: REGISTERED OWNER(S) DETAILS *(If different from applicant)*

Registered owner(s)	**Erf 282: Michelle Helene du Plessis and Andrea Soleen du Plessis** **Erf 283: Andricus Peter van der Westhuizen** **Erf 284: Charlotte Elizbeth Oosthuysen** **Erf 285: Werner Briedenhann and Hester Mari Briedenhann** **Erf 286: Annemarie Harmse, Udith Burger and Susan van der Berg** **Erf 287: Clarissa Mason** **Erf 288: Peter Gerard Schaafsma** **Er 289: Richard Featherstone Hurndall** **Erf 295: Hendrik Hermanus Fouché and Sonita Johanna Fouché** **Erf 299: Erica Trust**				
Physical address	**Subject erven are located within a street block located amongst the following streets. Alexander, Berzicht, Du Toit Streets and a service road also called Du Toit Street abutting Adam Tas Road.**				
			Postal code	**7600**	
E-mail	**japie@jdevos.co.za or martin@aaam.co.za**				

Tel	021 886 5262	Fax		Cell	**082 4155189**

PART C: PROPERTY DETAILS *(in accordance with title deed)*

Erf / Erven / Farm No.	**Unregistered Erf 17636** **A consolidation of the following erven:** **Erf 282** **Erf 283** **Erf 284** **Erf 285** **Erf 286** **Erf 287** **Erf 288** **Er 289** **Erf 295** **Erf 299**	Portion(s) if Farm		Allotment area	**Stellenbosch**

Physical Address	**Subject erven are located within a street block located amongst the following streets. Alexander, Berzicht, Du Toit Streets and a service road also called Du Toit Street abutting Adam Tas Road.**						
	Stellenbosch						
Current Zoning	**Conventional Residential Zoning**	Extent	**1.0439 ha**	Are there existing buildings?	**Yes**	N	
Applicable Zoning Scheme	**Stellenbosch Municipality Zoning Scheme By-Law 2019**						
Current Land Use	**Single Residential (also some offices and guesthouses)**						

Title Deed number and date	T	**A new Title Deed still needs to be registered for Unregistered Erf 17363 Stellenbosch.** **Underneath are the Title Deed numbers of the individual erven.** **Erf 282: T39388/1997** **Erf 283: T12577/2017**

		Erf 284: T69496/2001 **Erf 285: T45796/2011** **Erf 286: T22604/1997** **Erf 287: T10803/2013** **Erf 288: T12390/1999** **Er 289: T13064/1942** **Erf 295: T64497/1990** **Erf 299: T4706/1996**							
Attached Conveyance's Certificate	**Yes**	N	**Any Restrictions ito the Attached Conveyance's Certificate? If yes, please list condition(s) as per certificate** **Conveyancer Certificates have been prepared for all the individual erven. The following Title Deed conditions need to be removed from all the individual erven's Title Deeds.** **<u>Condition E</u>** **1.** ***As in favour of the <u>registered owner of any erf in the sub-divided Estate</u> and subject to amendment and alteration by the Administrator in terms of Section 18(3) of Ordinance Number 33 of 1934, reading:*** ***(a) That this erf be used for residential purposes only.*** ***(b) That only one dwelling together with such outbuildings as are ordinarily required to be used herewith be erected on this erf.*** ***(c) That not more than one-third the area of this erf shall be built upon.*** ***(d) That no building or structure or any portion thereof except boundary walls and fences be erected nearer than 6.30 metres to the street line which forms a boundary of this erf. No such buildings or structure shall be situated within 3.15 metres of the lateral boundary common to any adjoining erf, and within 4.72 metres of the rear of this erf.***							
Are the restrictive conditions in favour of a third party(ies)?	Y	**No**	If Yes, list the party(ies): **The relevant title deed conditions are applicable to all land owners within the Blake Township area.**						
Is the property encumbered by a bond?	Y	**No**	If Yes, list the bondholder(s):						
Is the property owned by Council?	Y	**No**	If Yes, kindly <u>attach a power of attorney</u> from the Manager Property Management						
Is the building located within	Y	N	Is the building older than 60 years?	**Yes**	N	Is the application triggered by the National Heritage	**Yes**	N	If Yes, kindly indicate which section are

the historical core?						Resources Act, 1999 (Act 25 of 1999)[1]			triggered and attached the relevant permit if applicable. **Sections 34 and 38.** **An application will be submitted for the demolition of the structures older than 60 years which forms part of the HIA process. HIA in process of public participation.** **A NID was submitted in terms of Section 38. A HIA has been prepared and is in the process of public participation whereafter it will be submitted to HWC.**	

Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	**No**	If yes, is this application to legalize the building / land use[2]?	Y	**No**
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	**No**	Are there any land claim(s) registered on the subject property(ies)?	Y	**No**

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?	**Yes**	N	If Yes, please attach the minutes of the pre-application consultation. **Attached to town planning report.**
Has the pre-application scrutiny form been submitted?	**Yes**	N	If yes, please attach the written feedback received.

PART E: LAND USE PLANNING APPLICATIONS AND APPLICATION FEES PAYABLE

APPLICATIONS IN TERMS OF SECTION 15 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015)

Tick	Type of application: *Cost are obtainable from the Council Approved tariffs*
X	15(2)(a) rezoning of Land

[1] All applications triggered by section 38(1)(a) - (e) in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999) may not be processed without a permit issued by the relevant department

[2] No application may be submitted to legalize unauthorised building work and or land use on the property if a notice has been served in terms of Section 87(2)(a), and until such time a Section 91 Compliance Certificate have been issued in terms of the Stellenbosch Land Use Planning By-law (2015)

X	15(2)(b) a permanent departure from the development parameters of the zoning scheme
	15(2)(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land
	15(2)(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement
X	15(2)(e) a consolidation of land that is not exempted in terms of section 24
X	15(2)(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit
X	15(2)(g) a permission required in terms of the zoning scheme
	15(2)(h) an amendment, deletion or imposition of conditions in respect of an existing approval
	15(2)(i) an extension of the validity period of an approval
	15(2)(j) an approval of an overlay zone as contemplated in the zoning scheme
	15(2)(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram
	15(2)(l) a permission required in terms of a condition of approval
	15(2)(m) a determination of a zoning
	15(2)(n) a closure of a public place or part thereof
	15(2)(o) a consent use contemplated in the zoning scheme
	15(2)(p) an occasional use of land
	15(2)(q) to disestablish a home owner's association
	15(2)(r) to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services
	15(2)(s) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building
	15(2)(6) when the Municipality on its own initiative intends to conduct land development or an activity
	15(2)(l) amendment of Site Development Plan
	15(2)(l) Compilation / Establishment of a Home Owners Association Constitution / Design Guidelines

OTHER APPLICATIONS		
	Deviation from Council Policies/By-laws	R
	Consent / Permission required in terms of a title deed	R
	Technical approval in terms of the Zoning Scheme Bylaw, 2019	R
	Other (specify): _____	R
	TOTAL A:	**R**

PRESCRIBED NOTICE AND FEES** *(for completion and use by official)*

Tick	**Notification of application in media**	**Type of application**	**Cost**
	SERVING OF NOTICES	Delivering by hand; registered post; electronic communication methods	R
	PUBLICATION OF NOTICES	Local Newspaper(s); *Provincial Gazette*; site notice; Municipality's website	R
	ADDITIONAL PUBLICATION OF NOTICES	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
	NOTICE OF DECISION	*Provincial Gazette*	R
	INTEGRATED PROCEDURES	T.B.C	R
		TOTAL B:	**R**
		TOTAL APPLICATION FEES* (TOTAL A + B)	**R**

* ***The complete application should first be submitted without the payment of any applicable application fees. Only when satisfied that a complete and accurate application has been submitted, will a proforma invoice be submitted to the applicant with payment instructions. Application fees that are paid to the Municipality are non-refundable and once proof of payment is received, the application will be regarded as duly submitted.***

All indigent residents who are registered as such with the Municipality and with proof submitted together with application will be exempted from applicable fees for Permanent Departure applications including but not limited to building lines, coverage, height, bulk, parking. Contact: Indigent.office@stellenbosch.gov.za or 021 808 8501 or 021 808 8579

****** The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable and the applicant will be informed accordingly.***

BANKING DETAILS

Account Holder Name:	Stellenbosch Municipality
Bank:	FIRST NATIONAL BANK (FNB)
Branch no.:	210554
Account no.:	62869253684
Payment reference:	LU/_____ and ERF/FARM _____

Please use both the Land Use Application number and the Erf/Farm number indicated on the invoice as a reference when making EFT payment

DETAILS FOR INVOICE

Name & Surname/Company name (details of party responsible for payment)	**My Space Hostel (Pty) Ltd** **PO Box 1559** **Stellenbosch** **7599** **VAT: 4420 250 401** **Company reg. no: 2008/012951/07**
Postal Address	**P O Box 1559** **Stellenbosch** **7599**
Vat Number (where applicable)	**4420 250 401**

PART F: DETAILS OF PROPOSAL

Application in terms of the Stellenbosch Municipal Planning Bylaw of 2015

The following applications in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning By-Law (2015):

(i) Section 15(2)(e): The **consolidation** of Erven 282 – 289, 295 & 299 to create unregistered Erf 17363 as per the attached Consolidation Plan.

(ii) Section 15(2)(a): The **rezoning** of unregistered Erf 17363 (A Consolidation of Erven 282 – 289, 295 & 299) Stellenbosch from Conventional Residential Zone to Mixed-Use Zone to allow for a private student hostel and business premises.

(iii) Section 15(2)(b): The following **permanent departures** from the parameters of a Mixed-Use Scheme:

Building line encroachments

Ground Storey

- **Street building line of 0.78m in lieu of 4.5m on Du Toit Street (north) (Stellenbosch Zoning Scheme) and in lieu of 6.3m (Title Deed restriction) for the residential component.**
- **Street building line of 1.2m in lieu of 6.3m on Du Toit Street (north) (Title Deed restriction) for the retail component.**
- **Street building line of 0m in lieu of 6.3m on Du Toit Street (west) (Title Deed restriction) for retail component.**
- **Street building line of 0.8m in lieu of 6.3m on Alexander Street (Title Deed restriction) for retail component.**
- **Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 4.5m (Stellenbosch Zoning Scheme) and in lieu of 4.72m (Title Deed restriction) for the residential component.**
- **Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 4.72m (Title Deed restriction) for the retail component.**
- **Common boundary at the side (Erven 294) of 0m in lieu of 4.5m (Stellenbosch Zoning Scheme) and in lieu of 3.15m (Title Deed restriction) for the residential component.**
- **Common boundary at the side (Erven 294) of 2m in lieu of 3m (section 110(2)(i) of Stellenbosch Zoning Scheme) and in lieu of 3.15m (Title Deed restriction) for the retail component.**
- **Common boundary at the side (Erven 296) of 0m in lieu of 4.5m (Stellenbosch Zoning Scheme) and in lieu of 3.15m (Title Deed restriction) for the residential component and access ramp to basement.**
- **Common boundary at the side (Erven 296) of 1m in lieu of 4.5m (Stellenbosch Zoning Scheme) and in lieu of 3.15m (Title Deed restriction) for the residential component and access ramp to basement.**
- **Common boundary at the side (Erven 298) of 2.2m in lieu of 3m (section 110(2)(i) of Stellenbosch Zoning**

Scheme) and in lieu of 3.15m (Title Deed restriction) for retail component.

- **Common boundary at the side (Erven 290) of 0m in lieu of 4.5m (Stellenbosch Zoning Scheme) and in lieu of 3.15m (Title Deed restriction) for the residential component.**

<u>First, Second and Third Stories</u>

- **Street building line of 0m in lieu of 4.5m on Du Toit Street (north) (Stellenbosch Zoning Scheme) and in lieu of 6.3m (Title Deed restriction) for the residential component.**
- **Street building line of 0.0m in lieu of 4.5m on Du Toit Street (west) (Stellenbosch Zoning Scheme) and in lieu of 6.3m (Title Deed restriction) for the residential component.**
- **Street building line of 0.0m in lieu of 4.5m (Stellenbosch Zoning Scheme) and in lieu of 6.3m (Title Deed restriction) on the most western portion of Alexander Street for the residential component.**
- **Street building line of 1.7m in lieu of 6.3m (Title Deed restriction) on the central portion of Alexander Street for the office component.**
- **Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 2.15m in lieu of 4.5m (Stellenbosch Zoning Scheme) and in lieu of 4.72m (Title Deed restriction) for the residential component.**
- **Common boundary at the side (Erf 294) of 0m in lieu of 4.5m (Stellenbosch Zoning Scheme) and in lieu of 3.15m (Title Deed restriction) for the residential component.**
- **Common boundary at the side (Erf 296) of 0m in lieu of 4.5m (Stellenbosch Zoning Scheme) and in lieu of 3.15m (Title Deed restriction) for the residential component.**
- **Common boundary at the side (Erf 296) of 0m in lieu of 3m (section 110(2)(i) of Stellenbosch Zoning Scheme) and in lieu of 3.15m (Title Deed restriction) for the office component.**
- **Common boundary at the side (Erven 298) of 1.2m in lieu of 4.5m (Stellenbosch Zoning Scheme) and in lieu of 3.15m (Title Deed restriction) for the residential component.**
- **Common boundary at the side (Erven 290) of 0m in lieu of 4.5m (Stellenbosch Zoning Scheme) and in lieu of**

	3.15m (Title Deed restriction) for the residential component.					
	Exceeding permissible site coverage		**From**	**85 %**	**To**	**89%**
	Exceeding maximum permitted bulk / floor factor / no of habitable rooms		From		To	
	<u>Exceeding height restriction</u> **No departures from the height provisions of a Mixed-Use Zone** **Some height departures are required from the provisions of the Stellenbosch Urban Conservation Zone which are the following:** ***(a) Buildings may not exceed a height of 10 meter, measured from existing ground level to top of roof or top of parapet, which limit is applicable only to the first 15 meters measured from a public road;*** ***(b) On the balance of the land unit (outside the 15 meters measured from a public road) the height of a building may not exceed 5 storeys or the maximum number of storeys permitted in the base zone, whichever is the lowest.*** **A height of 18 m in lieu of 10 m for the first 15 meters measured from a public road is proposed.** **Please see paragraph 7.4.2 of the town planning report in which compliance/deviation with regard to the Stellenbosch Urban Conservation Overlay Zone is discussed. Also see the Urban Design Framework and letter of support from Heritage consultant.**		From	10m	To	18m
	Exceeding maximum storey height		From	m	To	m
	Consent/Conditional Use/Special Development To permit…… in terms of Section……of the……Zoning Scheme Regulations					
	Other (please specify) **A departure from the parking provisions of a private hostel, 112 bays in lieu of 648 bays.** **Approval of a Site Development Plan and Landscape Plan**		**112 Parking Bays in lieu of 648 bays**			

Brief description of proposed development / intent of application:

The intention is to develop a mixed-use development comprising of student accommodation, communal recreational and study facilities for the students and a business component on the ground floor level. The proposed development is considered ground-breaking in that it would offer student accommodation to a

combination of the following groups of students: National Student Funding (NSFAS) students, the bursary students (the so-called "missing middle" group of students) as well as privately funded students.

The development will make provision for a total of 648 bedrooms accommodated within 281 student accommodation units of varying sizes. These units will have shared facilities, e.g. communal kitchen areas, study areas, living areas and recreational spaces. It will also make provision for a retail component on portions of the ground floor.

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete.

Information and documentation required

Yes	N	Power of attorney / Owner's consent if applicant is not owner		Y	N	Bondholder's consent (if applicable)	
Y	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person		Y	N	Proof of any other relevant right held in the land concerned	
Yes	N	Written motivation pertaining to the need and desirability of the proposal		**Yes**	N	S.G. diagram / General plan extract (A4 or A3 only)	
Yes	N	Locality plan (A4 or A3 only) to scale		**Yes**	N	Site development plan or conceptual layout plan (A4 or A3 only) to scale	
Y	N	Proposed subdivision plan (A4 or A3 only) to scale		Y	N	Proof of agreement or permission for required servitude	
Y	N	Proof of payment of application fees		**Yes**	N	Proof of registered ownership **(Full copy of the title deed)**	
Yes	N	Conveyancer's certificate		**Yes**	N	Written feedback of pre-application scrutiny and Minutes of pre-application consultation meeting (if applicable)	
Yes	N	N/A	Consolidation plan (A4 or A3 only) to scale		**Yes**	N	N/A	Land use plan / Zoning plan (A4 or A3 only) to scale
Y	N	N/A	Street name and numbering plan (A4 or A3 only) to scale					
Yes	N	N/A	Landscaping / Tree plan (A4 or A3 only) to scale		Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
Y	N	N/A	Abutting owner's consent		Y	N	N/A	Home Owners' Association consent
Yes	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / **Traffic Impact Statement (TIS)** / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)		**Yes**	N	N/A	Services Report or indication of all municipal services / registered servitudes
Y	N	N/A	Copy of original approval and conditions of approval		Y	N	N/A	Proof of failure of Home owner's association

Y	N	N/A	Proof of lawful use right		Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes
Yes	N	N/A	Required number of documentation copies		Y	N	N/A	Other (specify)

PART H: AUTHORISATION(S) SUBJECT TO OR BEING CONSIDERED IN TERMS OF OTHER LEGISLATION

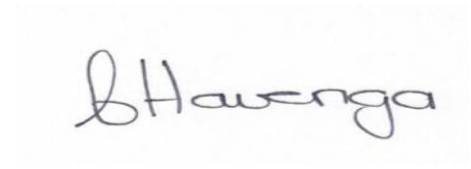
	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989)			
			Y	**N/A**	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)	
Y	**N/A**	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	Y	**N/A**	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)	
Y	**N/A**	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)	Y	**N/A**	National Water Act, 1998 (Act 36 of 1998)	
Y	**N/A**	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	Y	**N/A**	Other (specify)	
Y	**N/A**	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)				
Y	N	Do you want to follow an integrated application procedure in terms of section 44(1) of the Stellenbosch Municipality Land Use Planning By-Law? If yes, please attach motivation.				

SECTION I: DECLARATION

I hereby wish to confirm the following :

1. *That the information contained in this application form and accompanying documentation is complete and correct.*
2. *I'm aware that it is an offense in terms of section 86(1)(e) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.*
3. *I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is attached hereto.*
4. *Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.*
5. *I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.*
6. *I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.*
7. *It is the owner's responsibility to ensure that approval is not sought for a building or land use which will be in conflict with any applicable law.*
8. *The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true and accurate.*

9. *Approval granted by the Municipality on information or declarations that are incorrect, false or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.*
10. *The Municipality will not be liable to the owner for any economic loss suffered in consequence of approval granted on incorrect, false or misleading information or declarations being set aside.*
11. *Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person/professional person including such information submitted or declarations made as to his or her qualification as a Competent person and/or registration as a professional.*
12. *A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.*
13. *A person who supplies particulars, information or answers in a land use application in terms of the Stellenbosch Municipality Land Use Planning By-law knowing it to be incorrect, false or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.*
14. *The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered in the event that it has reason to believe that information submitted or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.*
15. *I am aware that by lodging an application, the information in the application and obtained during the process may be made available to the public.*

Applicant's signature:  Date: **13 November 2022**

Full name: **Christine Havenga**

Professional capacity: **Professional Town Planner (A/945/1997)**

FOR OFFICE USE ONLY

Date received: _____

Received By: _____

Municipal Stamp

ERVEN 282-289, 295 & 299 IN DU TOIT STREET, STELLENBOSCH

MINUTES OF PRE-APPLICATION CONSULTATION MEETING ON 5 SEPTEMBER 2022

Location:

Conference Room, 3rd Floor, Stellenbosch Municipality Land Use Management

Present:

See attached List of Attendance:

Discussion:

1. Gideon Roos of First Plan, Henri Comri of Urba and Sarah Patterson of DHK Architects presented the revised development proposal. They explained the proposed development within the wider Stellenbosch context and how it will integrate with both the Adam Tas Corridor, the immediate context (Conservation Area) and the wider Stellenbosch area, e.g. the University node.

The intention of the current land use application is to obtain confirmation about the acceptability of the principle of a mixed-use development (containing student accommodation and associated communal facilities as well as a commercial component) on the subject properties and to thus submit an application for consolidation and rezoning to Subdivisional Area. This application will confirm compliance with the relevant Spatial Policies for this area.

It will be accompanied by Urban Design Principles which have been prepared by Urba for the revised development application, but which also demonstrates how the proposed development will integrate with the remainder of the erven in this perimeter block between Alexander Street and Du Toit Street as well as the immediately adjacent area which are not part of the current development application. This will ensure that the revised proposal would not compromise the future development of other erven within this block should they in future become available.

The proposed development is considered both ground-breaking and catalytic in that it is foreseen to kick start the Adam Tas Precinct development and the so called “University Corridor” and accommodating a mix of NSFAS, so called “missing middle” and privately funded students in a fully integrated manner within a centrally located development.

The detailed development proposal will be informed by a project team which will include urban designers, architects, electrical, civil and transport engineers, landscape architects and heritage consultants as well as further consultation with the relevant departments of the Municipality.

A Site Development Plan, informed by the outcome of the heritage process (HIA) will be submitted for approval as part of the application. Detail regarding compliance or not with the Zoning Scheme needs to be clearly indicated.

2. Robert Fooy of Land Use Planning of the Municipality expressed his concern about the extent of the proposed parking departure from the requirements of the Zoning Scheme. He also indicated that it may be difficult to manage the percentage of the proposed mix of students and thus the parking requirements in future. This concern was also shared by Roscoe Bergstedt and Johan Fullard of the Engineering Department of the Municipality

3. Martin Lange of ADC (developer) indicated that cognisance is taken of the Municipality's concerns regarding the future management of the numbers (percentage) of students within the different groupings to be accommodated in the proposed development. The opinion is held that the percentage of students within the different groups can be controlled by means of conditions of approval. Should the situation change in future, the necessary applications need to be submitted and the desirability thereof considered. The project team will investigate mechanisms to control and manage this and it will be presented to the Municipality.

4. Johan Brink of ITS explained that the current proposed parking provision is based on available data of the actual percentage of car ownership for the different student groupings to be accommodated in the development as well as on the parking usage of similar developments. Further research will be done to confirm these requirements and alternative transport modes would also be investigated, e.g. use of bicycles, public transport provided by the University and the provision of a shuttle service by the developer. The proposed development's contribution to the promotion of public transport, in line with the Municipality's vision, will also be further investigated.

It was pointed out by the Municipality's Engineering Section that it is important that loading bays for the commercial component be carefully planned.

It was agreed that the concerns regarding the parking provision will be addressed in consultation with the Municipality's Engineering Department.

5. Chantel Haupfleish of Municipality's Spatial Planning Section confirmed that the NSFAS component satisfies the provision of inclusionary housing.

DIRECTORATE: ECONOMIC DEVELOPMENT

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

PLANNING &

www.stellenbosch.gov.za/planning-portal/
SUBMIT COMPLETED FORM TO landuse.applications@stellenbosch.gov.za

LAND USE PRE-APPLICATION CONSULTATION FORM

1. *Pre-application consultation is an advisory session and does not in any way pre-empt the outcome of any future application which may be submitted to the Municipality.*
2. *This **Land Use Pre-Application Consultation Form** is to be submitted along with the **Pre-application Scrutiny Form** prior to the submission of a Land Use and Land Development application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015 (SLUPB).*
3. *Relevant documents can be accessed at the Planning Portal – Stellenbosch Municipality https://stellenbosch.gov.za/planning-portal/.*
4. *A signed copy of the form must be submitted by email to landuse.applications@stellenbosch.gov.za.*

Applicant Details	
Name	First Plan Town and Regional Planners
E-Mail Address	christine.havenga@firstplan.co.za
Proposal Details	
Property Description (Erf / Farm Number)	**Unregistered Erf 17636 Stellenbosch (A consolidation of the following erven)** **Erf 282** **Erf 283** **Erf 284** **Erf 285** **Erf 286** **Erf 287** **Erf 288** **Erf 289**

	Erf 295 **Erf 299**
Physical / Street Address or Business Name / Known as	**Subject erven are located within a street block located amongst the following streets. Alexander, Berzicht, Du Toit Streets and a service road also called Du Toit Street abutting Adam Tas Road. Please see the attached Locality Plan.**

Details of the Proposal: (Brief description of development proposal. List expected land use activities. Provide details of previous land use approvals.)

Application will be made for the following:

- **The rezoning of the subject properties from Single Residential to Mixed Use Zone.**
- **The consolidation of the erven**
- **The removal of some restrictive title deed conditions,**
- **Permission to allow for flats at ground floor**
- **Permanent departures from the provisions of the Zoning Scheme, e.g. parking departures and building line departures.**
- **Approval of a Site Plan**
- **Approval of a Landscaping Plan**

Nature of the development and compliance with spatial policies

The proposed development will offer student accommodation to the following groups of students:

National Student Funding (NSFAS) students
"Missing Middle" group of students
Privately funded students

The accommodation opportunities are thus targeted at a mixed student market segment of which there are few other examples in Stellenbosch except for the University owned residences.

The following type of units are proposed:
A1 (4 room unit)
B1 (8 room unit)
D1 (1 room/studio units)

The development will make provision for a total of 1034 beds within 676 bedrooms. These units will have shared facilities, e.g. kitchen areas and living areas.

There are also bigger communal and recreational areas and pods which students can use to study privately.

The proposed development also makes provision for a retail component on the ground level. This will be a convenience store facing towards Adam Tas Road and lower order retail (e.g. a coffee shop) facing towards Alexander Street.

The proposal is considered in line with the spatial vision for this area as confirmed with the consultants responsible for the ATC Corridor policy in that it responds to:

- **Achieves sustainable development density to address a multitude of development challenges in Stellenbosch, while remaining respectful of place sensitive values of building height and massing.**
- **Is respectful of building to street relationships traditional to Stellenbosch.**

Responds to, and sets the direction for, development in the area between the Adam Tas Corridor and the Stellenbosch CBD, particularly in relation to a future "University Avenue" and upgrading of the Van der Stel complex.

- **Will contribute significantly to confidence in the Adam Tas Corridor project and process, an understanding of what is possible in the broader area, and how it should be developed.**
- **Will offer a variety of accommodation units to National Student Funding (NSFAS) students, "missing middle" group of students and privately funded students which will promote inclusive development.**

The development proposal also provides a positive response to the heritage character of the area, the site being located on the edge of the Stellenbosch HPOZ. Albeit the site or its immediate surroundings do not contain listed heritage resources, the proposal is considered taking issues of local genius of place very seriously and positively responds to the unique qualities of Stellenbosch.

List documents provided for discussion at the meeting: (Attach copies of relevant documents.)

Locality Plan

Title Deed

Site Plan (containing floor plans, parking layout and access proposals, and elevations)

Has pre-application consultation been undertaken for a land development application in terms of section 53 of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA) and regulation 10 of the Western Cape Land Use Planning Regulations, 2015 (LUP regulations)? (Provide details and attach a copy of the Minutes)

A previous application was submitted in 2021 which involved various pre-application meetings. A copy of this record will be attached.

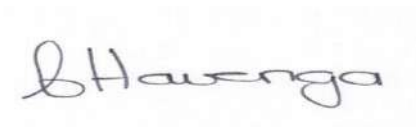
Attendees Required

Stellenbosch Municipality officials

Organisation / Department	Name & Surname	E-mail Address
Town Planning	Stiaan Carstens Robert Fooy	Stiaan.Carstens@stellenbosch.gov.za Robert Fooy.@stellenbosch.gov.za
Spatial Planning	Craig Alexander	Craig.Alexander@stellenbosch.gov.za

	Bernabe de la Bat Chantel Hauptfleisch	Bernabe.Delabat@stellenbosch.gov.za Chantel.Hauptfleisch@stellenbosch.gov.za
Heritage Resource Management	Katherine Robinson	Katherine.Robinson@stellenbosch.gov.z
Engineering Department	Johan Fullard – Nigell Winter Tyrone King Abdullah Daniels Colin Taylor Roscoe Bergstedt	Johan.Fullard@stellenbosch.gov.za Nigell.Winter@stellenbosch.gov.za Tyrone.King@stellenbosch.gov.za Abdullah.Daniels@stellenbosch.gov.z Colin.Taylor@stellenbosch.gov.za Roscoe.Bergstedt@stellenbosch.gov.za
Parks and Recreational	Albert van der Merwe Schalk van der Merwe	albert.vandermerwe@stellenbosch.gov.za schalk.vandermerwe@stellenbosch.gov.za
Project Team		
Abacus Development Company	David Ludditt Martin Lange	david@aaam.co.za martin@aaam.co.za
JDV	Japie De Vos	Japie@jdevos.co.za
First Plan Town and Regional Planners	Gideon Roos Christine Havenga	Gideon.roos@firstplan.co.za Christine.havenga@firstplan.co.za
ITS	Johan Brink	johanb@itsglobal.co.za
Terra Landscape Architects	Ankia Bormans	ankia@terraplus.co.za>
Urba	Henri Comri	Henri.comrie@urba.co.za
Cindy Postlethwayt Herita		cindy@cpheritage.co.za
DHK Architects	Sarah Patterson	sarahp@dhk.co,za

	Peter Stokes	peters@dhk.co.za
Bart Senekal Civil and Structural Engineering	Lukas Louw	lukas@bs-inc.co.za
Proposed Date, Time & Venue		



Applicant's signature: _____ Date: 29 July 2022

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/

SUBMIT COMPLETED FORM TO landuse.applications@stellenbosch.gov.za

LAND USE PRE-APPLICATION SCRUTINY FORM

1. *This Land Use Pre-Application Scrutiny Form must be submitted prior to the submission of any Land Use and Land Development application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015 (SLUPB).*
2. *Relevant documents can be accessed at: https://stellenbosch.gov.za/planning-portal/*
3. *The applicant will receive feedback per e-mail following a weekly internal technical discussion on the pre-application scrutiny submission.*
4. *A pre-application consultation meeting may be required in terms of Section 37 of the said Bylaw on receipt and consideration of this Pre-Application Scrutiny.*

PART A: APPLICANT, OWNERSHIP & PROPERTY PARTICULARS

Applicant Name	**First Plan Town and Regional Planners**
E-Mail Address	**christine.havenga@firstplan.co.za**
Tel/ Cell Number	**073 1951 040**
Registered Owner	Erf 282: Michelle Helene du Plessis and Andrea Soleen du Plessis Erf 283: Andricus Peter van der Westhuizen Erf 284: Charlotte Elizbeth Oosthuysen Erf 285: Werner Briedenhann and Hester Mari Briedenhann Erf 286: Annemarie Harmse, Udith Burger and Susan van der Berg Erf 287: Clarissa Mason Erf 288: Peter Gerard Schaafsma Er 289: Richard Featherstone Hurndall Erf 295: Hendrik Hermanus Fouché & Sonita Johanna Fouché Erf 299: Erica Trust
Property Description (Erf / Farm Number)	**Unregistered Erf 17636 Stellenbosch (A consolidation of the following erven)** **Erf 282** **Erf 283** **Erf 284**

	Erf 285 **Erf 286** **Erf 287** **Erf 288** **Erf 289** **Erf 295** **Erf 299**
Physical / Street Address	**Subject erven are located within a street block located amongst the following streets. Alexander, Berzicht, Du Toit Streets and a service road also called Du Toit Street abutting Adam Tas Road. Please see the attached Locality Plan.**
Suburb & Town	**Stellenbosch**
Current Zoning	**Conventional Residential Zone**
Current Land Use Activities / Buildings	**Single Residential (some guesthouses and office uses)**

Are there existing buildings on the subject property(ies)?	(Yes)	No
Are there any existing unauthorized buildings and/or land use on the subject property(ies)?	Yes	(No)
If yes, is this application to legalize the building/ land use?	Yes	(No)
Are there any pending court case(s)/ order(s) relating to the subject property(ies)?	Yes	(No)
Is the property located in a heritage area or contains any heritage significant buildings?	(Yes)	No
Does the property fall inside the urban edge?	(Yes)	No

PART B: APPLICATION

1. WHAT LAND USE PLANNING APPLICATIONS ARE REQUIRED IN TERMS OF SECTION 15(2) OF THE SLUPB?

s15 (2)(a)	(Rezoning)	s15 (2)(f)	(Removal / Suspension Amendment of restrictive conditions)	s15 (2)(i)	Permission in terms of condition of approval	s15 (2)(q)	Disestablishment of HOA

s15 (2)(b)	Permanent Departure	s15 (2)(g)	Permission in terms of zoning scheme	s15(2)(m)	Determination of a zoning	s15 (2)(r)	Rectify failure by HOA
s15 (2)(c)	Temporary Departure	s15 (2)(h)	Amendment of condition(s) of approval	s15(2)(n)	Closure of a public place	s15 (2)(s)	Permission required for the reconstruction of a building
s15 (2)(d)	Subdivision	s15 (2)(i)	Extension of validity period of approval	s15(2)(o)	Consent use		Other:
s15 (2)(e)	Consolidation	s15 (2)(k)	Amendment / cancelation of approved subdivision plan	s15(2)(p)	Occasional use		Other: Deviation from a Council Policy

OTHER	s13 ZSBL	Technical Approval	24(2) SLUPB	Exemption	Title Deed	Title Deed consent / permissions	

Details of the Proposal:

(Brief description of development proposal. List expected land use activities. Short motivation of intended land use. Detail planned outcome. If change of zoning is required, list which zoning is applied for. Describe additional use planned for. List type of consent use applied for.)

Application will be made for the following:

- **The rezoning of the subject properties from Single Residential to Mixed Use Zone.**
- **The consolidation of the erven**
- **The removal of some restrictive title deed conditions,**
- **Permission to allow for flats at ground floor**
- **Permanent departures from the provisions of the Zoning Scheme, e.g. parking departures and building line departures.**
- **Approval of a Site Plan**
- **Approval of a Landscaping Plan**

Nature of the development and compliance with spatial policies

The development proposal is for a mixed-use development containing student accommodation and commercial land uses. The development will make provision for a total of 1034 beds within 676 bedrooms. These units will have shared facilities, e.g. kitchen areas and living areas.

The proposed development will offer student accommodation to the following groups of students:

National Student Funding (NSFAS) students
Middle missing group of students
Privately funded students

The accommodation opportunities are thus targeted at a mixed student market segment of which there are few other examples in Stellenbosch except for the University owned residences.

The following type of units are proposed:
A1 (4 room unit)
B1 (8 room unit)
D1 (1 room/studio units)

There are also bigger communal and recreational areas and pods which students can use to study privately.

The proposed development also makes provision for a retail component on the ground level. This will be a convenience store facing towards Adam Tas Road and lower order retail (e.g. a coffee shop) facing towards Alexander Street.

The proposal is considered in line with the spatial vision for this area as confirmed with the consultants responsible for the ATC Corridor policy in that it responds to:

- **Achieves sustainable development density to address a multitude of development challenges in Stellenbosch, while remaining respectful of place sensitive values of building height and massing.**
- **Is respectful of building to street relationships traditional to Stellenbosch.**
- **Responds to, and sets the direction for, development in the area between the Adam Tas Corridor and the Stellenbosch CBD, particularly in relation to a future "University Avenue" and upgrading of the Van der Stel complex.**
- **Will contribute significantly to confidence in the Adam Tas Corridor project and process, an understanding of what is possible in the broader area, and how it should be developed.**
- **Will offer a variety of accommodation units to National Student Funding (NSFAS) students, "missing middle" group of students and privately funded students which will promote inclusive development.**

The development proposal also provides a positive response to the heritage character of the area, the site being located on the edge of the Stellenbosch HPOZ. Albeit the site or its immediate surroundings do not contain listed heritage resources, the proposal is considered taking issues of local genius of place very seriously and positively responds to the unique qualities of Stellenbosch.

2. RELEVANCE OF ANY PLANNING LEGISLATION/ POLICIES AND PLANS

RELEVANT PLANNING CONSIDERATIONS		
(a) Are any Municipal plans/policies/guidelines, or any restrictive title conditions, or other legislation / authorizations applicable to the application, and if yes, is the proposal consistent/ compliant with such?	**Yes**	**No**
	X	
Details with reference to applicable plans/ policies/ guidelines: **Stellenbosch Spatial Development Framework** **Stellenbosch Draft Conservation Management Plan and Heritage Inventory** **Draft Adam Tas Corridor Local Spatial Development Framework**		
(b) Does the proposal require the following additional infrastructure / services? e.g. electricity; water; sewerage; road network; other?	**YES**	**NO**
	X	
Details on required infrastructure: **A Civil Engineering and Electrical Engineering Services Capacity Report are submitted with the application.**		
(c) Does the development proposal include the provision of residential units, and if so, what is the target market re: range in income bracket/ selling price or rental for the units?	**YES**	**NO**
	X	

Details on target market:

The proposed development will offer student accommodation to the following groups of students:

National Student Funding (NSFAS) students
Middle missing group of students
Privately funded students

The accommodation opportunities is thus targeted at a mixed student market segment of which there are few other examples in Stellenbosch except for the University owned residences.

(d)	**In addressing the SPLUMA principle of Spatial Justice and as it relates to prescripts on the provision of inclusionary housing, how will this development proposal target affordable market segments?**	**YES**	**NO**
		X	

Details on inclusionary housing provision:

The socio-economic imperatives to deal with the rapid growth of the Stellenbosch town, has placed pressure on the municipality to consider a requirement for inclusionary housing provision when evaluating new development applications. The municipality is in the process of preparing an Inclusionary Housing Policy. This policy still needs to be approved by Council and go through a public participation process.

Notwithstanding the above, the proposed development makes provision to accommodate students from a range of income groups in an integrated manner. This can create a precedent of integrated student living in Stellenbosch and also promotes the University's vision to make Stellenbosch University a more integrated tertiary institution.

PART C: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF PRE-APPLICATION SCRUTINY

The following minimum documentation **must** be attached to this pre-application scrutiny form:

1. **Locality plan**
2. **Layout Plan of proposal** (e.g. copy of existing building plan, indicating proposal on site plan, etc.)
3. **Full copy of the title deed or Conveyance Certificate**

The required copies of these documentation is submitted with this form.

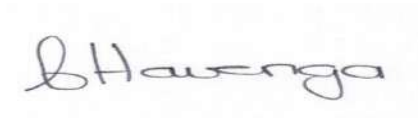
All documentation submitted with town planning application.

Note:

- The Municipality may request any other information deemed necessary for the purpose of this pre-application scrutiny.
- If an incomplete pre-application scrutiny form or the required minimum supporting documents are not submitted the pre-application scrutiny form will not be accepted by the Municipality.

DECLARATION:

I hereby confirm that the information contained in this pre-application scrutiny form and accompanying documentation is complete and accurate.



Applicant's signature:_____ Date: 29 July 2022

FOR OFFICE USE:

Municipal Stamp

Received by: _____

Date: _____

DETERMINATION BY AUTHORISED OFFICIAL

Additional Information		Pre-Application Consultation		Application Ready	

Sign: **Date:**

APPLICANT INFORMED BY RESPONSIBLE OFFICIAL

Sign: **Date:**

PRE-APPLICATION CONSULTATION
PROPOSED DEVELOPMENT
Erf 282 – 287, 295 & 299 Alexander/Du Toit Street Stellenbosch
5 SEPTEMBER 2022 AT 11:00
EIKESTAD BOARDROOM (PLANNING & ECONOMIC DEVELOPMENT)

25 YEARS SINCE '99
FIRST PLAN TOWN PLANNERS STADSBEPLANNERS
+27 (21) 930-7183 | info@firstplan.co.za | www.firstplan.co.za

LIST OF ATTENDANCE

	Name	Representing	E-mail	Signature
1	HENRI COMRIE	URBA ARCHITECTS & URBAN DESIGNERS	henri.comrie@urba.co.za.	
2	Schalk v/d Merwe	Stellb. Municipality	schalk.vandermerwe@stellenbosch.gov.za	
3	Katherine Robinson	Stellenbosch Municipality	katherine.robinson@stellenbosch.gov.za	
4	Erik Raimond	Ekron Engineers	erik@ekron.co.za	
5	Sarah Patterson	dhk Architects	sarahp@dhk.co.za	
6	Japie de Vos	JDV Project Managers	japie@jdevos.co.za	
7	Martin Lange	ADC	martin@aaam.co.za	
8	Chantel Hauptfleisch	Stellenbosch Municipality	chantel.hauptfleisch@stellenbosch.gov.za	
9	Johan Fullard	" "	johan.fullard@ "	
10	Roscoe Bergsteedt	" "	Roscoe.bergsteedt@Stellenbosch.gov.za	
11	Johan Brink	ITS	johanb@itsglobal.co.za	
12	Robert Fooy	Stell Mun	robert.fooy@stellenbosch.gov.za	
13	GIDEON REES	First Plan.	gideon.rees@firstplan.co.za	
14	Christine Havenga	First Plan	christine.havenga@firstplan.co.za	
15	Cindy Postlethwayt	CP Heritage	cindy@cpheritage.co.za	

E-MAIL FROM STEPHEN BOSHOFF CONFIRMING COMPLIANCE WITH PROPOSALS OF THE DRAFT ADAM TAS CORRIDOR LOCAL SPATIAL DEVELOPMENT FRAMEWORK

Subject: Alexander and Du Toit Streets development
Date: Wed, 3 Nov 2021 12:05:09 +0200
From: Stephen Boshoff <boshoff.planning@gmail.com>
To: Japie de Vos <japie@jdevos.co.za>

Thank you for the opportunity to view the Urban Design Framework for your proposed Alexander and Du Toit Streets development (named "URBAN DESIGN PRINCIPLES 22 10 2021"), sent to me by Henri Comrie from URBA Architects and Urban Designers.

My comment is unofficial and based on my general experience as an urban planner/ urban designer as well as assisting the Stellenbosch Municipality with the 2019 Municipal Spatial Development Framework and the Local Spatial Development Framework for the Adam Tas Corridor (recently submitted). I do not hold an official position in relation to the Municipality and Corridor. I am also not involved in any other prospective development project in Stellenbosch.

At the outset, I must congratulate your team on the quality of the work. The proposal is based on a detailed exploration and understanding of the development context, translating place-specific aspects of value into a meaningful current-day design. It is both "old and new" – recognisable as of Stellenbosch – and a significant contribution to defining how to build and redevelop responsibly in response to current needs in Stellenbosch.

In this way, it moves discussion about heritage issues in Stellenbosch much further than the norm. Albeit the site or its immediate surroundings not containing listed heritage elements, the proposal is one taking issues of local genius of place very seriously. I would like to think that the proposal is close to how ordinary citizens who appreciate the unique qualities of Stellenbosch think development ought to be.

As you know, the proposed land use management and built form parameters for the Adam Tas Corridor is permissive, moving away from detailed "rule-based" prescriptions to one where significant responsibility is placed on caring landowners, developers, and professionals to meet desired urban performance parameters, including respecting what is valued about the built character of Stellenbosch. I believe that your proposal goes a long way to illustrate the worth of such a system. In this sense, it is an important demonstration project. Within a framework of more freedom and creativity, we can meet current needs better, and in a contextually appropriate form.

Specifically, I believe that your proposal:

- Achieves sustainable development density to address a multitude of development challenges in Stellenbosch, while remaining respectful of place-sensitive values of building height and massing.
- Is respectful of building to street relationships traditional to Stellenbosch.
- Responds to, and sets the direction for, development in the area between the Adam Tas Corridor and the Stellenbosch CBD, particularly in relation to a future “University Avenue” and upgrading of the Van der Stel complex.
- Will contribute significantly to confidence in the Adam Tas Corridor project and process, an understanding of what is possible in the broader area, and how it should be developed.

I have not seen your team’s work on how different groups will be accommodated, including more “affordable” housing for specifically ordinary workers who can afford reasonable rentals or unit cost currently excluded from access to places of residence in Stellenbosch. In the work for the Adam Tas Corridor, we suggest ways of addressing such options. Nevertheless, I believe that your urban design framework is of a nature that can accommodate a mix of tenants/ owners without change.

Best regards

Stephen Boshoff

Built Environment Partnership
Boshoff.planning@gmail.com
082 376 7381

From: Johan Brink
Sent: Wednesday, 21 September 2022 16:04
To: Nigell Winter <Nigell.Winter@stellenbosch.gov.za>; Johan Fullard <Johan.Fullard@stellenbosch.gov.za>; Roscoe Bergstedt <Roscoe.Bergstedt@stellenbosch.gov.za>
Cc: Japie <japie@jdevos.co.za>; Martin Lange <martin@aaam.co.za>; Nick Platte <nick@itsglobal.co.za>; Justine Fielies <Justine.Fielies@stellenbosch.gov.za>; Ilhaam Sydow <ilhaam@aaam.co.za>; Martin Lange <martin@aaam.co.za>
Subject: RE: 4258.1 Du Toit Student Accommodation Parking

Dear All

Thank you for the discussion this morning. Attached a summary fact sheet of the survey results and the development proposal, the presentation (updated with corrected calculations) and the pre-application development documents.

As agreed, the way forward includes agreement on the following:

- 0.6 bay/room as the base case in accordance with the Zoning Scheme Regulations
- Actual parking demand is estimated on:
  - 5% NSFAS students
  - 30% Bursary/missing-middle students
  - 45% Market-related students
- From the above, a shortfall of 151 bays is estimated, which is 35% of the total actual demand. This will be supplemented by 1000 bicycle bays and a shuttle service.

You indicated that we can expect feedback next week.

Kind regards

Johan

-----Original Appointment-----
From: Johan Brink
Sent: Wednesday, 14 September 2022 10:49
To: Johan Brink; Nigell Winter; Johan Fullard; Roscoe Bergstedt
Cc: Japie; Martin Lange; Nick Platte; Justine Fielies; Martin Lange; Ilhaam Sydow
Subject: 4258.1 Du Toit Student Accommodation Parking
When: Wednesday, 21 September 2022 09:00-10:00 (UTC+02:00) Harare, Pretoria.
Where: Boardroom B, 1st floor, Ecclesia Building, 71 Plein Street

duToit Str. Student Residences

PRELIMINARY DESIGN DOCUMENT FOR PRE-CONSULTATION MEETING

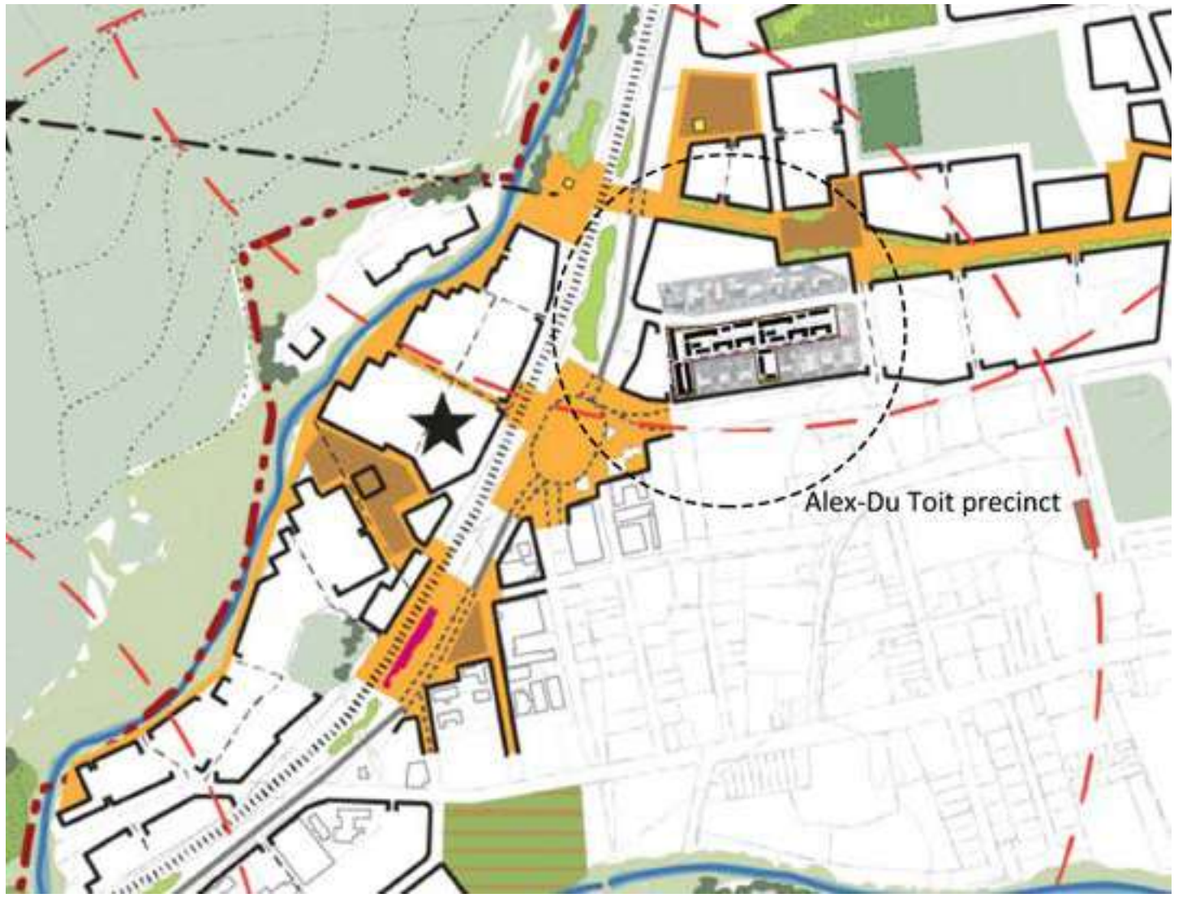
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dhk

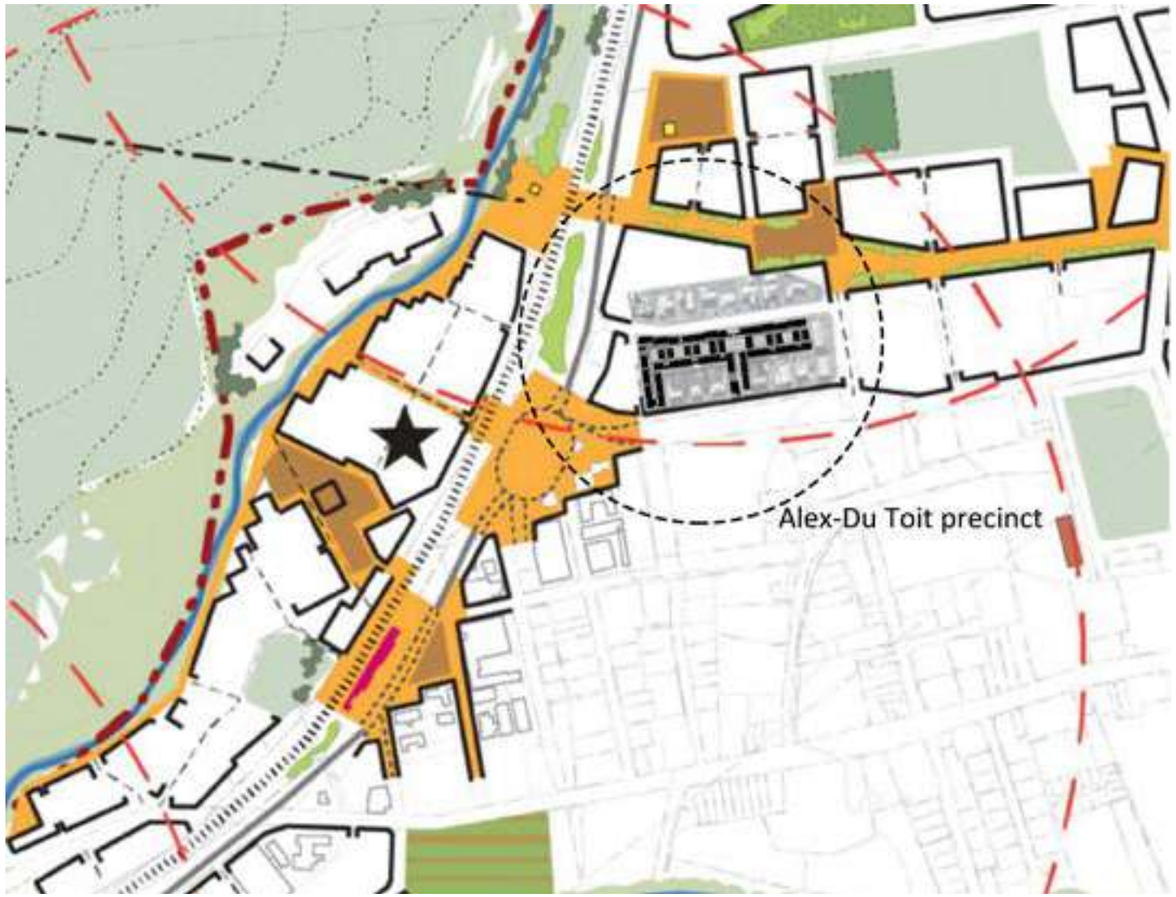
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CURRENT CONCEPT
INTEGRATION WITH UDF

copyright



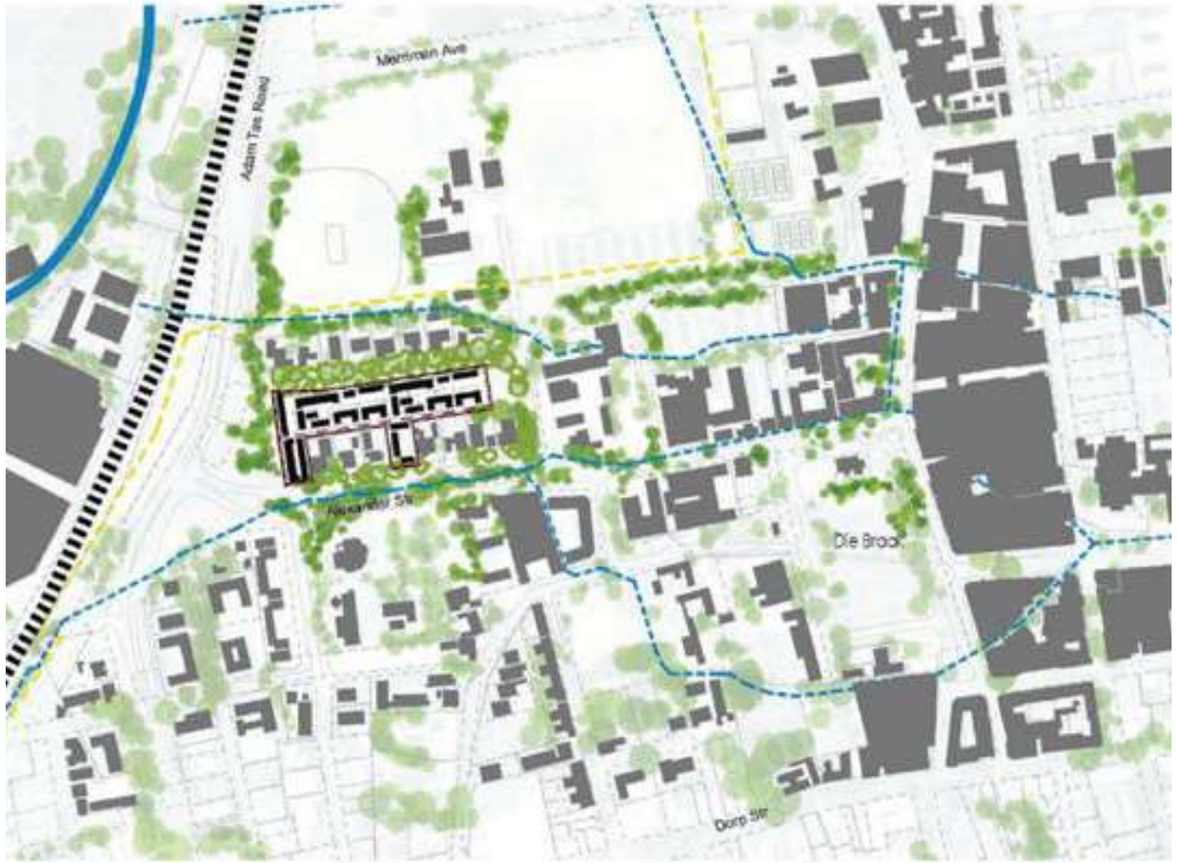
previous masterplan proposal



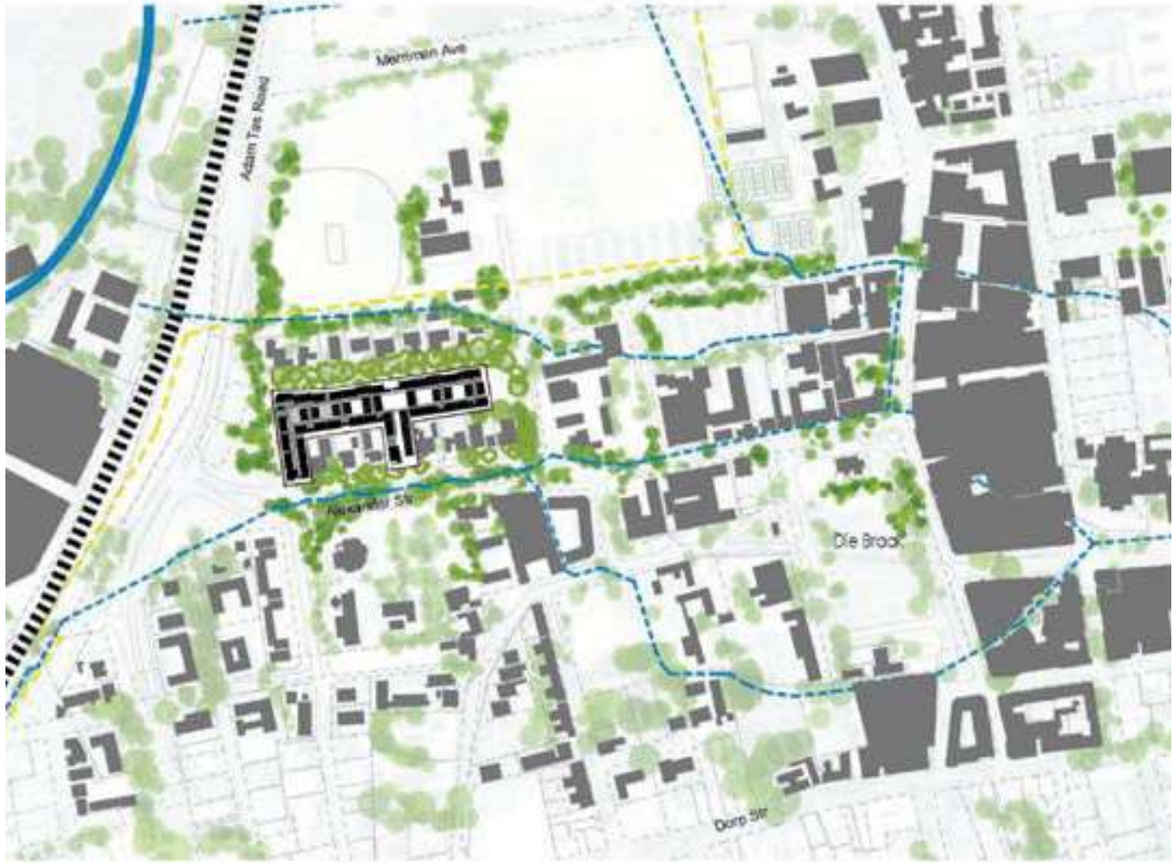
current masterplan proposal

large scale, UDF context

copyright



previous masterplan proposal



current masterplan proposal

large scale figure ground

copyright



previous masterplan proposal



current masterplan proposal

bird’s eye view

copyright



previous masterplan proposal

copyright



current masterplan proposal

copyright



Ground Floor proposed land use

copyright



Du Toit Street Elevation

copyright



du Toit Street sketch elevation

copyright



du Toit Street sketch elevation

copyright



Du Toit Street Elevation

copyright



Corner massing elevation

copyright



DuToit Street West Elevation

copyright



duToit Street West
massing elevation

copyright



Alexander Street Elevation

copyright



Alexander Street massing elevation

copyright



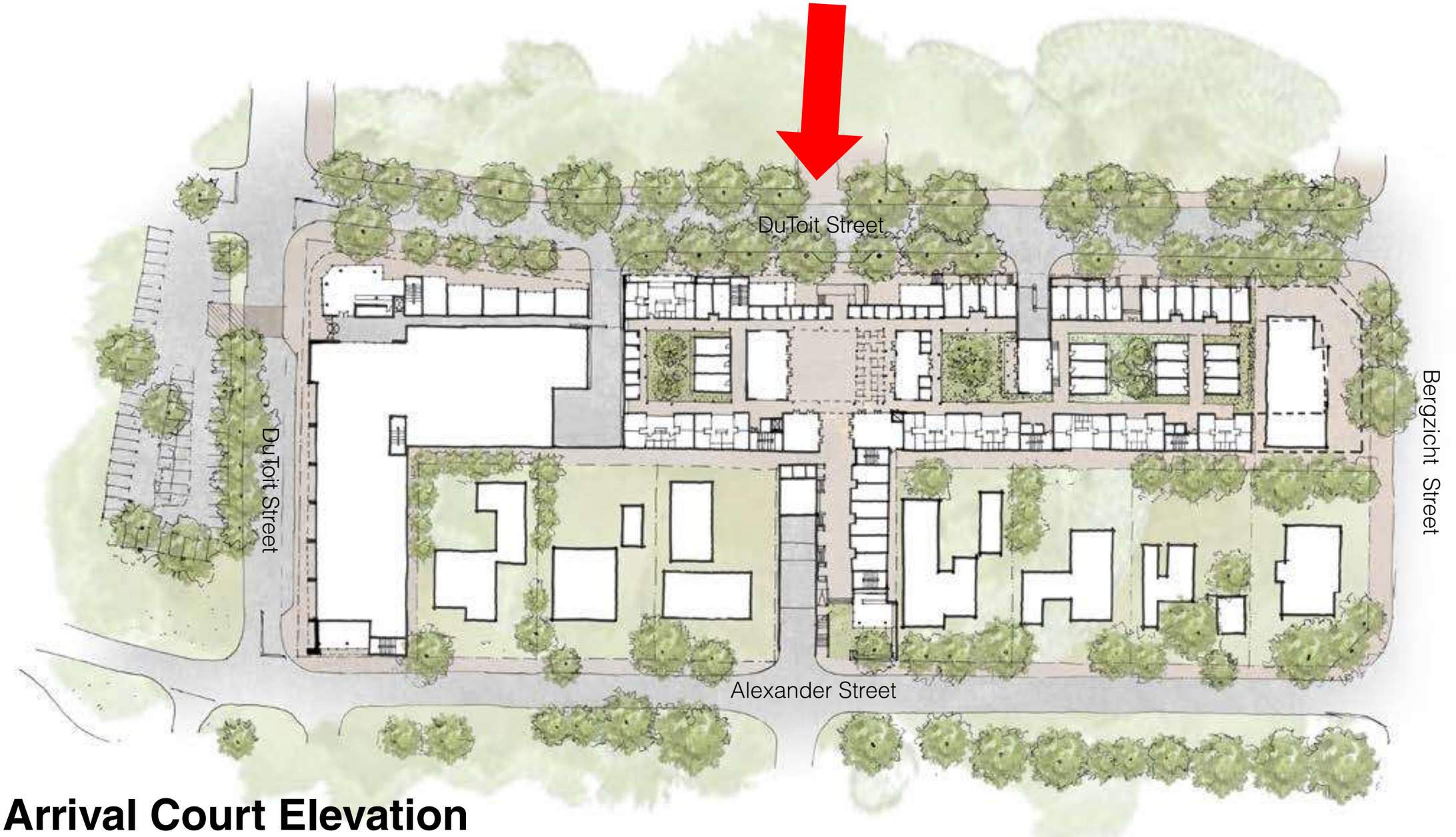
Alexander Street massing elevation

copyright



Alexander Street massing elevation

copyright



Arrival Court Elevation

copyright



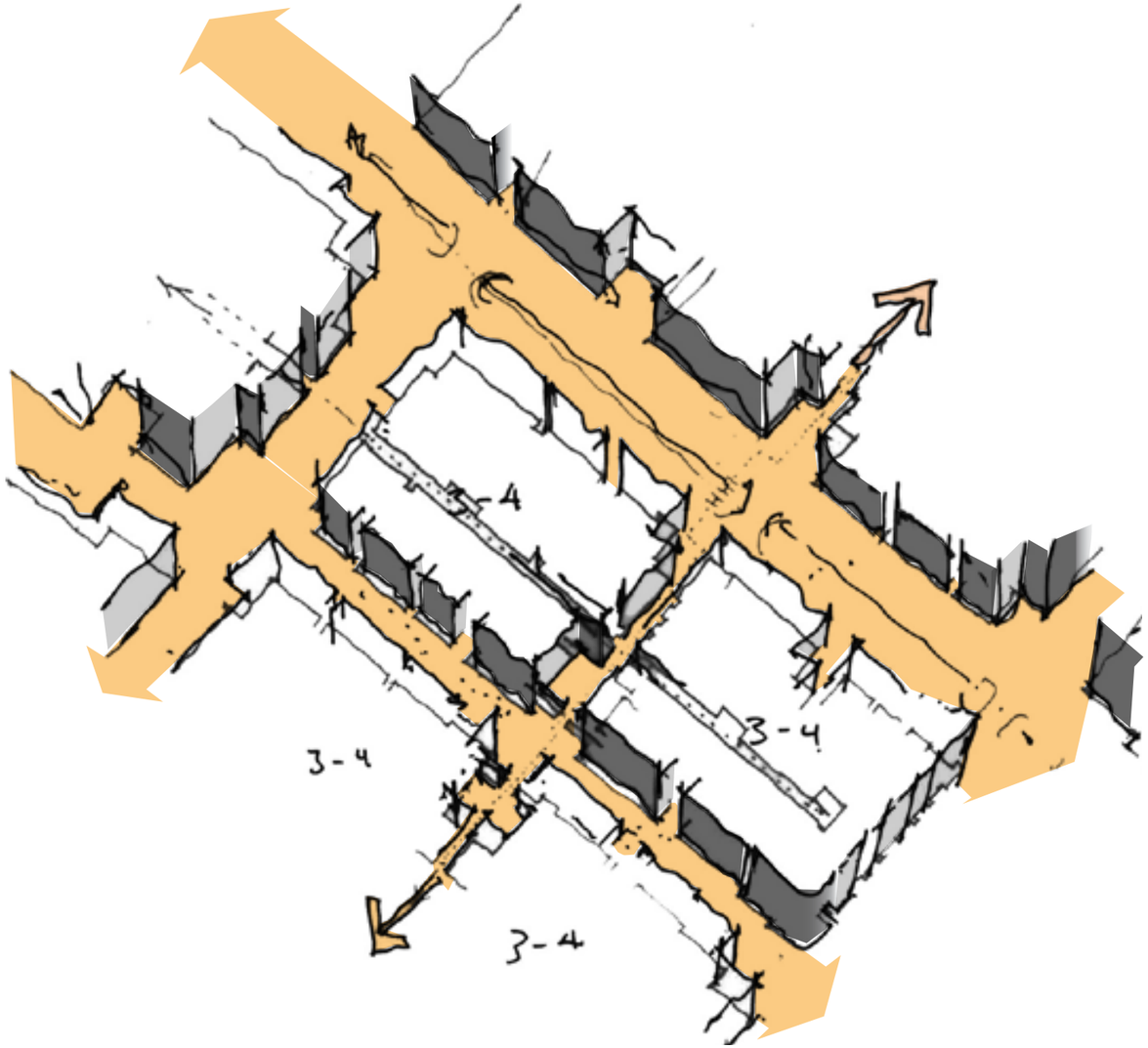
Arrival Court
Massing elevation

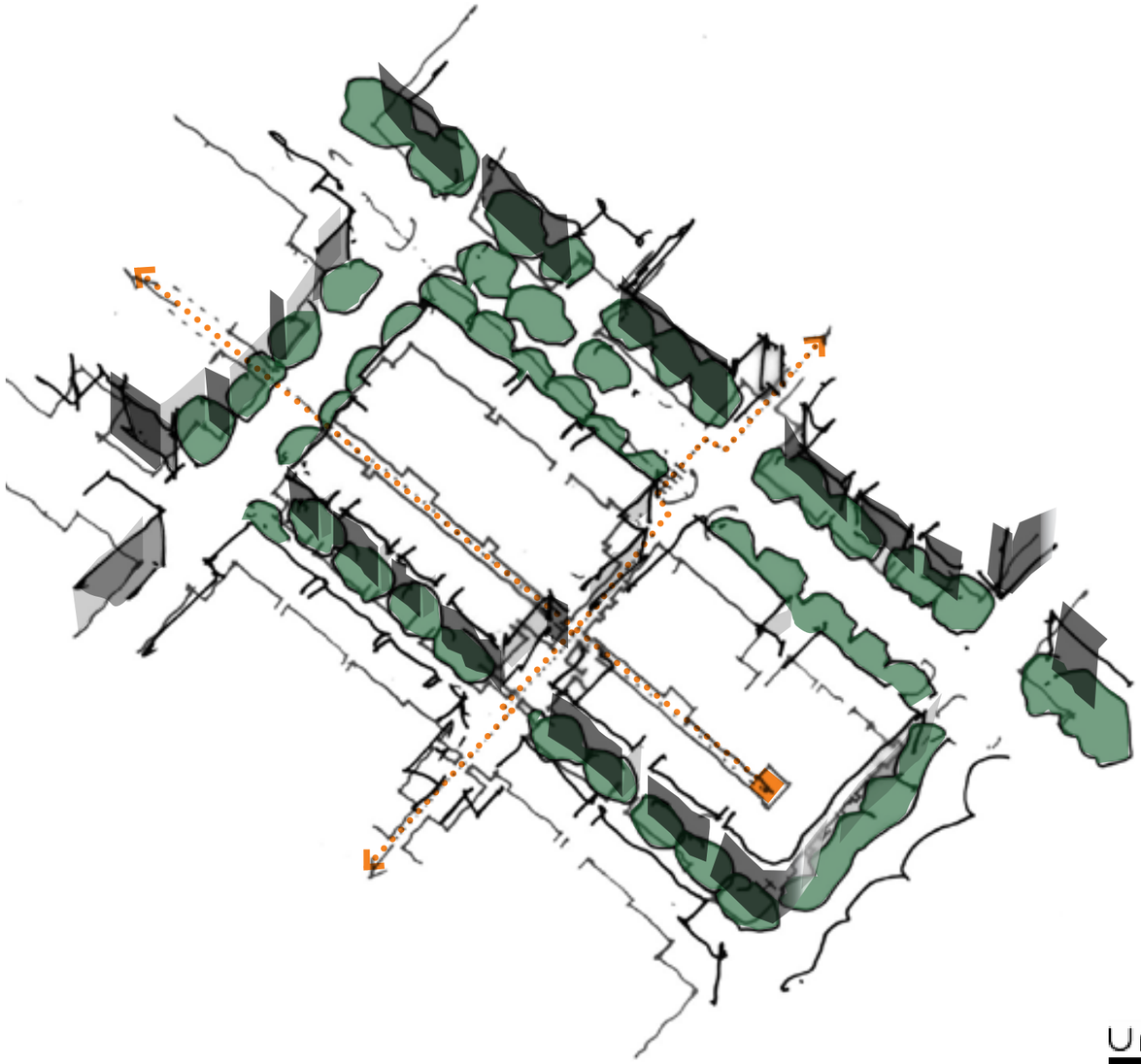
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Arrival Court
Massing elevation

copyright



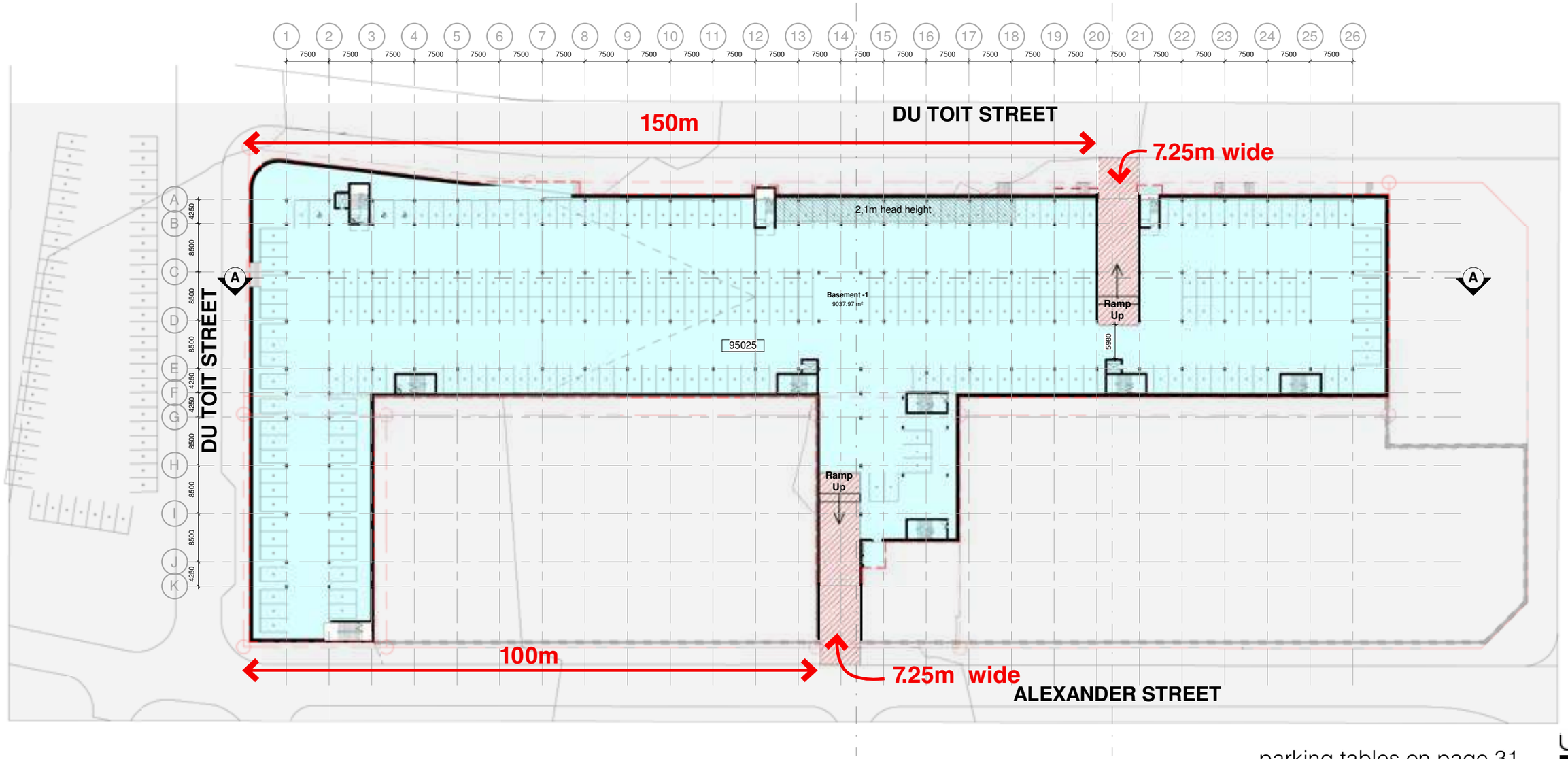


future masterplan proposal

copyright

CURRENT HIGH LEVEL CONCEPT
PLANS AND DEVELOPMENT FIGURES

copyright



parking tables on page 31

Basement Level

copyright



Ground Floor

Hostel accommodation key

- Tier 1 (NSFAS)
- Tier 2 (Bursary/Missing middle)
- Tier 3 (Independently funded)

Support facilities key

- Student Common Areas
- Retail Area
- Office Area

copyright



First Floor

Hostel accommodation key

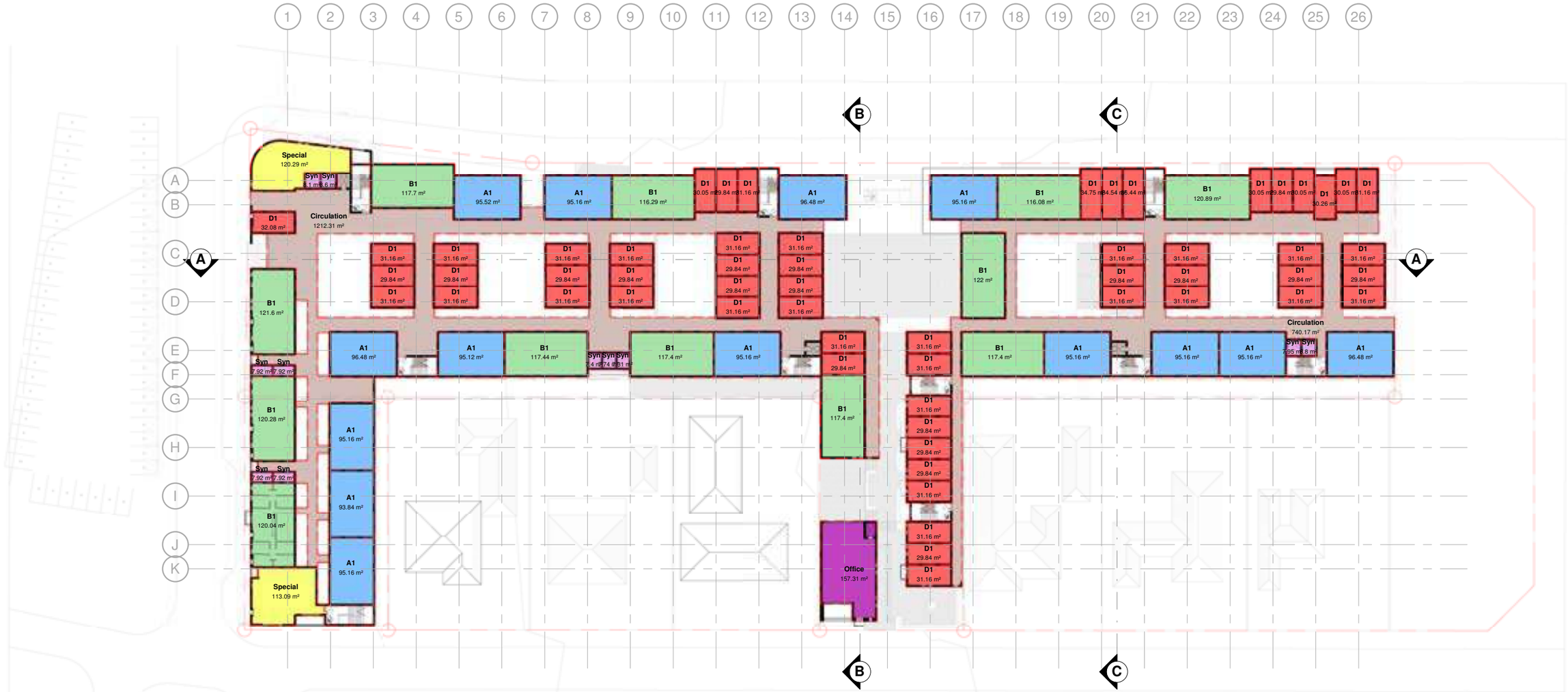
- Tier 1 (NSFAS)
- Tier 2 (Bursary/Missing middle)
- Tier 3 (Independently funded)

Support facilities key

- Student Common Areas
- Retail Area
- Office Area

copyright

Second Floor



Hostel accommodation key

- Tier 1 (NSFAS)
- Tier 2 (Bursary/Missing middle)
- Tier 3 (Independently funded)

Support facilities key

- Student Common Areas
- Retail Area
- Office Area

copyright



Third Floor

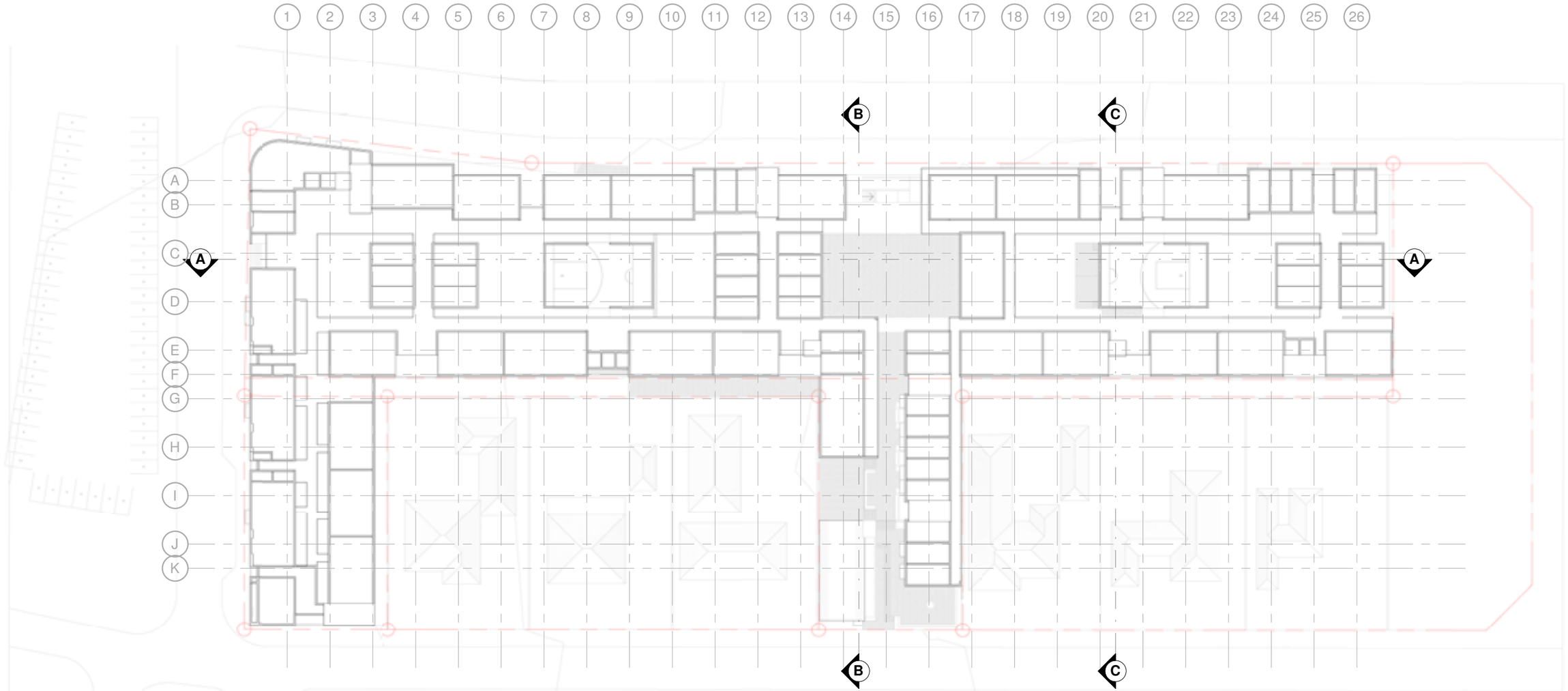
Hostel accommodation key

- Tier 1 (NSFAS)
- Tier 2 (Bursary/Missing middle)
- Tier 3 (Independently funded)

Support facilities key

- Student Common Areas
- Retail Area
- Office Area

copyright



Roof plan

copyright

parking tables

LAND USE	PRIVATE HOSTEL FOR UNIVERSITY STUDENTS				
Categories of students	**Number of Units**	**Number of bedrooms accommodated in units**	**Parking requirement as per Zoning Scheme (1 bed per bedroom)**	**Actual expected vehicle ownership/demand[1]**	**Parking provided in development proposal**
NSFAS[2] Student Accommodation (A1)[3]	43	172	172 bays	5% actual parking demand 8.6 bays	7
"Missing Middle"[4] Group (funded primarily by bursaries) Accommodation (B1)	34	272	272 bays	50 % parking demand 136 bays	51
Independently funded students (D1 – Single)	209	209	209 bays	125,4	78
			653 bays required in terms of Zoning Scheme	271	136

LAND USE	BUSINESS PREMISES (INCLUDING SHOPS, MARKETS, RESTAURANTS, OFFICE			
	Gross Leasable Area (GLA)	**Parking requirement in terms of Zoning Scheme**	**Parking Required**	**Parking Provided**
Retail Anchor (> 1000 m²)	2030	(6 bays/100 m² GLA)	122 bays	122
Retail Shops/Restaurants	562	(4 bays/100m² GLA)	23 bays	23

SUMMARY				
Number of bays required in terms of Zoning Scheme	**Number of bays required in terms of reduced parking need**	**Parking provided in development proposal**	**Bicycle parking**	**Shuttle service**
798	416	281	Bicycle racks will be provided in every room.	A shuttle service is proposed.

[1] *Parking requirement in terms of research/assumptions of actual car ownership*
[2] *NSAF = National Student Financial Aid Scheme*
[3] *A1, B1, D1 as different room layouts and sizes with varying number of rooms and peds per unit*
[4] *The "missing middle" refers to those students who come from working-class households that do not qualify for funds from NSFAS and need affordable accommodation.*

copyright

development figures

AREA BREAKDOWN

Unit Type	Area
A1	4128.63 m²
	4128.63 m²
B1	4034.78 m²
	4034.78 m²
Basement -1	9037.97 m²
	9037.97 m²
Circulation	8223.28 m²
	8223.28 m²
D1	6410.52 m²
	6410.52 m²
Office	272.91 m²
	272.91 m²
Retail	118.51 m²
	118.51 m²
Retail (anchor)	2029.96 m²
	2029.96 m²
Retail (line shops)	561.65 m²
	561.65 m²
S.C	2013.45 m²
	2013.45 m²
	36831.67 m²

BEDS AND ROOM COUNT

A1	=43 Units	4 Rooms each	=172 Rooms	=344 Beds (33%)
B1	=34 Units	8 Rooms each	=272 Rooms	=272 Beds (26%)
D1	=209 Units	1 Room each	=209 Rooms	=418 Beds (41%)
Total	=286 Units		=653 Rooms	=1 034 Beds

PARKING PROVISION

Type	Count	Comments
Paraplegic - 5000x3600mm	3	Current Basement Parking
Standard - 5000x2500mm	278	Current Basement Parking
Grand total	281	

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proposed facilities clusters

cluster 1

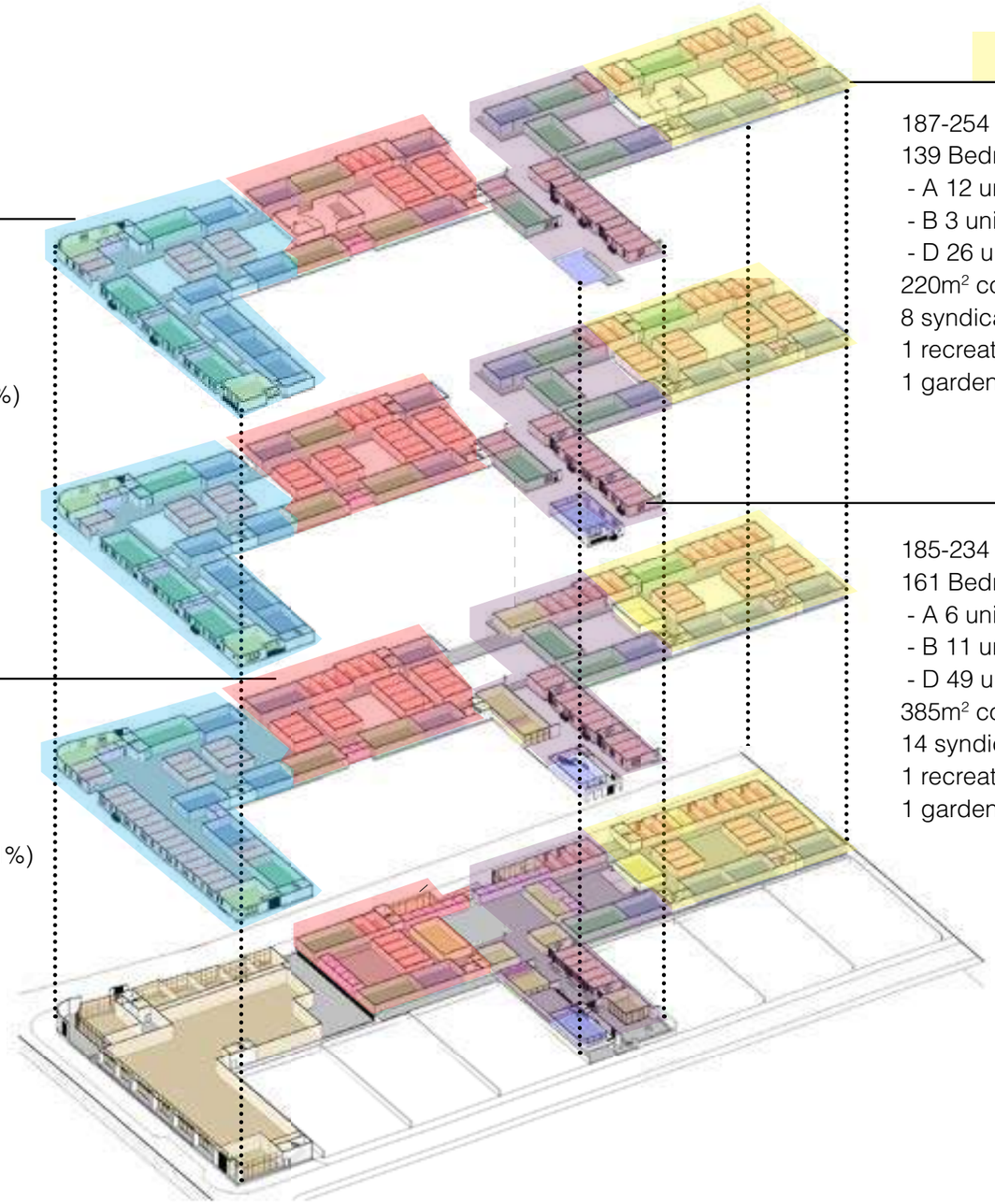
247-286 Beds
119 Bedrooms, +/-70 p.bays
- A 16 units, 128 Beds (52%/44%)
- B 10 units, 80 Beds (32%/28%)
- D 39 units, 39-78 Beds (15%/27%)

510m² common area
16 syndicate rooms
0 recreational rooftop court
0 garden courtyard

cluster 2

206-260 Beds
170 Bedrooms, +/-102 p.bays
- A 9 units, 72 Beds (35%/28%)
- B 10 units, 80 Beds (39%/31%)
- D 54 units, 54-108 Beds (26%/41%)

220m² common area
20 syndicate rooms
1 recreational rooftop court
1 garden courtyard



cluster 3

187-254 Beds
139 Bedrooms, +/-83 p.bays
- A 12 units, 96 Beds (51%/38%)
- B 3 units, 24 Beds (13%/9%)
- D 26 units, 67-134 Beds (36%/53%)

220m² common area
8 syndicate rooms
1 recreational rooftop court
1 garden courtyard

cluster 4

185-234 Beds
161 Bedrooms, +/-97p.bays
- A 6 units, 48 Beds (26%21%)
- B 11 units, 88 Beds (48%/38%)
- D 49 units, 49-98 Beds (26%/42%)

385m² common area
14 syndicate rooms
1 recreational rooftop space
1 garden courtyard

urba
dhk
copyright



dhk

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DU TOIT STREET STUDENT HOSTEL SURVEY FACT SHEET

1. Research of young people in 2021

- <30% make trips with own car
- <16% make trips other than work by own car

2. NSFAS parking provided per student

Development	Parking rate per student
Stellenbosch University	0.07
Summerstrand PE	0.00
City Edge CT	0.03
Alice St Village	0.01
Gateway JHB	0.00

Proposed to provide parking for 5% of all NSFAS students

3. Public Hostels in Stellenbosch

	Development	Parking rate per student
1	Heemstede	0.28
2	The three sisters (Nemesia, Serruria, Erica)	0.27
3	Majuba	0.32
4	Huis ten bosch	0.33
5	Huis Visser	0.30
	Average	**0.30**

Proposed to provide parking for 30% of middle-missing/bursary students

4. Private Hostels in Stellenbosch

	Development	Parking rate per student
1	One on Cluver	0.51
2	Two on Cluver	0.67
3	Plumbago	0.22
4	Ivy League 1 & 2	0.40
5	Deo Gloria Square	0.48
6	Deo Gloria	0.27
Average		0.42

Developments 1 & 2: Typical market-related developments (0.6 on average)
Plumbago typical missing-middle student (<0.3)
Significant difference due to income levels
Proposed to provide parking for 45% of market-related students

5. Stellenbosch University in General

- 25 851 registered students on Stellenbosch campus
- 3 200 registered student vehicles
- 0.12 vehicles per student (excluded external student vehicles)

6. Development Proposal

Land Use	Units	Rooms	Beds
Hostel NSFAS (A1)	43	172	344
Hostel bursary (B1)	34	272	272
Market (D1 - single)	209	209	418
Retail Anchor		2030	
Retail Shops		562	
Total	286		1034

Item	Unit	Hostel				Retail			Total[1]	Shortfall		Bicycles
		NSFAS	Bursary	Market	**Total H**	Anchor	Line	Total R		Bays	%	Bays
Extent (rooms/GLA)	Rooms	172	272	209	653	2030	562	2592		281		
Extent (beds)	Beds	344	272	418	1034							
Private Hostel	1.0/room	172	272	209	653	122	22	144	798	-517	-65%	3102
Tertiary Hostel	0.6/room	103	163	125	392	122	22	144	537	-256	-48%	1536
Actual Demand (private)	*per bed*	17	82	188	287	122	22	144	432	-151	-35%	906
		5%	30%	45%								

- 5% of NSFAS beds; 30% of missing-middle/bursary beds, 45% of market-related beds
- No departure for retail parking
- Base is calculated from 0.6 bay/room
- Actual demand = 432 bays compared to Zoning Scheme requirement of 537 bays
- 281 bays provided = 48% departure from Zoning Scheme or 35% from actual demand
- Shortfall from actual demand to be supplemented by 906 bicycle parking bays which equals 35% of actual demand.

DU TOIT STREET STUDENT ACCOMMODATION

PARKING MOTIVATION

21 SEPTEMBER 2022

AGENDA

- Land Use Definition and Parking Requirement
- Purpose and objectives
- Research on student vehicle ownership
- Parking information from existing developments and hostels
- Our proposal and in-principle agreement
- Additional parking provision along Adam Tas

Definitions

"hostel" (koshuis) means the use of an entire building, portion or group of buildings, for the accommodation of **boarders,** which exceeds the scale and extent of a **commune** where the rooms (or beds) are let out individually to persons on a month to month basis or for longer terms. The building shall contain at least one communal kitchen, one communal bathroom and one communal lounge/dining area. Meals are not required to be served, but if meals are offered, it may only be served to boarders who are resident on that same land unit. Communal facilities may only serve resident boarders of that specific land unit, and may not be used by residents of the same establishment who reside on a different land unit unless approved by the Municipality. It is compulsory for the hostel establishment to have at least one staff member present on the land unit on a full-time basis, who shall either be employed to reside on the premises or be employed in shifts by the owners of the establishment to be present on the land unit on a 24-hour basis, and may be a residential head, hostel manager, security person, care taker or some other similar designation. The hostel may be associated with a place of education or tertiary educational institution whether on the same land unit or not, but could also be a privately-owned enterprise and may include ancillary facilities;

Hostel	1 bay/bedroom for private hostels; 0,6 bay per bedroom for tertiary institution; nil for schools

PURPOSE AND OBJECTIVES

- Motivation for reduced parking rates based on actual vehicle ownership
- Reduced from the **1 bay per room in the Zoning Scheme**
- Although data shows 0.6 bays per room is more applicable

- Compare actual demand and car ownership
- Ignore unit of “per room” in methodology

- Luke (**2018**) investigated car ownership perceptions and intentions amongst South African student. The results indicate that car ownership intention is influenced by several factors:
  - **“cars as necessity”** – This factor suggests that cars are viewed as a necessity among students.
  - **“Buy car as soon as financial means are available” and “Own car within the next 5 years”** – These two factor suggest that income is a major driver for vehicle ownership amongst students.
  - Most students feel that the existing **public transport options available do not meet their travel requirements** and that cars are better .
  - Most students feel that cars are a requirement to get a job. Therefore, it is currently **not a requirement whilst they are still studying**.
  - Students who have a valid drivers license, drove regularly and **whose families owned cars were more likely to consider cars** to be better than public transport.

- Mtembu (**2020**) completed an analysis to forecast vehicle population and household vehicle ownership in South Africa.

➢ The results indicate that low-income households saw a decline in vehicle ownership, while higher income households saw an increase in vehicle ownership.

- Heyns and Luke (**2021**) investigated the travel behaviour of attitudes of **young people** in the Johannesburg Metropolitan Area.

➢ The results indicate that young people tend to use public transport for work and educational trips, while for leisure and after-hour trips they tend to make use of private cars and ride-hailing services (Uber/Bolt).

<30%



Table 3: Modal preferences for various trip types

Trip type	Mode	Total	Utilisation frequency	
			Regular	Occasionally
Work	Taxi	32.6%	84.0%	16.0%
	Car - driver	28.0%	87.9%	12.1%
	Rea Vaya	15.4%	94.0%	6.0%
	Other	24.0%	80.8%	19.2%
Educational	Taxi	31.1%	82.4%	17.6%
	Walk	27.6%	96.3%	3.7%
	Car - driver	14.8%	69.9%	30.1%
	Other	26.4%	86.9%	13.1%
Visiting Friends & Relatives	Taxi	39.0%	27.5%	70.4%
	Car - driver	18.4%	47.8%	52.2%
	Car - passenger	15.8%	38.1%	60.8%
	Other	26.8%	56.4%	43.0%
Sport	Taxi	23.4%	44.8%	55.2%
	Walk	20.7%	61.0%	39.0%
	Car - driver	12.6%	59.6%	40.4%
	Car - passenger	11.3%	45.2%	54.8%
	Other	32.0%	49.6%	50.4%
Leisure	Car - passenger	28.8%	28.8%	71.2%
	Taxi	23.1%	32.0%	68.0%
	Uber/Bolt	15.9%	19.8%	80.2%
	Car - driver	15.0%	39.5%	60.5%
	Other	17.2%	32.3%	67.7%
Shopping	Taxi	26.3%	36.5%	63.5%
	Car - driver	17.4%	44.8%	55.2%
	Car - passenger	17.2%	39.4%	60.6%
	Uber/Bolt	15.1%	26.4%	73.6%
	Other	24.0%	46.9%	53.1%

Summary

- Travel behaviour differs by place but is dependent on affordability
- Although students would like to have a car – they choose or cannot afford one
- Trends in lower car ownership post covid and by the younger generation

References

Mtembu, T.T (2020). "*Vehicle ownership for South Africa: Developing a forecasting model and assessing household vehicle ownership*"

Luke, R (2018). "*Car ownership perceptions and intentions amongst South African students*". Journal of Transport Geography, Vol 66 Issue 1, pp 135-143.

Heyns, G.J and Luke, R (2021). "*Travel Behaviour And Attitudes Of Young People In The Johannesburg Metropolitan Area, South Africa*"

- City of Cape Town Appeal 12/02/2021
  - ground of appeal: no guarantee for disadvantaged; approval not compliant in current form – no policy; access to NSFAS funding
  - 4 100m^2 retail
  - 3 814m^2 offices
  - 900-bed student accommodation
  - 467 parking bays
  - remaining parking available after retail and office use are subtracted = 69 bays
  - 0.08 bays per bed or **8% car-ownership**
  - added condition to re-allocate under-utilised parking for future development

http://studentlife.co.za/nassau-2/

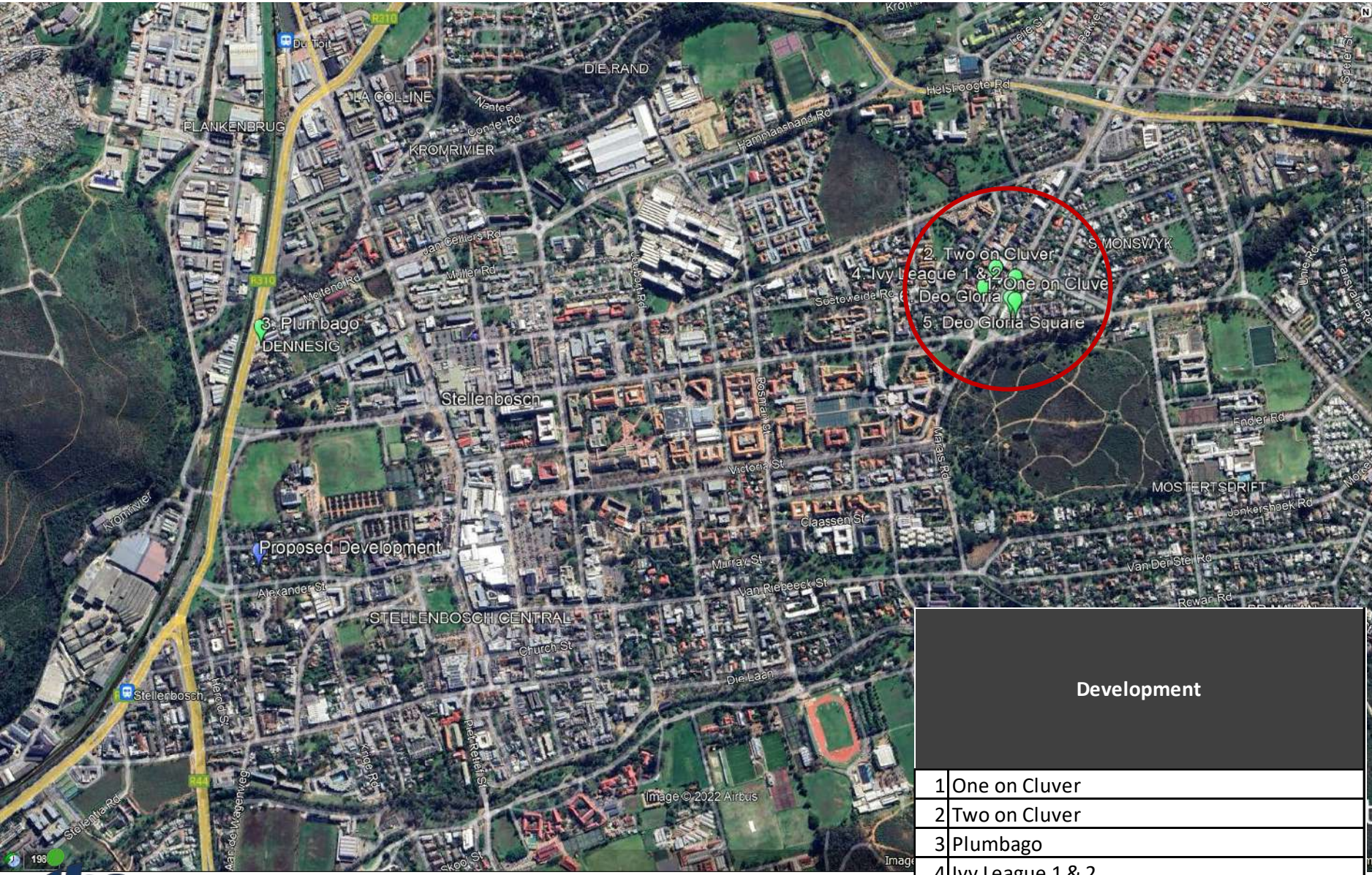
- University of Stellenbosch (Dr Ludolph Botha)
  - 2020 & 2021 student data
  - **7% car ownership** on average between 2020 & 2021
  - 3 200 registered student cars (probably hostel-biased)
  - equals **12%** of total student population on campus (25 851 students)

	Voorgraads	Totaal	Tygerberg	Stellenbosch
2021	NSFAS studente	4050	580	3470
2020	NSFAS studente	3840	540	3300
2021	Motors	309	102	207
2020	Motors	248	96	152

CountEnrolments	Undergraduate	Postgraduate	Occasional Student	Grand Total
Business School	200	1 385	44	1 629
Elsenburg	337			337
Military Sciences	355	189	5	549
Stellenbosch Campus	17 683	7 096	1 072	25 851
Tygerberg Campus	2 526	1 754	103	4 383
Grand Total	21 101	10 424	1 224	32 749

Development	Nr of beds	Nr of NSFAS	Bays Provided	Bays Required
Summerstrand PE	478	424	132	2
City Edge CT	572	475	202	12
Alice St Village	2047	2000	150	15
Gateway JHB	2050	2000	139	0
Total	**5147**	**4899**	**623**	**29**
Rates			**13%**	**1%**

STUDENT DEVELOPMENTS (MARKET RATE EQUIVALENT)

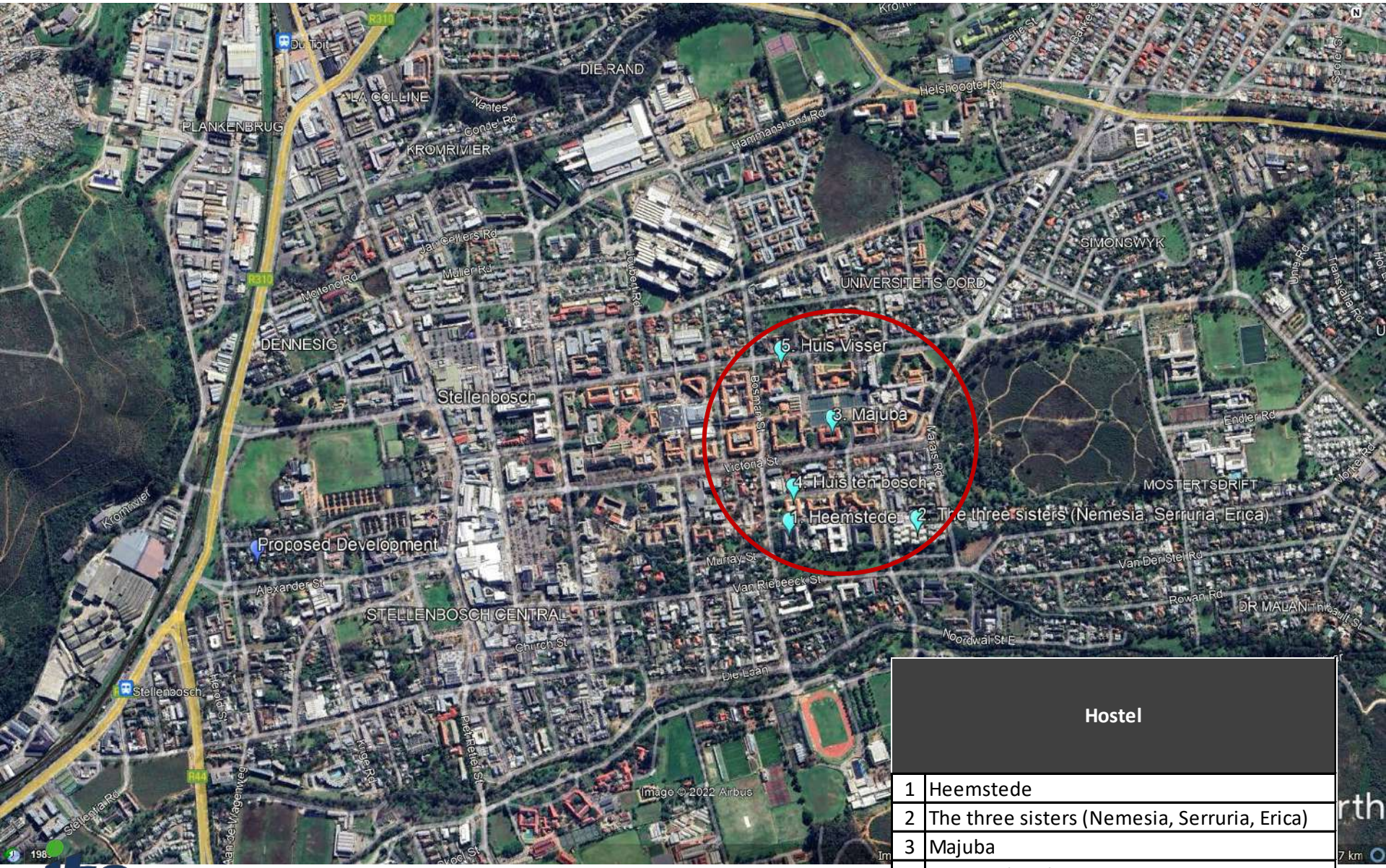


	Development
1	One on Cluver
2	Two on Cluver
3	Plumbago
4	Ivy League 1 & 2
5	Deo Gloria Square
6	Deo Gloria

Student Developments

	Development	Extent	Parking				
		Total Room	Total Parking Provided	Total Parking Utilised	% Utilisation	Parking Supply per room	Utilised Parking per room
1	One on Cluver	88	48	45	94%	0.55	0.51
2	Two on Cluver	78	58	52	90%	0.74	0.67
3	Plumbago	88	56	19	34%	0.64	0.22
4	Ivy League 1 & 2	107	54	43	80%	0.50	0.40
5	Deo Gloria Square	23	21	11	52%	0.91	0.48
6	Deo Gloria	45	30	12	40%	0.67	0.27
Totals		**429**	**267**	**182**	**65%**	**0.62**	**0.42**

STUDENT HOSTELS (HOSTEL BURSARY EQUIVALENT)



Hostel	
1	Heemstede
2	The three sisters (Nemesia, Serruria, Erica)
3	Majuba
4	Huis ten bosch
5	Huis Visser

Hostel Data

	Hostel	Extent		Parking				
		Residents	Total Bedrooms	Total Parking Provided	Members with motor vehicles (+/-)	Parking Supply per room	Parking Demand per room	Car ownership
1	Heemstede	218	119	38	60	0.32	0.50	0.28
2	The three sisters (Nemesia, Serruria, Erica)	188	129	40	50	0.31	0.39	0.27
3	Majuba	156	156	45	50	0.29	0.32	0.32
4	Huis ten bosch	151	85	45	50	0.53	0.59	0.33
5	Huis Visser	202	123	46	60	0.37	0.49	0.30
Totals		**915**	**612**	**214**	**270**	**0.36**	**0.46**	**0.30**

Summary

- NSFAS car ownership = 8% at most
- Existing student developments show an under-utilisation of provided parking
- Existing hostel accommodation shows a shortage of parking
- Average demand is 0.43 bays per room
- Average car ownership is 0.34 vehicles per resident

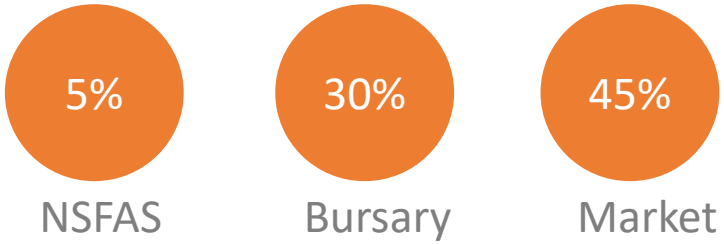
residents	rooms	parking demand	bays per room	ownership
1344	1041	452	0.43	0.34

http://studentlife.co.za/nassau-2/

Our Application (updated)

Land Use	Units	Rooms	Beds
Hostel NSFAS (A1)	43	172	344
Hostel bursary (B1)	34	272	272
Market (D1 - single)	209	209	418
Retail Anchor		2030	
Retail Shops		562	
Total	286		1034

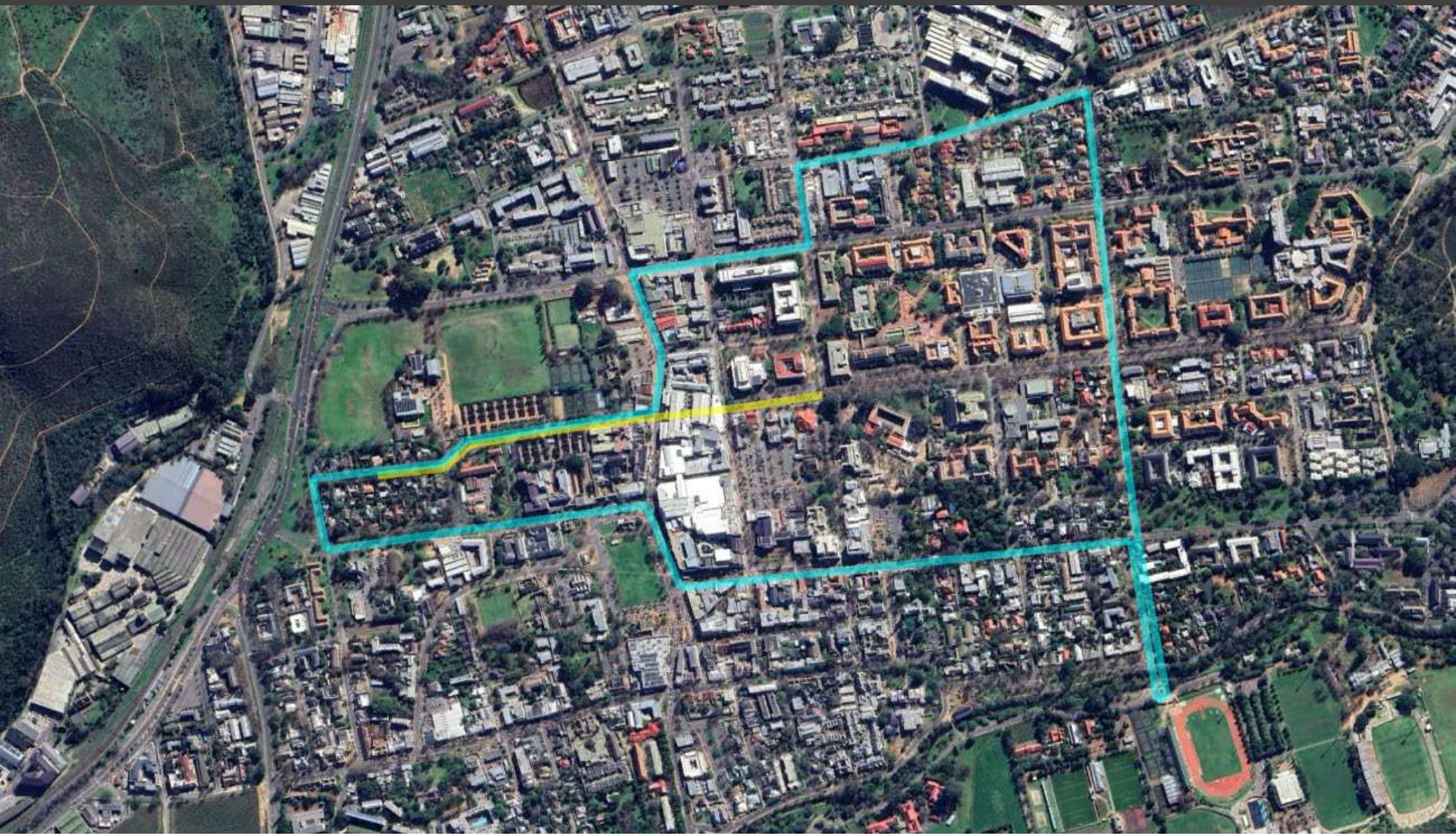
Actual Demand/Car Ownership



Item	Unit	Hostel				Retail			Total[1]	Shortfall		Bicycles
		NSFAS	Bursary	Market	**Total H**	Anchor	Line	Total R		Bays	%	Bays
Extent (rooms/GLA)	Rooms	172	272	209	653	2030	562	2592		281		
Extent (beds)	Beds	344	272	418	1034							
Private Hostel	1.0/room	172	272	209	653	122	22	144	798	-517	-65%	3102
Tertiary Hostel	0.6/room	103	163	125	392	122	22	144	537	-256	-48%	1536
Actual Demand (private)	*per bed*	17	82	188	287	122	22	144	432	-151	-35%	906



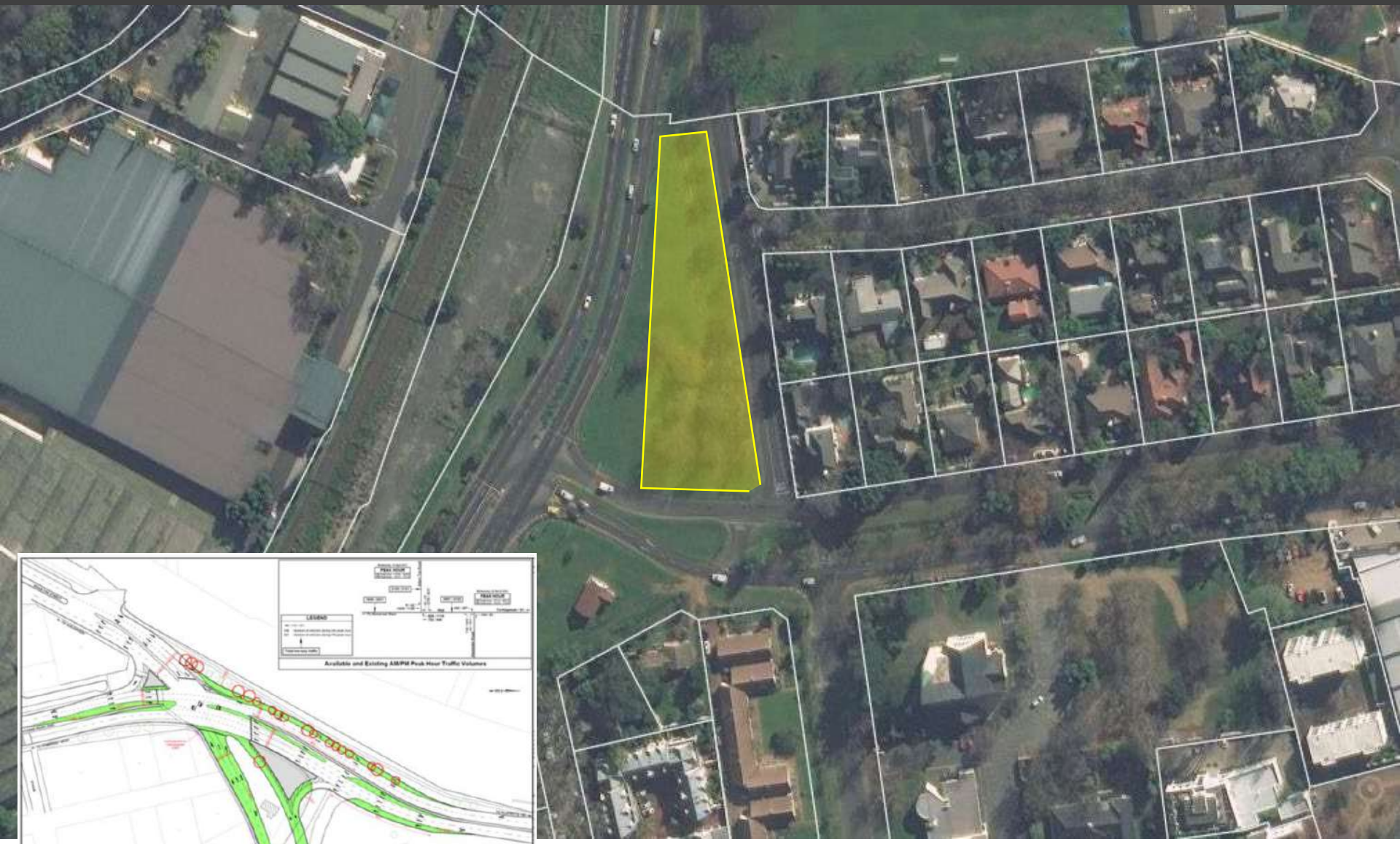
NMT & PT Services



800m / 10min

5km / 12min

Extra parking proposal

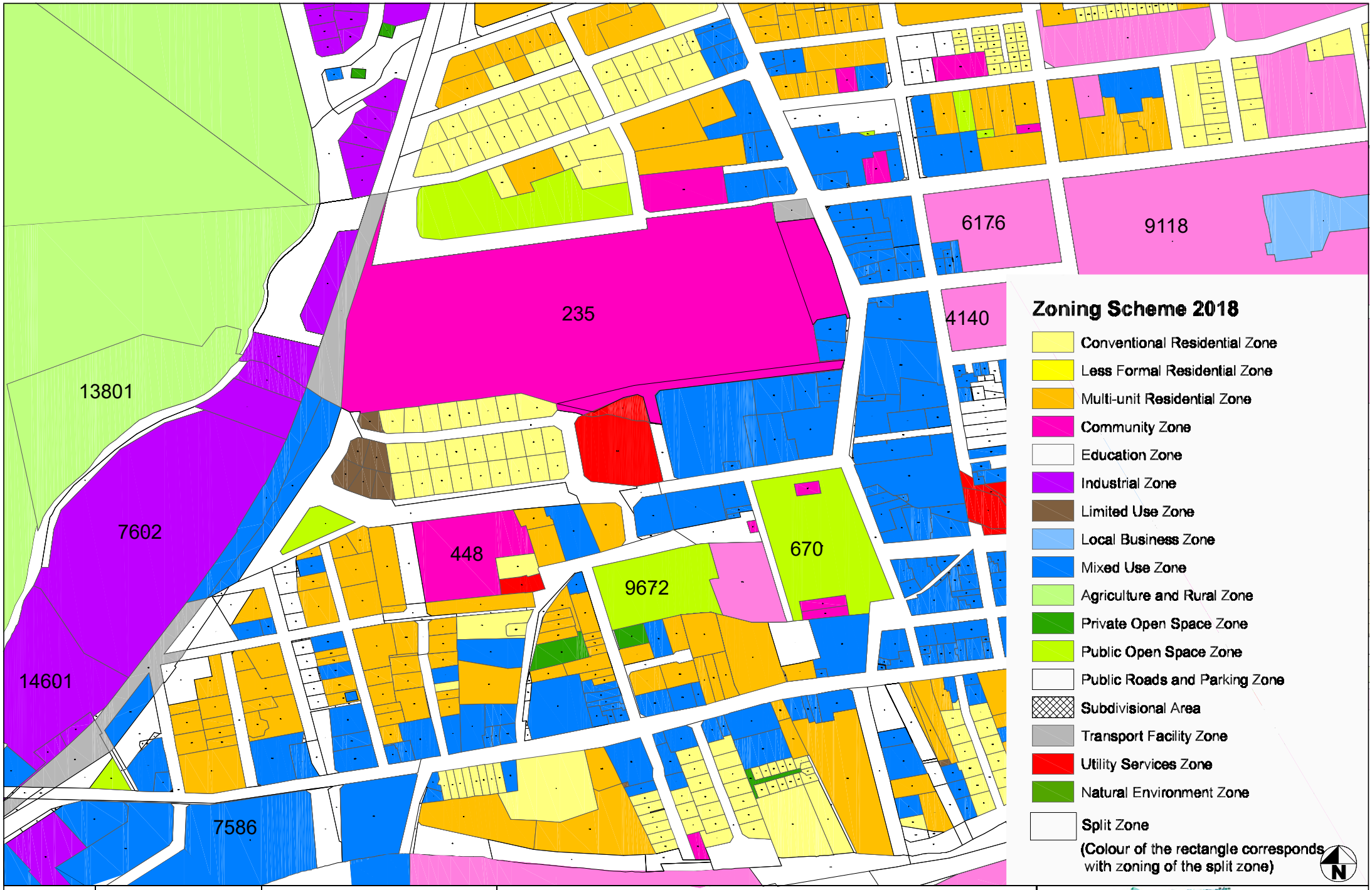




LOCALITY PLAN

Erven 282 to 287, 289, 298 and 299 to create unregistered Erf 17363 Stellenbosch

DATE	October 2021	FILE	FP/0621/1016	NOT TO SCALE	FIRST PLAN TOWN PLANNERS STADSBEPLANNERS
CLIENT	JVD Property Developments	ANNEX	_		+27 (21) 930-7183 | info@firstplan.co.za | www.firstplan.co.za

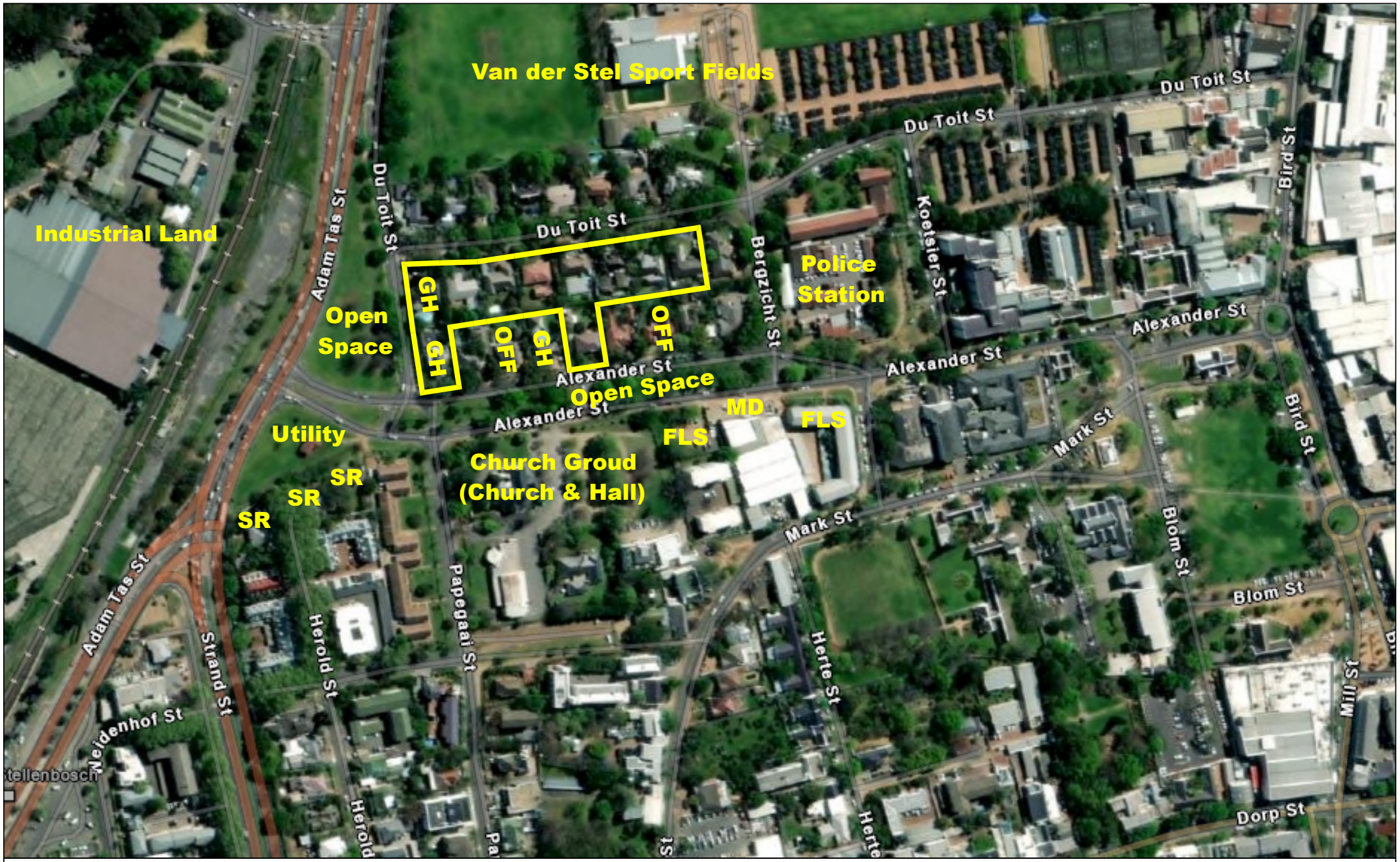


DATE	October 2021	FILE NR	FP/0621/1016	
CLIENT	JDV Property Developments	ANNEX	5	
		Not to scale		

ZONING PLAN OF SURROUNDING AREA

Unregistered Erf 17363 - Stellenbosch

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GH = GUEST HOUSE OFF = OFFICE SR = SINGLE RESIDENTIAL FLS = FLATS MD = MOTOR DEALER

DATE	October 2021	FILE NR	FP/0621/1016		
CLIENT	JDV Property Developments		ANNEX	6	
			Not to scale		

LAND USE PLAN OF SURROUNDING AREA

Unregistered Erf 17363 - Stellenbosch

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Friedlaender, Burger & Volkmann - Land Surveyors

S.G. No.

Approved.

for
Surveyor - General
Date :

SHEET 1 OF 2 SHEETS

Servitude Note:

The line DM represents the southern boundary of a Drainage Servitude 3,15 metres wide, vide General Plan No. TP 403 LD

Components:

1. The figure AnJM represents Erf 282 Stellenbosch, vide Diagram No. , D/T 1945- -14316
2. The figure nBxJ represents Erf 283 Stellenbosch, vide Diagram No. 2752/1945, D/T 1945- -14318
3. The figure Bpwx represents Erf 284 Stellenbosch, vide Diagram No. 2753/1945, D/T 1945- -14319
4. The figure pqHw represents Erf 285 Stellenbosch, vide Diagram No. 825/1943, D/T 1944- -5545
5. The figure qrEH represents Erf 286 Stellenbosch, vide Diagram No. 2754/1945, D/T 1945- -14320
6. The figure rwvE represents Erf 287 Stellenbosch, vide Diagram No. 2051/1943, D/T 1945- -13084
7. The figure stuv represents Erf 288 Stellenbosch, vide Diagram No. 2052/1943, D/T 1945- -13085
8. The figure tCDu represents Erf 289 Stellenbosch, vide Diagram No. 4861/1945, D/T 1944- -5546
9. The figure HEFG represents Erf 295 Stellenbosch, vide Diagram No. 4860/1945, D/T 1945- -16746
10. The figure MJKL represents Erf 299 Stellenbosch, vide Diagram No. 4862/1945, D/T 1945- -18424

The figure ABCDEFGHJKLM
represents 1,0439 hectares of land, being

ERF 17363 STELLENBOSCH and comprises 1. to 10. as above

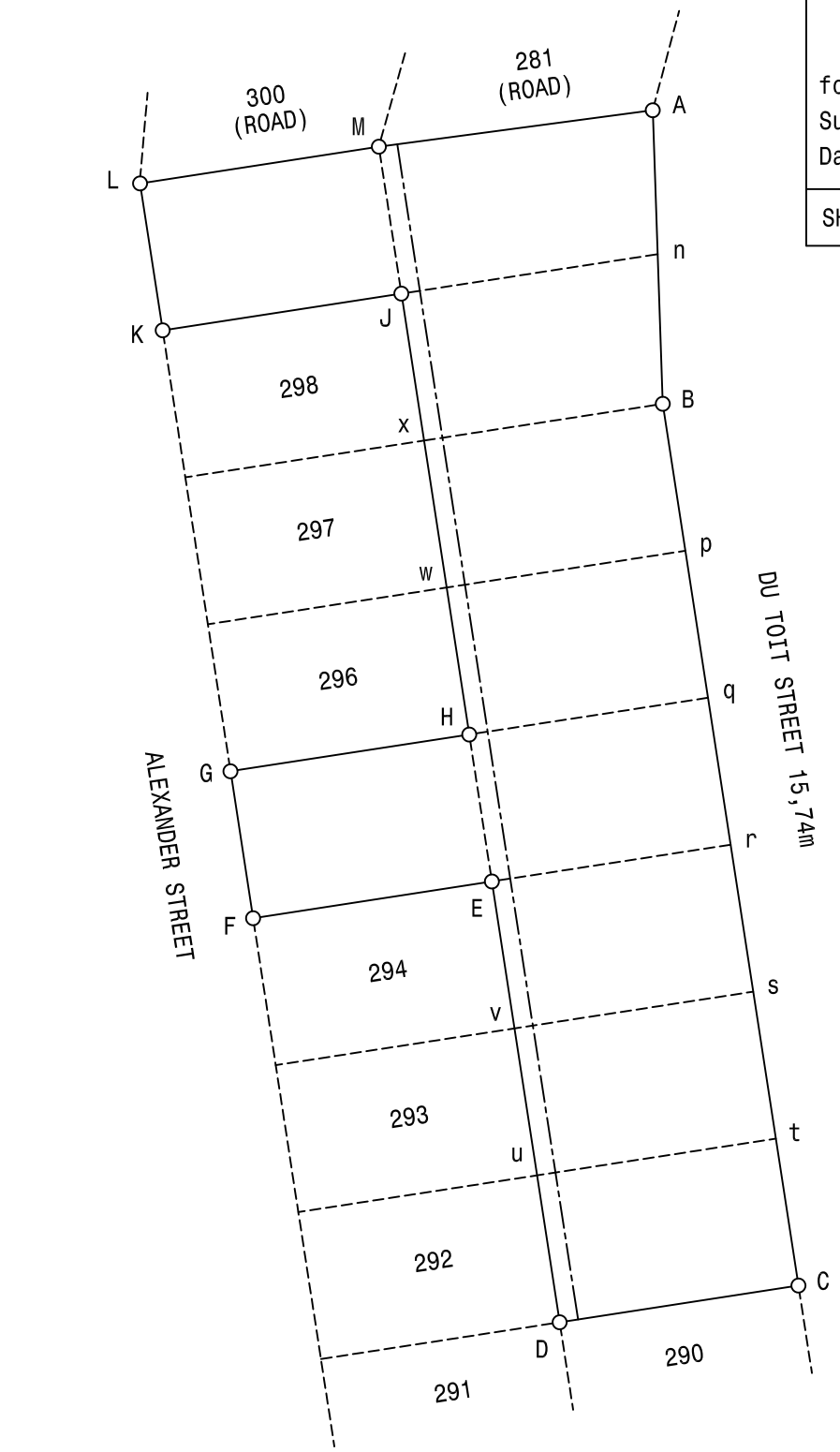
Situate in the Stellenbosch Municipality
Administrative District of Stellenbosch
Province of Western Cape
Compiled in June 2021
by me

PLS 0080 D P Burger | Pr Land Surveyor

This diagram is annexed to No. Dated i.f.o. Registrar of Deeds	The original diagrams are as quoted above	File No. S.R. No. Compiled Comp. BHSZ-1441 (M2756) Gen. Plan: TP.403 LD LPI C0670022

Friedlaender, Burger & Volkmann - Land Surveyors

S.G. No.
Approved.
for Surveyor - General Date :
SHEET 2 OF 2 SHEETS



ERF 17363 STELLENBOSCH

Administrative District of Stellenbosch

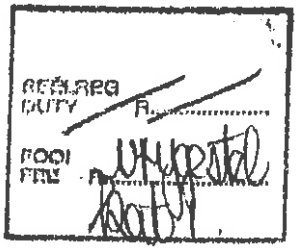
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by me

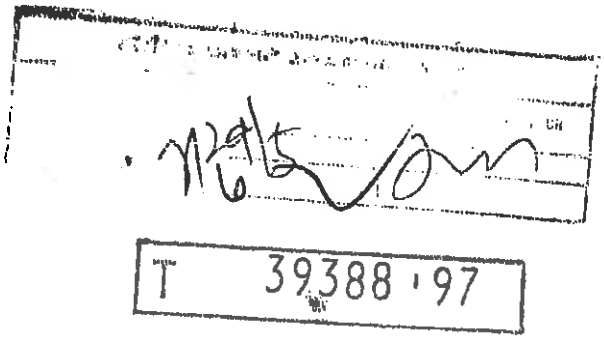
SCALE 1 : 1200

PLS 0080 D P Burger Pr Land Surveyor

Opgestel deur my

TRANSPORTBESORGER
KAT J





T 39388 '97

AKTE VAN TRANSPORT

MOSTERT & BOSMAN
ECCLESIA GEBOU
PLEINSTRAAT
STELLENBOSCH 7600
POSBUS 315 STELLENBOSCH 7599
(021) 886 6588

HIERMEE WORD BEKEND GEMAAK

DAT MARJORIE LESLIE HILL SMITH

voor my **REGISTRATEUR VAN AKTES** te KAAPSTAD verskyn het, die genoemde komparant synde behoorlik daartoe gemagtig deur 'n Volmag aan haar verleen deur:

SOPHIA CHRISTINA HELENA DU PLESSIS
Identiteitsnommer 390219 0039 00 2
Weduwee

gedateer die 15de dag van APRIL 1997 en geteken te STELLENBOSCH

EN die genoemde Komparant het verklaar dat SOPHIA CHRISTINA HELENA DU PLESSIS op 15 April 1997 waarlik en wettiglik per PRIVAAT verkoop het en dat hy in sy voormelde hoedanigheid hierby in volkome en vrye eiendom sedeer en transporteer aan en ten gunste van:

1. MICHELLE HELÉNÉ DU PLESSIS
   Identiteitsnommer 660728 0194 00 8
   Ongetroud; en

2. ANDREA SOLEEN DU PLESSIS
   Identiteitsnommer 720728 0042 08 0
   Ongetroud

hulle erfgename, eksekuteurs, administrateurs of regverkrygendes.

ERF 282 STELLENBOSCH, in die Munisipaliteit en Afdeling van STELLENBOSCH, Provinsie Wes-Kaap

Groot 1 122 (EEN DUISEND EEN HONDERD TWEE EN TWINTIG) Vierkante Meter

AANVANKLIK GEREGISTREER kragtens Transportakte Nr. T.14316/1945 met Kaart Nr. 4858/1945 daaraan geheg en gehou kragtens Transportakte Nr. T.73788/1996.

A. ONDERHEWIG aan die voorwaardes waarna verwys word in die Grondbrief uitgereik op 16 Maart 1911 (Stellenbosch Eiendomsbriewe Boekdeel 8 No. 20).

B. ONDERHEWIG VERDER aan die volgende spesiale voorwaarde vervat in gesegde Grondbrief uitgereik op 16 Maart 1911 (Stellenbosch Eiendomsbriewe Boekdeel 8 No. 20) naamlik:-

"Subject, however, to all such Duties and Regulations as are either already or shall in future be established with regard to such lands."

C. ONDERHEWIG VERDER aan die volgende voorwaarde vervat in Sertifikaat van Eenvormige Titel No. 13064/1942, naamlik:-

"That the Government shall at all times have the right of resuming a portion or the whole of the said land if required for public purposes, on payment to the proprietor of such sum of money in compensation as may be mutually agreed upon by the parties concerned, or failing such agreement as may be determined by arbitration."

D. ONDERHEWIG VERDER aan die serwituut wat betrekking het op die konsessie deur die eienaar van sekere waterregte aan die Munisipaliteit van Stellenbosch, 'n verwysing waarna op gemelde Sertifikaat van Eenvormige Titel No. 13064/1942 geëndosseer is op 17 Januarie 1944, welke endossement as volg lui:-

"By Notarial Deed No. 1/1944 dated 23.12.1943, the owner of the land held hereunder has ceded to the Municipality of Stellenbosch all such water rights as he is entitled to under certain Water Court Orders dated 5.12.1918 and 12.8.1919 of District 1, as will more fully appear on reference to the said Notarial Deed, copy annexed hereto."

E. ONDERHEWIG VERDER aan die volgende spesiale voorwaardes vervat in gemelde Transportakte No. 14316/1945, opgelê:-

(1) ten gunste van die geregistreerde eienaar van enige erf in die onderverdeelde Landgoed en onderworpe aan wysiging of verander deur die Administrateur kragtens die bepalings van Artikel 18(3) van Ordonnansie No. 33 van 1934:-

"(a) That this erf be used for residential purposes only.

(b) That only one dwelling together with such outbuildings as are ordinarily required to be used therewith be erected on this erf.

(c) That not more than one-third the area of this erf be built upon.

(d) That no building or structure or any portion thereof except boundary walls and fences shall be erected nearer than 20 feet to the street line which forms a boundary of this erf. No such building or structure shall be situate within 10 feet of the boundary common to any adjoining erf, and within 15 feet of the rear boundary of this erf."

(2) ten gunste van die Administrateur:-

(e) That this erf be not subdivided except with the consent in writing of the Administrator."

(3) ten gunste van die Munisipaliteit van Stellenbosch:-

(f) That the owner of this erf shall be obliged to allow the drainage, sewerage, and the storm water of any other erf to be conveyed over this erf if deemed necessary by the Council of the Municipality of Stellenbosch and in such manner and in such position as may from time to time be reasonably required by the said Municipality.

J.

(g) That the Council shall have the right to a strip of land 10 feet wide along the rear boundary of this erf, solely for the purpose of constructing such Municipal services in the said strip of land as may from time to time be deemed necessary, and the workmen and officials of the Council shall at all reasonable times, and in cases of emergency, have the right of access to the said strip of land for the purpose of constructing, inspecting, renewing, repairing and maintaining the said services, which said strip of land is shown on the annexed diagram by the figure CDEF."

F. 1/2 (EEN-HALWE) aandeel onderhewig aan die voorwaarde vervat in klousule 6 van die gesamentlike testament van die gemelde wyle **ANDRé JOHANNES DU PLESSIS** en langslewende gade **SOPHIA CHRISTINA HELENA DU PLESSIS** gedateer 2 Desember 1994, welke voorwaarde as volg lees:

"Ons bepaal dat alle bemakings en erfenisse uitgesluit sal wees van alle gemeenskaplike boedels en aanwasbedelings kragtens huwelike alreeds aangegaan tydens ons afsterwe en alle huwelike wat ons bevoordeeldes daarna op enige stadium van hul leeftyd as sulks mag aangaan. Alle bemakings en erfenisse sal onder alle omstandighede beskerm wees teen die skuldeisers van alle eggenote/eggenotes, hetsy binne of buite gemeenskap van goedere getroud en in die geval van vroulike bevoordeeldes ook nie onderworpe wees aan die beheer en maritale mag van enige eggenoot nie."

G. ONDERHEWIG VERDER aan 'n Lewenslange Vruggebruik ten gunste van

SOPHIA CHRISTINA HELENA DU PLESSIS
Identiteitsnommer 390219 0039 00 2
Weduwee

WESHALWE die Komparant afstand doen van al die reg en titel wat die gesegde SOPHIA CHRISTINA HELENA DU PLESSIS voorheen in die genoemde eiendom gehad het en gevolglik ook erken dat sy geheel en al uit die besit daarvan onthef is en nie meer daartoe geregtig is en dat kragtens hierdie akte, die genoemde

1. MICHELLE HELÉNÉ DU PLESSIS
en
2. ANDREA SOLEEN DU PLESSIS

hulle erfgename, eksekuteurs, administrateurs of regverkrygendes tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die Regte van die Staat, en ten slotte erken hy dat die eiendom verkoop is op 15 April 1997 vir 'n koopprys van R42 000,00 (TWEE EN VEERTIG DUISEND RAND).

IN GETUIENIS WAARVAN EK, die genoemde REGISTRATEUR VAN AKTES tesame met die Komparant, q.q. hierdie Akte onderteken het en met my Ampseël bekragtig het.

ALDUS GEDOEN EN GETEKEN op die kantoor van die REGISTRATEUR VAN AKTES te KAAPSTAD op 5 Mei 1997

In my teenwoordigheid

REGISTRATEUR VAN AKTES

A. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE

(a) Gelyktydiges met ander registrasiekantore/deeltitels / Simuls with other registries/sectional titles:

	Kode / Code	Firma / Firm	Eiendom / Property	Kantoor / Office
1				
2				
3				
4				

(b) Kliënt afskrifte van aktes permanent in Aktekantoor gellasseer / Client copies of deed filed permanently in Deeds Office:

Aard en nommer van akte Nature and number of deed	Cover No. Omslag Nr.	Parawe van ondersoekers Initials of Examiners

(c) Notas / Notes:

B. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE

		Opmerkings Remarks	Paraaf Initials
Interdikte nagesien deur Interdicts checked by _____ Datum Date: _____	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)		
	(2) Begiftigingserwe Endowment erven		
	(3) Begiftiging Endowment		
	(4) Voorwaardes Conditions		
	(5) Mikro Micro		
Interdikte nagesien deur Interdicts checked by _____ Datum Date: _____	(6) Algemene Plan General Plan		
	(7) Titelakte Title Deed		
	(8) Verbande teen dorpstitel Bonds against township title		
	(9) Datum nagesien Date checked		

Kantoorinstruksies / Office Instructions:

Seksie / Section

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JHL/mqs

7 (Een sewe) Aandeel in Erf 283 Stellenbosch
(Kort beskrywing van eiendom (slegs para 1 in Akte) Brief description of property (merely para 1 in Deed)

CLUVER MARKOTTER

STELLENBOSCH
TEL: (021) 808-5600

UITVOERING / EXECUTION

Datum van indiening / Date of lodgement

LODGED
2017 -02- 28
INGEDIEN

A. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE

Brings B forward

07 MAR 2017

	Ondersoekers / Examiners	Kamers / Rooms	Skakeling / Linking		Verwerp / Reject	Passeer / Pass
1	T. MNQAYANA	1113				
2						
3	L. MYOLWA		3	1		
4	ROOM 1168					

B. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE

Aard van Akte / Nature of Deed: Transport

E vd Westhuizen t.g.v. / i.f.o. AP vd Westhuizen

T 000012577 / 2017

Verw. No. / Ref. No. VAN1570/0002

Skakeling / Linking		Titelaktes, ens. binne / Title deeds, etc. within
3	1	T58665/2003

HANDED IN FOR EXECUTION
2017 -03- 08
CAPE TOWN

GELYKTYDIGES / SIMULS

No. in stel/batch	Kode Code	Name van Party / Names of Parties	Naam van Firma / Name of Firm	Firma / Firm No.
1	T	E vd Westhuizen AP vd Westhuizen	Cluver Markotter	117
2	BC	Art 57: AP vd Westhuizen	Cluver Markotter	117
3	B	AP vd Westhuizen/ABSA	Cluver Markotter	117
4				
5				
6				
7				
8				

HANDED IN FOR EXECUTION
2017 -03- 08
CAPE TOWN

Registrasie vereenvoudig deur:

Data: 080006480028

For Information Only

See Pages

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Cluver Markotter Inc
Cluver Markotter Building
Mill Street
Stellenbosch
7600

For endorsement		
	Amount	Office Fee
Purchase price/value	R 3 300 000-00	R 1200-00
Mortgage capital Amount	R	R
Reason for exemption	Cat	Exempt i.t.o section Act

Prepared by me

CONVEYANCER
JAMES HENRY LAMPRECHT

WOP

VERBIND MORTGAGED

VIR FOR R 2 100 000-00

B 000005968 / 2017

09 MAR 2017

REGISTRATEUR/REGISTRAR

T0012577 / 2017

DEED OF TRANSFER

DATA / VERIFY
24 MAR 2017
MURIE LORRAINE

BE IT HEREBY MADE KNOWN THAT:

ANTON LUTHER POSTHUMUS

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him by

ELISABET VAN DER WESTHUIZEN
Identity Number 601113 0061 08 9
Unmarried

which said Power of Attorney was signed at Stellenbosch on 7 February 2017

DATA / CAPTURE
2017 -03- 15
PUMELELA MNAMATA

For Information Only

5

WOP

ARTIKEL 57 WET 47 VAN 1937 SECTION 57 ACT 47 OF 1937

VERBIND MORTGAGED

B 35327/2003

VIR FOR R 500 000,00

BC

REGISTRATEUR/REGISTRAR

For Information O

AND the said Appearer declared that:

WHEREAS the marriage between ANDRICUS PIETER VAN DER WESTHUIZEN, Identity Number: 581004 5036 08 1 and ELISABET VAN DER WESTHUIZEN, Identity Number: 601113 0061 08 9 was dissolved in terms of a Final Order of Divorce in the High Court of South Africa (Western Cape Division, Cape Town) granted on 21 December 2016

AND WHEREAS paragraph 4.1.1 of the Settlement Agreement, which is incorporated in the said Final Order of Divorce, determine that the hereinaftermentioned property be transferred to the Transferee

NOW THEREFORE the said Appearer in his capacity aforesaid, did by these presents, cede and transfer, to and on behalf of:-

ANDRICUS PIETER VAN DER WESTHUIZEN
Identity Number 581004 5036 08 1
Unmarried

his Heirs, Executors, Administrators or Assigns,

1/2 (ONE HALF) SHARE IN ERF 283 STELLENBOSCH, in the Municipality and Division of Stellenbosch, Western Cape Province

IN EXTENT 1069 (ONE THOUSAND AND SIXTY NINE) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T14318/1945 with Diagram Number 2752/45 relating thereto and held by Deed of Transfer Number T58665/2003

A. SUBJECT to such conditions as are referred to in Certificate of Uniform Title Number 13064/1942, and to the following conditions contained in Deed of Grant dated 16 March 1911 (Stellenbosch Quintrents Volume 8 Number 24) reading:

"Subject however, to all such duties and regulations as are either already or shall in future be established with regard to such lands."

B. SUBJECT to the following special conditions contained in Certificate of Uniform Title Number 13064/1942, reading:

"That the Government shall at all times have the right of resuming a portion or the whole of the land if required for public purposes on payment to the proprietor of such sum of money in compensation as may be mutually agreed upon by the parties concerned, or failing such agreement, as may be determined by arbitration."

C. SUBJECT to the conditions of the servitude endorsement dated 17 January 1944 endorsed on Certificate of Uniform Title Number 13064/1942, reading:

"By Notarial Deed Number 1/1944, dated 23.12.1943, the owner of the land held hereunder has ceded to the Municipality of Stellenbosch, all such water rights as he is entitled to under certain water Court Orders dated 5.12.1918 and 12.8.1919 of district 1, as will more fully appear on reference to the said Notarial Deed, copy annexed hereto."

D. SUBJECT to the following special conditions contained in Deed of Transfer Number 14318/1945, reading:

1. As in favour of the registered owner of any erf in the sub-divided Estate, and subject to amendment and alteration by the Administrator in terms of Section 18(3) of Ordinance Number 33 of 1934, reading:

   (a) That this erf be used for residential purposes only.
   (b) That only one dwelling together with such outbuildings as are ordinarily required to be used therewith be erected on this erf.
   (c) That not more than one-third of the area of this erf be built upon.
   (d) That no building or structure or any portion thereof except boundary walls and fences shall be erected nearer than 6.30 metres to the street line which forms a boundary of this erf. No such building or structure shall be situate within 3.15 metres of the lateral boundary common to any adjoining erf, and within 4.72 metres of the rear of this erf.

2. As in favour of the Administrator:

   (e) That this erf be not subdivided except with the consent in writing of the Administrator.

3. As in favour of the Municipality of Stellenbosch:

For Information Only

(f) That the owner of this erf shall be obliged to allow the drainage, sewage and the stormwater from any other erf to be conveyed over this erf if deemed necessary by the Council of the Municipality of Stellenbosch and in such manner and in such a position as may from time to time be reasonably required by the said Municipality.

(g) That the council shall have the right to a strip of land 3.15 metres wide along the rear boundary of this erf, solely for the purpose of constructing such Municipal services in the said strip of land as may from time to time be deemed necessary, and the workmen and officials of the Council shall at all reasonable times, and in cases of emergency, have the right of access to the said strip of land for the purpose of constructing, inspecting, renewing, repairing and maintaining the said services.

The right to the strip of land 3.15 metres wide referred to in condition D.3(g) above, is represented by the figure C.D.E.F. on Diagram Number 2752/45, and indicated as a 3.15 metre drainage servitude, imposed by the Municipality of Stellenbosch, in terms of the aforesaid condition.

For Information Only

GhostConvey 15.9.6.8

WHEREFORE the said Appearer, renouncing all rights and title which the said

ELISABET VAN DER WESTHUIZEN, Unmarried

heretofore had to the premises, did in consequence also acknowledge her to be entirely dispossessed of, and disentitled to the same, and that by these presents, the said

ANDRICUS PIETER VAN DER WESTHUIZEN, Unmarried

his Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the value of the property to be R3 300 000,00 (THREE MILLION THREE HUNDRED THOUSAND RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 09 MAR 2017

q.q.

In my presence

REGISTRAR OF DEEDS

For Information Only

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Opgestel deur my

TRANSPORTBESORGER
JAMES HENRY LAMPRECHT

VOLMAG OM TRANSPORT TE GEE

Ek, die ondergetekende,

ELISABET VAN DER WESTHUIZEN
Identiteitsnommer 601113 0061 08 9
Ongetroud

benoem, magtig en stel hiermee aan ADELENE POSTHUMUS of ANNERITA SWANEPOEL of ANTON LUTHER POSTHUMUS of LIZE PECORARO of SHERINE GERALDINE ROBERTS of AREND LEOPOLD DE WAAL of JAMES HENRY LAMPRECHT

met mag van substitusie as my ware en wettige gemagtigde en agent om in my naam en namens my te verskyn voor die REGISTRATEUR VAN AKTES te KAAPSTAD en dan en aldaar namens my te verklaar dat:

SO IS DIT dat ek my genoemde Prokureur en Agent hiermee magtig om te sedeer en te transporteer aan en ten gunste van:

ANDRICUS PIETER VAN DER WESTHUIZEN
Identiteitsnommer 581004 5036 08 1
Ongetroud

die volgende eiendom, naamlik:

1/2 (EEN HALWE) AANDEEL IN ERF 283 STELLENBOSCH IN DIE MUNISIPALITEIT EN AFDELING VAN STELLENBOSCH, WES-KAAP PROVINSIE

GROOT 1069 (EEN DUISEND NEGE EN SESTIG) Vierkante meter

GEHOU KRAGTENS Transportakte Nommer T58665/2003

MS
JD

GhostConvey 15.9.6.8

For Information Only

En genoemde Komparant het verklaar dat AANGESIEN die huwelik tussen ELISABET VAN DER WESTHUIZEN, Identiteitsnommer: 601113 0061 08 9 en ANDRICUS PIETER VAN DER WESTHUIZEN, Identiteitsnommer: 581004 5036 08 1 ontbind is kragtens 'n Finale Egskeidingsbevel in die Hooggeregshof van Suid-Afrika van die Wes-Kaapse Afdeling, Kaapstad, onder Saaknommer 24402/2016, gedateer 21 Desember 2016.

EN AANGESIEN paragraaf 4.1.1 van die Skikkingsakte, aangeheg by die Finale Egskeidingsbevel, bepaal dat die hieringemelde eiendom oorgedra moet word aan die Transportnemer.

En om die waarde van die eiendom te verklaar aan die som van R3 300 000,00 (Drie Miljoen Drie Honderd Duisend Rand).

EN AFSTAND te doen van al die reg en aanspraak wat ELISABET VAN DER WESTHUIZEN voorheen in en op die genoemde eiendom gehad het, die nodige aktes, stukke, en ander dokumente op te stel en te onderteken, en in die algemeen, ten einde bogemelde doeleiendes uit te voer te doen of te laat doen al wat nodig is, net so volmaak en doeltreffend asof ekself teenwoordig was en hierin gehandel het en bekragtig hiermee alles wat my genoemde gemagtigde wettiglik uit krag hiervan doen of laat doen.

ALDUS GEDOEN EN GETEKEN TE Stellenbosch
op 7 Februarie 2017 in die teenwoordigheid van die ondergetekende getuies:

AS GETUIES:

1. _____

2. _____

_____

For Information Only

SARS

Transfer Duty
Declaration

TDREP

Reference Details

Transfer Duty Reference Number: TDE02132C0

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name	VAN DER WESTHUIZEN	Full Name	ELISABET
ID Number	6011130061089	Date of Birth (CCYYMMDD)	1960-11-13
Company / CC / Trust Reg No.		Marital Status	NOT MARRIED

Details of Purchaser / Transferee

Full Name	ANDRICUS PIETER	Surname / Registered Name	VAN DER WESTHUIZEN
Date of Birth (CCYYMMDD)	1958-10-04	ID Number	5810045036081
Marital Status	NOT MARRIED	Spouse Initials	

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD)		2016-12-21			
Total Fair Value	R	3300000.00	Total Consideration	R	3300000.00

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person	R	0.00

Property Description

1	1/2 (ONE HALF) SHARE IN ERF 283 STELLENBOSCH, IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH, PROVINCE O F THE WESTERN CAPE IN EXTENT: 1069 (ONE THOUSAND AND SIXTY NINE) SQUARE METRES

Exemption Certificate

Exemption Certificate Details

Transfer Duty Reference No.	TDE02132C0	Exempt in terms of Section 9 of the Transfer Duty Act	SECTION 9(1)(l)
Exemptions allowed by another Act			

Declaration by Conveyancer / Attorney

I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.

Please ensure you sign over the 2 lines of "x"s above

861d51286ff3985cae19bc9b38d76dc3235d726e

Date (CCYYMMDD): 2017 02 09

For enquiries go to www.sars.gov.za or call 0800 00 SARS (7277)

For information only

STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT:
MUNICIPAL SYSTEMS ACT, 2000(ACT No. 32 of 2000)
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY STELLENBOSCH MUNICIPALITY

Authority is hereby granted in terms of Section 118 of the Local Government Municipal Systems Act, 2000 (32 of 2000), for the registration of the transfer of the property/ies mentioned herein.

Property Description:
½ (ONE HALF) SHARE IN ERF 283 STELLENBOSCH
In the Municipality and Division Stellenbosch
Province of the Western Cape

IN EXTENT: 1 069 (One Thousand and Sixty Nine) Square Metres

Municipal Reference Number/ 21 Digit Code: C06700220000028300000

Registration division/Administrative District: STELLENBOSCH MUNICIPALITY

Registered Owner:
ELISABET VAN DER WESTHUIZEN
Identity Number: 601113 0061 08 9
Unmarried

Name and Identity/ Registration number of all purchaser/s:
ANDRICUS PIETER VAN DER WESTHUIZEN
Identity Number: 581004 5036 08 1
Unmarried

This certificate is valid until: ...24 April 2017...

Given under my hand at ...Stellenbosch..., on ...23 February 2017...

MUNISIPALITEIT STELLENBOSCH
2017 -02- 23
FINANSIELE DIENSTE

.....
For: Municipal Manager
Stellenbosch Municipality

Date Issued: .....

Authorised Official: A. Luiters

For information only

G.P.S 003-0247 J 611

Saaknommer: 24402/2016

FINALE EGSKEIDINGSBEVEL

IN DIE HOOGGEREGSHOF VAN SUID-AFRIKA

(WES-KAAPSE AFDELING, KAAPSTAD)

TE: KAAPSTAD: WOENSDAG, die 21ste dag van DESEMBER 2016

VOOR SY EDELE REGTER DAVIS

In die saak tussen

ELISABET VAN DER WESTHUIZEN **Eiseres**
(gebore JONKER)
I.D.NR. 601113 0061 08 9

en

ANDRICUS PIETER VAN DER WESTHUIZEN **Verweerder**
I.D.NR. 581004 5036 08 1

Na aanhoor van die Regsverteenwoordiger

vir die Eiseres, en na die deurlees van die betrokke stukke

GELAS DIE HOF

Dat die huweliksband tussen eiseres en verweerder hierby ontbind word.

Dat die Skikkingsakte geliasseer en "EVW2" 'n Bevel van die Hof gemaak word.

WESTERN CAPE HIGH COURT
2017 -01- 27
CAPE TOWN/KAAPSTAD
WES-KAAP HOË HOF

23 Cluver Markotter Ing.
STELLENBOSCH

OP LAS VAN DIE HOF

WESTERN CAPE HIGH COURT
FOURTH DIVISION
2016 -12- 21
CAPE TOWN/KAAPSTAD
WES-KAAP HOË HOF

GRIFFIER

/avz

CERTIFIED A TRUE COPY OF THE ORIGINAL AND THAT NO VISIBLE ALTERATIONS HAVE BEEN MADE BY ANY UNAUTHORISED PERSON.
GESERTIFISEER DAT DIE AFSKRIF VAN DIE OORSPRONKLIKE DOKUMENT EN DAT GEEN SIGBARE VERANDERING DEUR ENIGE ONBEVOEGDE PERSOON AANGEBRING IS NIE.

For information only

IN DIE HOOGGEREGSHOF VAN SUID-AFRIKA

WES – KAAPSE AFDELING, KAAPSTAD

Saaknommer: 24402/16

In die saak tussen:

ELISABET VAN DER WESTHUIZEN Eiseres

WESTERN CAPE HIGH COURT
2017 -01- 27
CAPE TOWN/KAAPSTAD
WES-KAAP HOË HOF

en

ANDRICUS PIETER VAN DER WESTHUIZEN Verweerder

SKIKKINGSAKTE

NADEMAAL die partye op 12 Desember 1981, buite gemeenskap van goedere met mekaar getroud is;

EN NADEMAAL Eiseres van voorneme is om 'n egskeidingsaksie teen Verweerder in te stel;

EN NADEMAAL die partye dit eens is dat die huweliksverhouding onherstelbaar verbrokkel het en daar geen redelike vooruitsig bestaan dat 'n normale huweliksverhouding tussen die partye voortgesit kan word nie;

EN NADEMAAL die partye 'n ooreenkoms bereik het rakende, ondermeer, onderhoud en die vermoënsregtelike gevolge van die ontbinding van die huwelik;

CERTIFIED A TRUE COPY OF THE ORIGINAL AND THAT NO VISIBLE ALTERATIONS HAVE BEEN MADE BY ANY UNAUTHORISED PERSON.
GESERTIFISEER 'N WARE AFSKRIF VAN DIE OORSPRONKLIKE DOKUMENT EN DAT GEEN SIGBARE VERANDERINGE DEUR ENIGE ONGEMAGTIGDE PERSOON AANGEBRING IS NIE.
COMMISSIONER OF OATHS/KOMMISSARIS VAN EDE

Cluver Markotter Inc.
Ref: PL Hill / M Koen
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EN NADEMAAL die partye begerig is dat hierdie ooreenkoms by die finale egskeidingsbevel ingelyf word, indien dit hierdie Agbare Hof behaag;

DERHALWE kom die partye as volg ooreen:

1. **EGSKEIDINGSBEVEL**

Die Agbare Hof 'n finale egskeidingsbevel verleen indien dit die Agbare Hof behaag en dat die bepalings van hierdie ooreenkoms slegs in werking sal tree mits 'n finale egskeidingsbevel verleen word.

2. **ONDERHOUD**

Die partye kom ooreen dat die partye geen wedersydse onderhoudsverpligtinge teenoor mekaar sal hê nie, en doen hiermee onherroeplik afstand van enige eis tot persoonlike onderhoud wat mag ontstaan uit die gemenereg, statuut of enige wysigings daartoe.

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***EX GRATIA* BETALING AAN DIE EISERES**

Die partye kom ooreen dat die Verweerder 'n eenmalige *ex gratia* betaling van **R150 000.00** (Honderd en Vyftig Duisend Rand) aan Eiseres sal betaal binne 90 (negentig) kalenderdae na die datum waarop die finale egskeidingsbevel toegestaan word.

4. **VERMOËNSREGTELIKE AANGELEENTHEDE**

In volle en finale skikking van enige en alle vermoënsregtelike eise van watter aard ook al wat die partye wedersyds teen mekaar mag hê, kom die partye as

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COMMISSIONER OF OATHS / KOMMISSARIS VAN EDE

volg ooreen:

4.1 Onroerende eiendom

Dit word geboekstaaf dat:

4.1.1 die partye elk die geregistreerde eienaars van 'n halwe onverdeelde aandeel in die volgende onroerende eiendom is (met 'n ooreengekome waarde van R3 300 000.00):

Erf 283, Stellenbosch, in die Munisipaliteit en Afdeling van Stellenbosch

Groot: 1069.0000 (Duisend Nege en Sestig) vierkante meter
Gehou kragtens Transportakte Nommer T58665/2003
Gelee te Du Toit Straat 7, Stellenbosch;
("**die onroerende eiendom**");

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4.1.2 die partye die geregistreerde verbandhouers van die volgende verband, wat oor die onroerende eiendom geregistreer is, is:

4.1.2.1 B35327/2003 (ten bedrae van R500 000.00) ten gunste van ABSA Bank Beperk;

4.1.3 die verband waarna in klousule 4.1.2 hierbo verwys word, gekanselleer sal word;

4.1.4 die Verweerder die Eiseres se onverdeelde halwe aandeel in die onroerende eiendom sal bekom;

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4.1.5 die Verweerder aanspreeklik sal wees vir betaling van:

(i) die oordragkostes ten opsigte van die oordrag van die Eiseres se onverdeelde halwe aandeel in die onroerende eiendom;

(ii) die kansellasie bedrag en die kansellasie kostes ten opsigte van die verband soos op die datum van registrasie van oordrag;

(iii) alle kostes verbonde aan die registrasie van 'n verband ter waarde van R2 100 000.00 oor die onroerende eiendom;

(iv) statutêre aktekantoor fooie;

(v) enige uitstaande heffings en belastings;

(vi) uitstaande munisipale rekeninge;

(vii) alle en enige ander uitgawes en/of skulde ten opsigte van die onroerende eiendom;

4.1.6 Cluver Markotter Ingelyf sal toesien tot die oordrag van die Eiseres se onverdeelde halwe aandeel in die onroerende eiendom; en

4.1.7 die partye enige of alle dokumentasie sal onderteken ten einde uitvoering te gee aan die bepalings van hierdie klousule 4.1. Indien enige party sou weier en/of versuim om dokumentasie

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binne 7 (sewe) kalenderdae, wanneer daarna versoek word, te onderteken, word die Balju van die Hooggeregshof vir Stellenbosch onherroeplik hiermee, *in rem suam*, gemagtig om die gemelde dokumentasie namens die betrokke party(e) te onderteken. Die party wat versuim sal verantwoordelik wees om die Balju se kostes te betaal.

4.2 Kapitale betalings:

4.2.1 Dit word geboekstaaf dat die Verweerder reeds 'n bedrag van R400 000.00 (Vierhonderd Duisend Rand) van 'n kapitale bedrag van R1 800 000.00 (Een Miljoen Agt Honderd Duisend Rand) aan die Eiseres betaal het, latende 'n balans van R1 400 000.00 (Een Miljoen Vier Honderd Duisend Rand), wat soos in paragraaf 4.2.2 uiteengesit aan die Eiseres betaal sal word.

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Die partye kom verder ooreen dat:

4.2.2 die Verweerder die balans van die kapitale bedrag van R1 400 000.00 (Een Miljoen Vier Honderd Duisend Rand) aan die Eiseres sal betaal binne 90 (negentig) kalenderdae na die datum waarop die finale egskeidingsbevel toegestaan word. Hierdie bedrag sal befonds word deur die registrasie van 'n verband oor die onroerende eiendom ten bedrae van R2 100 000.00 (Twee Miljoen Een Honderd Duisend Rand) ten gunste

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van ABSA Bank Beperk, binne 90 (negentig) kalenderdae na die datum waarop die finale egskeidingsbevel toegestaan word;

4.2.3 die Verweerder verantwoordelik sal wees vir die betaling van rente teen 'n rentekoers van 9,3% per jaar, op die bedrag van R1 250 000.00 (Een Miljoen Twee Honderd en Vyftig Duisend Rand), vanaf 31 Oktober 2016 tot die datum waarop die kapitale bedrag van R1 250 000.00 (Een Miljoen Twee Honderd en Vyftig Duisend Rand) aan die Eiseres betaal word (ingevolge klousule 4.2.2 van die skikkingsakte);

4.2.4 hierdie maandelikse rentebetalings (soos uiteengesit in klousule 4.2.3 hierbo) in aanvang sal neem op die eerste dag van die maand wat volg op die maand waarin 'n finale egskeidingsbevel toegestaan word, en op die eerste dag van elke maand daarna;

4.2.5 die Eiseres (die nie-lid eggenoot) geregtig is op betaling van 'n bedrag van R 350 000.00 (Drie Honderd en Vyftig Duisend Rand) van die fondswaarde van die Verweerder (die lid) se pensioenbelang, soos bereken op datum van egskeiding, in die *Political Office-Bearers Pension Fund* [lidmaatskap nommer: 16624]. Hierdie bedrag sal direk aan die Eiseres (die nie-lid eggenoot) betaal word deur die *Political Office-Bearers Pension Fund* (of aan 'n pensioenfonds van haar keuse kragtens die bepalings van die Wet op Pensioene Nr. 24 van 1956), ooreenkomstig die tyd raamwerke soos uiteengesit in artikel

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REGISTRATEUR/GRIFFIER

37D(4) van die Wet op Pensioene. 'n Endossement sal dienooreenkomstig gemaak word ingevolge artikel 7(8)(a)(ii) van die Wet op Egskeiding Nr. 70 van 1979 in die rekords van die Openbare Ampsbekleër Pensioenfonds;

4.2.6 die Eiseres (die nie-lid eggenoot) geregtig is op betaling van 100% van die fondswaarde van die Verweerder (die lid) se pensioenbelang, soos bereken op datum van egskeiding, in die "*Prescient Preservation Pension Fund*", belê in die "*Prescient Absolute Balanced Fund A1*" [lidmaatskap nommer: PPE00015]. Hierdie bedrag sal direk aan die Eiseres (die nie-lid eggenoot) betaal word deur die "*Prescient Preservation Pension Fund*" (of aan 'n pensioenfonds van haar keuse kragtens die bepalings van die Wet op Pensioene Nr. 24 van 1956), ooreenkomstig die tyd raamwerke soos uiteengesit in artikel 37D(4) van die Wet op Pensioene. 'n Endossement sal dienooreenkomstig gemaak word ingevolge artikel 7(8)(a)(ii) van die Wet op Egskeiding Nr. 70 van 1979 in die rekords van die *"Prescient Preservation Pension Fund"*; en

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4.2.7 enige belasting betaalbaar op die bedrae ontvang ingevolge klousule 4.2.5 en klousule 4.2.6 hierbo, deur die Eiseres betaalbaar sal wees en die Eiseres vrywaar die Verweerder hiermee teen enige eise wat hieruit mag voortspruit.

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4.3 Roerende eiendom

4.3.1 Dit word geboekstaaf dat alle huishoudelike meubels en toerusting reeds tussen die partye verdeel is.

4.3.2 Origens behou elke party enige gelde/bates wat nie spesifiek hierin aangespreek is nie en wat hy/sy in sy/haar besit het of in sy/haar beheer is, as sy/haar eie en eksklusiewe eiendom ten opsigte waarvan die ander party geen eis sal hê nie en doen die partye afstand van enige sodanige eis/e.

4.4 Skulde

Elke party sal self verantwoordelik bly vir enige en alle skuld wat in sy/haar naam aangegaan is tydens die bestaan van die huwelik en die partye vrywaar mekaar teen enige aanspreeklikheid wat mag voortspruit ten opsigte daarvan.

5 **VERSUIM**

5.1 Indien die Verweerder versuim om die *ex gratia* bedrag (soos uiteengesit in klousule 3 hierbo) en/of die kapitale bedrag (soos uiteengesit in klousule 4.2.2 hierbo) binne 90 (negentig) kalenderdae vanaf die datum waarop die finale egskeidingsbevel toegestaan is, aan die Eiseres te betaal, sal die Verweerder rente op hierdie bedrag/e betaal teen die gepubliseerde prima uitleenkoers van ABSA Bank Beperk, van tyd-tot-tyd, aan eerste klas korporatiewe leners op onversekerde fasiliteite,

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GESERTIFISEER DAT DIT 'N AFSKRIF IS VAN DIE ORIGINELE EN DAT GEEN SIGBARE VERANDERINGE DEUR ENIGE ONGEMAGTIGDE PERSOON AANGEBRING IS NIE.

watter koers, in geval van 'n dispuut die koers sal wees soos bevestig deur enige Takbestuurder van die gemelde bank.

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5.2 Indien die Verweerder nie sy verpligtinge (ingevolge klousule 3 en klousule 4.2.2) nakom nie en Eiseres genoodsaak word om regstappe teen Verweerder te neem vir die verhaling daarvan, sal Verweerder teenoor Eiseres verantwoordelik wees vir betaling van alle regskoste wat aangegaan mag word. Sodanige kostes sal deur Verweerder betaalbaar wees op 'n prokureur-kliënt basis, bereken op die nie-litigasie tarief van die Wetsgenootskap, Kaap die Goeie Hoop.

6 GEDINGSKOSTES

Eiseres sal aanspreeklik wees vir betaling van beide partye se regskostes.

7 AFDWINGBAAR OP BOEDELS

Die partye erken dat die verantwoordelikhede, soos vervat in hierdie ooreenkoms, bindend op hul onderskeie boedels, erfgename, administrateurs en/of regsverkrygendes sal wees.

8 GEEN WYSIGING

8.1 Geen byvoeging tot of wysiging, ooreengekome beëindiging of novasie van hierdie ooreenkoms en geen afstanddoening van enige reg wat spruit uit hierdie ooreenkoms of die nie-nakoming of beëindiging van hierdie ooreenkoms is van enige regskrag tensy dit skriftelike geskied en deur al die partye of hul behoorlik gemagtigde verteenwoordigers onderteken is nie.

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REGISTRATEUR/REGISTRAR

8.2 Geen vergunning, uitstel of ander toeskietlikheid wat die een/enige van die party(e) aan die ander/enige ander party(e) mag betoon ten opsigte van die nakoming van enige verpligting ingevolge hierdie ooreenkoms, en geen vertraging of toegeeflikheid in die afdwinging van enige reg van enigeen van die partye wat spruit uit hierdie ooreenkoms, en geen enkele of gedeeltelike uitoefening van enige reg deur enige van die partye tot hierdie ooreenkoms, word onder enige omstandighede geag 'n geïmpliseerde toestemming of uitoefening van 'n keuse deur so 'n party te wees nie en stel nie 'n afstanddoening of 'n novasie daarvan of raak nie op enige wyse enige regte van daardie party kragtens of wat voortspruit uit hierdie ooreenkoms nie, en estop of weerhou nie sodanige party van die afdwinging, te enige tyd, van streng en stiptelike voldoening aan elke bepaling van hierdie ooreenkoms nie.

9 VOLLE EN FINALE SKIKKING

9.1 Die Partye kom spesifiek ooreen:

9.1.1 dat hierdie ooreenkoms as volle en finale skikking tussen die Partye sal dien en dat, behalwe soos hierin uiteengesit, geeneen van die Partye verdere eise voortspruitend uit hierdie aangeleentheid teen mekaar sal hê nie; en

9.1.2 dat hierdie ooreenkoms al die bepalings en voorwaardes bevat van die ooreenkoms tussen die Partye en geeneen van die Partye steun op enige voorstellings, waarborge, uitdrukkings van

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opinie of openbaarmaking wat nie in hierdie Skikkingsooreenkoms vervat is nie.

GEDATEER te **STELLENBOSCH** op 14e **DESEMBER 2016**.

AS GETUIES :

1. _____

2. _____
PETER LESLIE HILL
KOMMISSARIS VAN EDE
COMMISSIONER OF OATHS
PROKUREUR / ATTORNEY R.S.A.
MEULPLEIN GEBOU/BUILDING
MEULSTRAAT / MILL STREET
STELLENBOSCH

_____
EISERES

GEDATEER te **STELLENBOSCH** op 14 **DESEMBER 2016**.

AS GETUIES :

1. _____

2. _____
PETER LESLIE HILL
KOMMISSARIS VAN EDE
COMMISSIONER OF OATHS
PROKUREUR / ATTORNEY R.S.A.
MEULPLEIN GEBOU/BUILDING
MEULSTRAAT / MILL STREET
STELLENBOSCH

_____
VERWEERDER

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REGISTRATEUR/REGISTRAR

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PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN DATE : 20170228 TIME : 11:59:51.5 PAGE : 1
PREPARED BY : DRS00012 - VAN WYK GEORGINA

TRACK NUMBER : 88006479860

BLACK-BOOKING ENQUIRY ON NAME - WESTHUIZEN ANDRICUS PIETER VAN DER
ID NUMBER - 5810045036081
BIRTH DATE - 19581004
MARITAL STATUS - MARRIED OUT
MAIDEN NAME -
TYPE OF PERSON - PRIVATE PERSON

PERSON NAME AND ID		CONTRACTS/INTERDICTS	NOTED ON SCAN/MICRO REF
WESTHUIZEN ANDRICUS PIETER VAN DER	5810045036081	H6968/1981	0

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PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN DATE : 20170228 TIME : 12:00:02.1 PAGE : 1
PREPARED BY : DRS00012 - VAN WYK GEORGINA

TRACK NUMBER : 88006479860

BLACK-BOOKING ENQUIRY ON NAME - WESTHUIZEN,ELISABET VAN DER
ID NUMBER - 6011130061889
BIRTH DATE - 19601113
MARITAL STATUS - MARRIED OUT
MAIDEN NAME - JONKER
TYPE OF PERSON - PRIVATE PERSON

PERSON NAME AND ID		CONTRACTS/INTERDICTS	NOTED ON SCAN/MICRO REF
WESTHUIZEN ELISABET VAN DER	6011130061889	H6960/1981	0

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PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN DATE : 20170228 TIME : 11:59:20.2 PAGE : 1
PREPARED BY : DRS08012 - VAN WYK GEORGINA

TRACK NUMBER : 88006488028

PROPERTY DETAILS PRINT FOR PORTION 0
ERF NO 283
TOWNSHIP STELLENBOSCH
REG DIV STELLENBOSCH RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION
DIAGRAM DEED NO T14318/1945
EXTENT 1869 SQM
CLEARANCE STELLENBOSCH MUN

NO INTERDICTS

DOCUMENTS	HOLDER & SHARE	AMOUNT	O/P/A	SCAN/MICRO REF	MMOD
B35327/2003	A B S A BANK LTD	R500000.00		2003 0651 3729	0630

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MMOD	MICROFILM REF
WESTHUIZEN ANDRICUS PIETER VAN DER				5810045036081	T58665/2003	0630	2003 0651 3714
0.500000 1/2	20021118	R690000.00	O				
WESTHUIZEN ELISABET VAN DER				6011130061089	T58665/2003	0630	2003 0651 3714
0.500000 1/2	20021118	R690000.00	O				

THE SUM OF THE SHARE TOTALS IS : 1.000000

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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11.

BUCHANAN BOYES [EVR]
Prokureurs Notarisse en
Transportbesorgers
Southern Life Sentrum
Van Riebeeckstraat
KAAPSTAD
8001

Opgestel deur my,

TRANSPORTBESORGER
E HAMMAN

SEËLREG
DUTY R.....

FOOI
FEE R 400,00

VERBIND MORTGAGED

VIR R524 000,00

B 4756 · 2001

2001 -08- 31

REGISTRATEUR/REGISTRAR

T 069496 * 2001

TRANSPORTAKTE

KRAGTENS 'N PROKURASIE

SY DIT KENNELIK AAN ALMAL WIE DIT MAG AANGAAN

DAT PHILIP DU TOIT STEYN

verskyn het voor my, Registrateur van Aktes te Kaapstad, Hy die gesegde Komparant synde daartoe behoorlik gemagtig deur 'n volmag uitgevoer te **STELLENBOSCH** op die **4de** dag van **Julie 2001**, deur

SUSANNA JOHANNA OTTO
Identiteitsnommer 430722 0136 08 4
Ongetroud

welke volmag, geteken in die teenwoordigheid van getuie ooreenkomstig die Wet, my hede getoon is;

EN die Komparant het verklaar dat sy voorsegde Prinsipaal werklik en wettiglik verkoop het op **28 MEI 2001** en dat Hy, in sy hoedanigheid as voorsegde Prokureur, deur hierdie Akte, gesedeer en getransporteer het in volle en vrye eiendom aan en ten behoewe van

CHARLOTTE ELIZABETH OOSTHUYSEN
Identiteitsnommer 530620 0099 08 9
Ongetroud

Haar Erfgename, Eksekuteurs, Administrateurs of Gemagtigdes

ERF 284 STELLENBOSCH, in die Munisipaliteit en Afdeling van **STELLENBOSCH, PROVINSIE WES-KAAP**

GROOT : 1031 (Een Duisend Een en Dertig) vierkante meter

AANVANKLIK GETRANSPORTEER kragtens Transportakte Nr T.14319/1945 met Kaart Nr 2753/45 wat daarop betrekking het en gehou kragtens Transportakte Nr T.43248/1995.

A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Sertifikaat van Eenvormige Titel Nr T.13064/1942 en aan die volgende spesiale voorwaarde vervat in Akte van Toekenning gedateer 16 Maart 1911 [Stellenbosch Eiendomsbriewe Volume 8 Nr 20] was as volg lees:

"Subject however to all such duties and regulations as are either already or shall in future be established with regard to such lands."

B. **ONDERHEWIG VERDER** aan die volgende spesiale voorwaarde vervat in Sertifikaat van Eenvormige Titel Nr T.13064/1942, was as volg lees:

"That the Government shall at all times have the right of resuming a portion of the whole of the said land if required for public purposes, on payment to the proprietor of such sum of money in compensation as may be mutually agreed upon by the parties concerned, or failing such agreement, as may be determined by arbitration."

C. **ONDERHEWIG VERDER** aan die terme van die serwituut endossement gedateer 17 Januarie 1944 op gemelde Sertifikaat van Eenvormige Titel Nr T.13064/1942 wat as volg lees:

"By Notarial Deed No 1/1944 dated 23.12.193 the owner of the land held hereunder has ceded to the Municipality of Stellenbosch, all such water rights as he is entitled to under certain Water Court Orders dated 5.12.1918 and 12.8.1919 of District 1, as will more fully appear on reference to the said Notarial Deed, copy annexed hereto."

D. **ONDERHEWIG VERDER** aan die volgende spesiale voorwaardes opgelê in Transportakte Nr T.5876/1956 wat as volg lees:

1. **AS SYNDE TEN GUNSTE VAN DIE GEREGISTREERDE EIENAAR VAN ENIGE ERF IN DIE ONDERVERDEELDE LANDGOED EN ONDERHEWIG AAN VERANDERING OP WYSIGING DEUR DIE ADMINISTRATEUR KRAGTENS DIE BEPALINGS VAN ARTIKEL 18(3) VAN ORDONNANSIE NO 33 VAN 1934:**

   (a) That this erf be used for residential purposes only,

   (b) That only one dwelling together with such outbuildings as are ordinarily required to be used therewith be erected on this erf.

(c) That not more than one-third of the area of this erf be built upon.

(d) That no buildings or structure or any portion thereof except boundary walls and fences shall be erected nearer than 6,30 metres to the streetline which forms a boundary of this erf. No such buildings or structure shall be situate within 3,15 metres of the lateral boundary common to any adjoining erf, within 4,72 metres of the rear boundary of this erf.

2. **AS SYNDE TEN GUNSTE VAN DIE ADMINISTRATEUR:**

(e) That this erf not be subdivided except with the consent in writing of the Administrator.

3. **AS SYNDE TEN GUNSTE VAN DIE MUNISIPALITEIT VAN STELLENBOSCH:**

(f) That the owner of this erf shall be obliged to allow the drainage, sewerage and the storm water from any erf to be conveyed over this erf if deemed necessary by the Council of the Municipality of Stellenbosch and in such manner and in such position as may from time to time be reasonably required by the said Municipality.

(g) That the Council shall have the right to a strip of land, 3,15 metres wide along the rear boundary of the erf, solely for the purpose of constructing such Municipal services in the said strip of land as may from time to time be deemed necessary, and the workmen and officials of the Council shall at all reasonable times, and in cases of emergency, have

the right of access to the said strip of land for the purposes of constructing, inspecting, renewing, repairing and maintaining the said services.

The right to the strip of land 3,15 metres wide mentioned ib condition No D.3.(g) above is represented by the figure C D E F in diagram No 2753/45 annexed to the said Deed of Transfer No T.14319/1945 and marked thereon as 3,15 metres, drianage servitude imposed in favour of the Municipal Council of Stellenbosch by virtue of the said condition."

DIE Komparant doen dus hiermee afstand van al die regte, aanspraak en titel wat

DIE TRANSPORTGEWER

voorheen op genoemde eiendom gehad het, en gevolglik erken die Komparant ook dat **DIE TRANSPORTGEWER** geheel en al van die besit daarvan onthef en nie meer daarop geregtig is nie, en dat kragtens hierdie Akte, bogenoemde

TRANSPORTNEMER

Haar Erfgename, Eksekuteurs, Administrateurs of Gemagtigdes en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die Regte van die Staat; en ten slotte erken dat hy die hele koopsom ten bedrae van **R655 000,00 (Ses Honderd Vyf en Vyftig Duisend Rand)** behoorlik betaal of verseker is.

TEN BEWYSE waarvan ek, die genoemde Registrateur van Aktes tesame met die Komparant q.q. hierdie Akte onderteken en met die Ampsaël bekragtig het.

ALDUS GEDOEN en **GETEKEN** op die Kantoor van die Registrateur van Aktes te **KAAPSTAD,** Provinsie van die Kaap die Goeie Hoop, op hede die 31 dag van August in die Jaar van Ons Heer Tweeduisend en Een **(2001)**

q.q sy Prinsipaal

In my teenwoordigheid,

REGISTRATEUR VAN AKTES

321
NORTON ROSE
TEL. (021) 405 1200
REF: MAL 181

UITVOERING/EXECUTION

NORTON ROSE

LODGED
2011 -08- 05
INGEDIEN

Datum van indiening/Date of lodgement

Ref No./Verw. Nr. 1 1 7 / m a l / 1 8 1

A. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE

18 AUG

	Ondersoekers/Examiners	Kamers/Rooms	Skakeling/Linking		Reject/Verwerp	Passeer/Pass
1	F.I.R. STEVENS 1120		2	1		
2	E. NDLOVU	1232				
3						

B. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE.

Aard van Akte/ Nature of Deed: Transfer
Malherbe
t.g.v./i.f.o.
Bredenkann

T000045796/2011

Erf 285 Stellenbosch

(Kort beskrywing van eiendom (slegs para 1 in Akte) Brief description of property (merely para 1 in Deed)

Skakeling/Linking		Titelaktes, ens. binne/Title deeds, etc. within
2	1	T1413/86

GELYKTYDIGES/SIMULS

No. in stel/batch	Kode Code	Name van Partye/Names of Parties	Naam van Firma/Names of Firm	Firma/Firm No.
1	T	Malherbe / Bredenkann	Norton Rose	321
2	B	Bredenkann / Sta. Bank	Smal Tötken	1509
3				
4				
5				
6				
7		EXAMINER'S NOTES INSIDE		
8				
9				
10				

HANDED IN FOR EXECUTION
18 AUG. 2011
CAPE TOWN
HANDED IN FOR EXECUTION

REGISTRASIE VERSOEK DEUR:
REGISTRATION REQUESTED BY:
DATUM:
DATE:

080005033904

321

Deneys Reitz
Tel Nr. (021) 405-1200

Opgestel deur my

TRANSPORTBESORGER
M Y DU PLESSIS

VERBIND MORTGAGED

VIR
FOR R 600 000,00

B 000023986/2011

2011 -08- 19

REGISTRATEUR/ASSESSOR

FEE

R 650,00

T000045796/2011

TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

MICHELLE YVONNE du PLESSIS

voor my verskyn het, REGISTRATEUR VAN AKTES te Kaapstad, hy die genoemde komparant synde behoorlik daartoe gemagtig deur 'n Volmag aan hom verleen deur

WILLEM PETRUS MALHERBE
Identiteitsnommer 460417 5011 08 4
Getroud buite gemeenskap van goed

geteken te Stellenbosch op 09 Julie 2011

DATA / CAPTURE
29 SEP 2011
FANNI WENDY

DATA / VERIFY
28 SEP 2011
BARLOW M

GhostConvey 13.2.7.4

En genoemde Komparant het verklaar dat sy prinsipaal, op 17 April 2011, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy, in sy voorgenoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

1. **WERNER BRIEDENHANN**
   Identiteitsnommer 770802 5007 08 0
   Getroud buite gemeenskap van goed

2. **HESTER MARI BRIEDENHANN**
   Identiteitsnommer 741010 0025 08 3
   Getroud buite gemeenskap van goed

hulle Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes in volkome en vrye eiendom,

ERF 285 STELLENBOSCH, in die Stellenbosch Munisipaliteit, Afdeling Stellenbosch, Provinsie Wes-Kaap

GROOT 1031 (EEN DUISEND EEN EN DERTIG) Vierkante Meter

AANVANKLIK oorgedra kragtens Transportakte nr. T5545/1944 met kaart nr. 825/43 wat daarop betrekking het en gehou kragtens Akte van Transport Nr. T1413/1986.

A. ONDERHEWIG aan die voorwaardes waarna verwys word in die Sertifikaat van Eenvormige Titel Nr. 13064 gedateer 4 November 1942.

B. ONDERHEWIG VERDER aan die volgende voorwaarde genoem in die Grondbrief gedateer 16 Maart 1911, Stellenbosch Eiendomsbriewe Boekdeel 8 nr. 20, naamlik:-

"Subject however, to all such duties and regulations as are either already or shall in future be established with regard to such land."

C. ONDERHEWIG VERDER aan die volgende voorwaarde genoem in die Sertifikaat van Eenvormige Titel Nr. 13064 gedateer 4 November 1942, naamlik:-

"That the Government shall at all times have the right of resuming a portion of the whole of the said land if required for public purposes, on payment to the proprietor of such sum of money in compensation as may be mutually agreed upon by the parties concerned, or failing such agreement, as may be determined by arbitration."

D. ONDERHEWIG VERDER aan die volgende voorwaardes waarna verwys word in die aantekening gedateer 17 Januarie 1944 op die gemelde Sertifikaat van Eenvormige Titel Nr. 13064/1942, welke aantekening as volg lees:-

"By Notarial Deed No. 1/1944 dated 23.12.1943, the owner of the land held hereunder has ceded to the Municipality of Stellenbosch, all such waterrights as he is entitled to under certain Water Court Orders dated 5.12.1919 of District 1, as will more fully appear on reference to the siad Notarial Deed, copy annexed hereto."

E. ONDERHEWIG VERDER aan die volgende voorwaardes genoem in die gemelde Transportakte nr. 5545/1944 opgelê deur die Administrateur ingevolge die bepalings van Ordonnansie 33 van 1934 by die goedkeuring van die stigting van Blakes Onderverdeelde landgoed, naamlik:-

As synde ten gunste van die geregistreerde eienaar van enige erf in die onderverdeelde landgoed en onderhewig aan wysiging of verandering deur die Administrateur ingevolge die bepalings van Artikel 18(3) van Ordonnansie 33 van 1934;

"(a) That this erf be used for residential purposes only;

(b) That only one dwelling, together with such out-buildings as are ordinarily required to be used therewith, be erected on this erf;

(c) That no more than one-third the area of this erf be built upon;

(d) That no building or structure or any portion thereof except boundary walls and fences shall be erected nearer than 6.30 metres to the street line which forms a boundary of this erf. No such building or structure shall be situate within 3,15 metres of the lateral boundary common to any adjoining erf, and within 4,72 metres of the rear bondary of this erf."

As synde ten gunste van die Administrateur:

"(e) That this erf be not subdivided except with the consent in writing of the Administrator."

As synde ten gunste van die Munisipaliteit van Stellenbosch:

"(f) That the owner of this erf shall be obliged to allow the drainage, sewerage and the stormwater from any other erf to be conveyed over this erf if deemed necessary by the Council of the Municipality of Stellenbosch and in such manner and in such a position as may from time to time be reasonable required by the said Municipality;

(g) That the Council shall have the right to a strip of land 3,15 metres wide along the rear boundary of this erf, solely for the purpose of constructing such Muncipal services in the said strip of land as may from time to time be deemed necessary, and the workmen and officials of the Council shall at all reasonable times, and in cases of emergency, have the right of access to the said strip of land for the purpose of constructing, inspecting, renewing, repairing and maintaining the said services."

F. ONDERHEWIG VERDER aan die volgende voorwaarde genoem in die gemelde Transportakte Nr. 5545/1944 opgelê ten gunste van die eienaars en hulle opvolgers in titel van erwe 7 tot 17 van die bogemelde Blakes Onderverdeelde Landgoed gehou deur George Petrus Blake kragtens die gemelde Sertifikaat van Eenvormige Titel nr. 13064/1942, naamlik:

"The said land is also subject to a drainage servitude 3,15 metres wide marked as the figure C.D.E.F. on diagram no. 825/43 of such land, imposed in favour of owners and successors in title of erven 7 to 17 of the above subdivided estate held by George Petrus Blake under Certificate of Uniform Title No. 13064 dated 4th November, 1942."

WESHALWE die komparant afstand doen van al die regte en titel wat

WILLEM PETRUS MALHERBE , Getroud soos vermeld

voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat hy geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

1. **WERNER BRIEDENHANN , Getroud soos vermeld**
2. **HESTER MARI BRIEDENHANN , Getroud soos vermeld**

hulle Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken hulle dat die verkoopprys die bedrag van **R1 600 000,00 (Een Miljoen Ses Honderd Duisend Rand)** beloop.

TEN BEWYSE WAARVAN ek, genoemde Registrateur, tesame met die Komparant hierdie Akte onderteken en dit met die ampseël bekragtig het.

ALDUS GEDOEN EN VERLY op die Kantoor van die REGISTRATEUR VAN AKTES te Kaapstad op 19 AUG 2011

2011

q.q.

In my teenwoordigheid

REGISTRATEUR VAN AKTES

For information only

GhostConvey 13.2.7.4

321

Deneys Reitz
Tel Nr. (021) 405-1200

Opgestel deur my

TRANSPORTBESORGER
M Y DU PLESSIS

VOLMAG OM TRANSPORT TE GEE

Ek, die ondergetekende

WILLEM PETRUS MALHERBE
Identiteitsnommer 460417 5011 08 4
Getroud buite gemeenskap van goed

benoem hiermee MICHELLE YVONNE DU PLESSIS en/of ELIZABETH JOHANNA McCAUL en/of ANTON LUTHER POSTHUMUS en/of JACOBUS PETRUS VAN ZYL en/of MARIAM SOLOMON en/of WERNER DE WAAL en/of HARMINA JEANETTE JANSE VAN RENSBURG

met mag van substitusie om as my ware en wettige Gemagtigde en Agent te verskyn voor die REGISTRATEUR VAN AKTES te Kaapstad, en daar en dan namens my transport uit te maak aan

1. **WERNER BRIEDENHANN**
   Identiteitsnommer 770802 5007 08 0
   Getroud buite gemeenskap van goed

2. **HESTER MARI BRIEDENHANN**
   Identiteitsnommer 741010 0025 08 3
   Getroud buite gemeenskap van goed

van die volgende eiendom

ERF 285 STELLENBOSCH, in die Stellenbosch Munisipaliteit, Afdeling Stellenbosch, Provinsie Wes-Kaap

GROOT 1031 (EEN DUISEND EEN EN DERTIG) Vierkante Meter

GEHOU KRAGTENS Transportakte Nommer T1413/1986

GhostConvey 13.2.7.4

wat verkoop is aan die koper/s deur die verkoper/s op 17 April 2011, vir die bedrag van R1 600 000,00 (Een Miljoen Ses Honderd Duisend Rand), in volle en vrye eiendom.

Wat behoorlik betaal of verseker is, en in die algemeen, ten einde voorgenoemde doeleindes uit te voer of te laat doen as wat nodig is, net so volmaak en doeltreffend asof ekself teenwoordig was en hierin gehandel het, en hiermee word bekragtig en toegestaan en word belowe en ooreengekom om te bekragtig en toe te staan, alles en wat ook genoemde Prokureur en Agent kragtens hierdie akte wettiglik doen en laat doen.

Gegee onder my hand te Stellenbosch op 09 Junie 2011

in teenwoordigheid van die ondergetekende getuies.

AS GETUIES:

1. _____

2. _____

_____

WILLEM PETRUS MALHERBE

For Information Only

SARS RECEIPT

TRANSFER DUTY — TD2

Receipt or exemption certificate

Transfer Duty Act, 1949 — Part 2

Our Reference : 922512

Receipt Number : SARSEF 0014295714

Details of seller(s) or transferor(s)

Full name:	WILLEM PETRUS MALHERBE		
Identity/Trust/CC/Company Number	0046041750110 84	Income tax reference number	0000003300420 24
If you are a VAT Vendor, state your VAT Registration Number	NO 0000000000	If you are not registered for Income Tax, state your annual income from all sources	R 0.00
Marital Status	OUT OF COMMUNITY		
Spouse name			
Marital Notes			

Details of purchaser(s) / Transferee(s)

Full name:	WERNER BRIEDENHANN		
Identity/Trust/CC/Company Number	0070802500708 0	Income tax reference number	0000007647991 44
If you are a VAT Vendor, state your VAT Registration Number	NO 0000000000	If you are not registered for Income Tax, state your annual income from all sources	R 0.00
Marital Status	OUT OF COMMUNITY		
Spouse name	HESTER MARI BRIEDENHANN		
Marital Notes			

For further Transferees, see ADDENDUM (A)

Property Details (As per Deeds registry)

Description of Property (as per deeds registry)	ERF 285 STELLENBOSCH, IN DIE STELLENBOSCH MUNISIPALITEIT, AFDELING STELLENBOSCH, PROVINSIE WES-KAAP GROOT 1031 (EEN DUI SEND EEN EN DERTIG), WIERKANTE METER		
Nature of property		If improved Indicate	
	11 DU TOIT STREET, STELLENBOSCH		
	Postal Code 7600		

Details of purchase transaction

Aquisition Date	17 APR 2011	Bought By	PRIVATE TREATY
Consideration	R 1600000.00	Any other consideration payable	R 0.00
Total Consideration	R 1600000.00	Fair Value	R 0.00

Calculation of Duty and interest payable

Transfer duty payable on R 1600000.00 — being fair value NO

Natural person % 100 %

Non natural person % 000 %

0.00	% on	R	600000.00	= R	0.00
3.00	% on	R	400000.00	= R	12000.00
5.00	% on	R	500000.00	= R	25000.00
8.00	% on	R	100000.00	= R	8000.00

Sub total	R 45000.00
Penalty / Interest	R 0.00
Total Paid	R 45000.00

Declaration by Conveyancer

ERINA PRETORIUS

Michelle Yvonne Flaatten

I / We Michelle Yvonne Flaatten

hereby certify that this is a true copy of the transfer duty receipt / exemption certificate, drawn from the SARS web-site (e-filing only)

Signature [signature] Date: ddmmyyyy 04082011

For Information Only

Addendum (A) - Details of purchaser(s) / Transferee(s)

Full name:	HESTER MARI BRIEDENHANN		
Identity/Trust/CC/Company Number	0074101000250833	Income tax reference number	0000076479144
If you are a VAT Vendor, state your VAT Registration Number	NO 0000000000	If you are not registered for Income Tax, state your annual income from all sources	R 0.00
Marital Status	OUT OF COMMUNITY		
Spouse name	WERNER BRIEDENHANN		
Marital Notes			

For Information Only

321

Deneys Reitz
Tel Nr. (021) 405-1200

Opgestel deur my

TRANSPORTBESORGER
M Y DU PLESSIS

VOLMAG OM TRANSPORT TE GEE

Ek, die ondergetekende

WILLEM PETRUS MALHERBE
Identiteitsnommer 460417 5011 08 4
Getroud buite gemeenskap van goed

benoem hiermee MICHELLE YVONNE DU PLESSIS en/of ELIZABETH JOHANNA McCAUL en/of ANTON LUTHER POSTHUMUS en/of JACOBUS PETRUS VAN ZYL en/of MARIAM SOLOMON en/of WERNER DE WAAL en/of HARMINA JEANETTE JANSE VAN RENSBURG

met mag van substitusie om as my ware en wettige Gemagtigde en Agent te verskyn voor die REGISTRATEUR VAN AKTES te Kaapstad, en daar en dan namens my transport uit te maak aan

1. **WERNER BRIEDENHANN**
   Identiteitsnommer 770802 5007 08 0
   Getroud buite gemeenskap van goed

2. **HESTER MARI BRIEDENHANN**
   Identiteitsnommer 741010 0025 08 3
   Getroud buite gemeenskap van goed

van die volgende eiendom

ERF 285 STELLENBOSCH, in die Stellenbosch Munisipaliteit, Afdeling Stellenbosch, Provinsie Wes-Kaap

GROOT 1031 (EEN DUISEND EEN EN DERTIG) Vierkante Meter

GEHOU KRAGTENS Transportakte Nommer T1413/1986

For Information Only

(3) a.

CLEARANCE CERTIFICATE
STELLENBOSCH MUNICIPALITY

Authority is hereby granted in terms of Section 118 of The Local Government: Municipal Systems Act, 2000 (32/2000) for the registration of the transfer of the property mentioned herein.

This clearance is valid until 26 · 09 · 2011

DIRECTOR: FINANCE — DATE 26-07-2011

ERF 285
STELLENBOSCH

For Information Only

wat verkoop is aan die koper/s deur die verkoper/s op 17 April 2011, vir die bedrag van R1 600 000,00 (Een Miljoen Ses Honderd Duisend Rand), in volle en vrye eiendom.

Wat behoorlik betaal of verseker is, en in die algemeen, ten einde voorgenoemde doeleindes uit te voer of te laat doen as wat nodig is, net so volmaak en doeltreffend asof ekself teenwoordig was en hierin gehandel het, en hiermee word bekragtig en toegestaan en word belowe en ooreengekom om te bekragtig en toe te staan, alles en wat ook genoemde Prokureur en Agent kragtens hierdie akte wettiglik doen en laat doen.

Gegee onder my hand te op

in teenwoordigheid van die ondergetekende getuies.

AS GETUIES:

1. _____

2. _____

_____
WILLEM PETRUS MALHERBE

For Information Only

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN DATE : 20110805 TIME : 12:00:36.0 PAGE : 1
PREPARED BY : DRS00005 - FANTI WENDY

TRACK NUMBER : 00005033004

BLACK-BOOKING ENQUIRY ON NAME - MALHERBE WILLEM PETRUS
ID NUMBER - 4604175011004
BIRTH DATE - 19460417
MARITAL STATUS - MARRIED OUT
MAIDEN NAME -
TYPE OF PERSON - PRIVATE PERSON

PERSON NAME AND ID		CONTRACTS/INTERDICTS	NOTED ON SCAN/MICRO REF
MALHERBE WILLEM PETRUS	4604175011004	H5024/1971 7	0

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FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

IKE E: /XARRA //KE

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN DATE : 20110805 TIME : 12:00:53.2 PAGE : 1
PREPARED BY : DRS08005 - FANTI WENDY

TRACK NUMBER : 08005033904

PROPERTY DETAILS PRINT FOR PORTION 0
ERF NO 285
TOWNSHIP STELLENBOSCH
REG DIV STELLENBOSCH RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION
DIAGRAM DEED NO T5545/1944
EXTENT 1831 SQM
CLEARANCE STELLENBOSCH MUN

NO INTERDICTS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MMDD	MICROFILM REF
MALHERBE WILLEM PETRUS	19850930	R90000.00		4604175011004	T1413/1986	0116	20100915101040

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

* * * END OF REPORT * * *

IKE E: /XARRA //KE

(b) (a)

(1) I ID No [illegible]

[illegible]

F.I.R. STEVENS 1120

I CERTIFY THAT TRANSFEROR'S
IDENTITY NUMBER HAS CHANGED
IN TERMS OF ACT 72/1986

.....
CONVEYANCER
Guy Flaalten

For Information Only

83 BORNMAN & HAYWARD

Vir verdere endossemente sien
For further endorsements see

Opgestel deur my

TRANSPORTBESORGER
C H BORNMAN

SEëLFEES
DUTY R.
FOOI
FEE R 750

DATA
19-3 L MURIE
T 22064 '97

Transportakte

HIERBY WORD BEKENDGEMAAK

DAT ~~CHRISTIAAN HERODEMUS BORNMAN~~ MABEL ANTOINETTE ROSSOUW in

verskyn het voor my, Registrateur van Aktes, te Kaapstad, sy, die genoemde Komparant synde behoorlik daartoe gemagtig deur 'n volmag gedateer te BELLVILLE op die 28ste dag van NOVEMBER 1996 aan hom verleen deur

DIE EKSEKUTEUR IN DIE BOEDEL VAN WYLE MARIA SOPHIA FERREIRA BOEDEL NR. 9313/96 en IGNATIUS LEOPOLDUS FERREIRA, Identiteitsnommer: 211202 5013 00 5, 'n Wewenaar wie binne gemeenskap van goedere met mekaar getroud was

ENDOSSEMENT KRAGTENS ART. 68 (1) VAN WET 47 VAN 1937	ENDORSEMENT BY VIRTUE OF SECT. 68 (1) OF ACT 47 OF 1937
PERSOONLIKE SERWITUUT IN VOORWAARDE 2 C OP BLADSY 5 ~~ENDOSSEMENT GEDATEER~~ HET VERVAL.	THE PERSONAL SERVITUDE IN CONDITION 2 C ON PAGE 5 ~~ENDORSEMENT DATED~~ HAS LAPSED.
BC0005404 3 / 2013	
2013 -10- 3 1	REGISTRATEUR/REGISTRAR

1

PARA 2

GETRANSPORTEER AAN	TRANSFERRED TO
Q JIMMELMAN AND ANOTHER	
RESTANT/REMAINDER	
T0005864 7 / 2013	
2013 -10- 3 1	REGISTRATEUR/REGISTRAR

2

For Information Only

welke volmag in die teenwoordigheid van getuies geteken ooreenkomstig die Wet, my hede getoon is; en die gesegde Komparant het verklaar dat nademaal die oorledene oorlede is op die 28 Julie 1996, die hiernavermelde eiendom aan die Transportnemers toekom kragtens die Testament gedateer 9 Februarie 1985 van en voormelde oorledene ingevolge waarvan die Testateurs hul Boedels saamgesmelt het en ten opsigte waarvan die langslewende geadieer het op 11 November 1996. ONDERHEWIG aan paragraaf 9 van voormelde Testament, hierinlater volledig uiteengesit.

En verder te verklaar dat die transport onderhewig is aan die Vruggebruik van die gesegde langslewende **IGNATIUS LEOPOLDUS FERREIRA;**
Identiteitsnommer: 211202 5013 00 5 ; ñ Wewenaar kragtens paragraaf 9 van bogemelde testament hierinlater uiteengesit.

SO IS DAT HY die Komparant in sy voormelde hoedanigheid hiermee in volkome en vrye eiendom sedeer en transporteer aan en ten gunste van:-

1. **ANNEMARIE HARMSE**
   Identiteitsnommer 561024 0098 08 8
   Getroud buite gemeenskap van goed, en

2. **JUDITH BURGER**
   Identiteitsnommer 580714 0139 08 3
   Ongetroud; en

3. **SUSAN VAN DEN BERG**
   Identiteitsnommer 620110 0115 08 6
   Getroud buite gemeenskap van goed

Hulle erfgename, eksekuteurs, administrateurs of gemagtigdes;

1. ERF 286 STELLENBOSCH
   in die Helderberg Munisipaliteit, Provinsie Wes-Kaap

GROOT: 1 031 (EEN DUISEND EN EEN EN DERTIG) vierkante meter

EERSTE OORGEDRA kragtens Transportakte Nr. T14320/1945 met Kaart No.2754/45 daaraan geheg en gehou kragtens Transportakte Nr. T.10125/1962.

b

A. **ONDERHEWIG** aan sulke voorwaardes as na verwys word in Sertifikaat van Eenvormige Titel No. 13064/1942.

B. **ONDERHEWIG VERDER** aan die volgende spesiale voorwaarde in die Grondbrief gedateer 16 Maart 1911, (Stellenbosch Erfpagte Boekdeel 8 No.20), bevat, naamlik:-

> "Subject however to allow such duties and regulations as are either already or shall in future be established with regard to such lands."

C. **ONDERHEWIG VERDER** aan die volgende voorwaarde in die bogemelde Sertifikaat van Eenvormige Titel bevat, naamlik:-

> "That the Government shall at all times have the right of resuming a portion or the whole of the said land if eauired for public purposes on payment to the proprietor of such sum of money in compensation as may be mutually agreed upon by the parties concerned, or failing such agreement, as may be determined by arbitration."

D. **ONDERHEWIG VERDER** aan die Serwituut as na verwys word in endossement gedateerd 17 Januarie 1944, op bogemelde Sertifikaat van Eenvormige Titel, as volg:-

> "By Notarial Deed No. 1/1944 dated 23.12.1943, the owner of the land held hereunder has ceded to the Municipality of Stellenbosch, all such water-rights as he is entitled to under certain Water Court Orders dated 5.12.1918 and 12.8.1919 of District 1, as will more fully appear on reference to the said Notarial Deed, copy annexed hereto."

E. **ONDERHEWIG VERDER** aan die volgende spesiale voorwaardes in die gesegde Akte van Transport No. 14320/45 bevat naamlik:-

"1. As being in favour of the registered owner of any erf in the subdivided Estate and subject to amendment or alteration bt the Administrator under the provisions of Section 18(3) of Ordinance No.33 of 1934:-

"(a) That this erf be used for residential purposes only."

(c) That not more one-third the area of this erf be built upon."

(d) That no building or structure or any portion thereof except boudary walls and fences shall be erected nearer than 20 feet to the street line which forms a boundary of this erf. No such building or structure shall be situate within 10 feet of the lateral boundary common to any adjoining

erf, and within 15 feet of the rear boundary of this erf."

"2. As being in favour of the Administrator:-

"(e) That this erf be not subdivided except with the consent in writing of the Administrator."

"3. As being in favour of the Municipal Council of Stellenbosch:-

"(f) That the owner of this erf shall be obliged to allow the drainage, sewerage and the storm water from any other erf to be conveyed over this erf if deemed necessary by the Council of the Municipality of Stellenbosch and in such manner and in such a position as may from time to time be reasonably required by the said Municipality."

"(g) That the Council shall have the right to a strip of land 10 feet wide along the rear boundary of this erf, solely for the purpose of constructing such Municipal services in the said strip of land as may from time to tiem be deemed necessary, and the workmen and officials of the council shall at all reasonable times and in cases of emergency, have the right of access to the said strip of land for the purpose of constructing, inspecting, renewing, repairing and maintaining, the said services."

"The right to the strip of land 10 feet wide mentioned in Condition No.E3(g) above is represented by the figure C D E F in Diagram No. 2754/45 annexed hereto and marked thereon as 10 ft. drainage servitude imposed in favour of the Munisipal Council of Stellenbosch by virtue of the said condition."

2. ERF 4572 DIE STRAND
in die Helderberg Munisipaliteit, Afdeling Stellenbosch, Provinsie Wes-Kaap

GROOT: 495 (VIER HONDERD VYF EN NEGENTIG) vierkante meter

EERSTE OORGEDRA kragtens Transportakte Nr. T24086/1974 met Kaart 821/65 daaraan geheg en gehou kragtens Transportakte Nr. T.10505/82.

A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Transportakte No. T.14272/1920 gedateer 7 Oktober 1920.

B. **VERDER ONDERHEWIG** aan die terme van Serwituut verwys na in die endossement gedateer 18 Oktober 1946, geëndosseer op Transporakte No. T.14272/1920 gedateer 7 Oktober 1920, watter endossement soos volg lees:

"The within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court Disric No. 1) dated 28th April, 1936, as will more fully appear on reference to the copy of the said Order annexed hereto."

C. **VERDER ONDERHEWIG** aan die lewenslange Vruggebruik van **IGNATIUS LEOPOLDUS FERREIRA**; Identiteitsnommer: 211202 5013 00 5 ; ñ wewenaar kragtens paragraaf 4A van die testament gedateer 9 Februarie 1985 van homself en wyle MARIA SOPHIA FERREIRA.

D. **ONDERHEWIG VERDER** aan die voorwaardes vervat in paragraaf 9 van voormelde Testament gedateer 9 Februarie 1985 wat soos volg lees:-

"Ons bepaal hiermee uitdruklik dat enige voordeel wat kragtens hierdie testament of kragtens enige kodisil hierna gemaak aan enige legataris of erfgenaam uit ons boedel mag toekom sowel as die opbrengs daarvan by tegeldemaking en herbeleggings daarvan en ook alle inkomste wat daaruit verdien mag word, nooit deel sal uitmaak van enige gemeenskaplike boedel wat tans bestaan of later mag ontstaan as gevolg van enige bestaande of toekomstige huwelik van so ñ erfgenaam nie en verder dat dit nie in beslag geneem sal kan word vir die skulde of verpligtinge van enige gade van so ñ erfgenaam nie en ook nie deel sal uitmaak van enige insolvente boedel van so ñ gade nie en ook nie in die kurator van so ñ insolvente boedel sal vestig nie. Verder bepaal ons dat geen eggenoot van enige vroulike bevoordeelde enige beheer, kontrole seggenskap of maritale mag sal hê oor die hierbo bedoelde voordele nie sodat die gesegde vroulike erfgename te alle tye die vrye, volkome en uitsluitlike beheer en beskikkingsreg daarvoor sal hê en behou met onbeperkte handelingsbevoegdheid ten opsigte daarvan net so volkome asof sy nooit in die huwelik getree het nie."

Weshalwe die Komparant afstand doen van al die regte en titel wat die Gesamentlike Boedel voorheen op genoemde eiendom gehad het en gevolglik ook erken dat die gesamenlike boedel geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

Hulle erfgename, Eksekuteurs, administrateurs of gemagtigdes, nou is en voortaan daarop geregtig sal wees, ooreenkomstig plaaslike gewoonte; maar dat die Staat egter sy Reg behou;

Dat die eiendomme waardeer is vir boedelbelastingdoeleindes ten bedrae van R107 660,00 (EENHONDERD EN SEWEDUISEND SESHONDERD EN SESTIG RAND).

AS GETUIE WAARVAN het ek, die gesegde Registrateur, tesame met die Komparant, hierdie Akte onderteken en met die ampseël bekragtig het.

Aldus gedoen en verly op die Kantoor van die Registrateur van Aktes te Kaapstad, op hede die 11 dag van Maart in die jaar 1997.

q.q.

In my teenwoordigheid,

Registrateur van Aktes.

For Information Only

179 HEYNS & VENNOTE INGELYF PARTNERS INCORPORATED
TEL: KAAPSTAD 424-7008
GOODWOOD 590-7200
BELLVILLE: 949-0997

UITVOERING/EXECUTION

Datum van indiening/Date of lodgement

05 MAR

A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE

LODGED
20 FEB 2013
INGEDIEN

	Ondersoekers/Examiners	Kamers/Rooms	Skakeling/Linking		Verwerp/Reject	Passer/Pass
1	S. BIYANA	1238				
2	S. LALLA ROOM 1174		2	1		
3						

B. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE.

Aard van Akte/Nature of Deed: Transport
Golden Quilt Investments t.g.v./i.f.o.
C Mason
Verw. No/Ref. No.: AvW Q41830

T000010803/2013

Skakeling/Linking		Titelaktes, ens. binne/Title deeds, etc. within
2	1	Titel by stel nr 2

(Kort beskrywing van eiendom (slegs para 1 in Akte/Brief description of property (merely para 1 in Deed)
ERF 287 Silbosch

GELYKTYDIGES/SIMULS

No. in stel/batch	Kode Code	Name van Partye/Names of Parties	Naam van Firma/Name of Firm	Firma No. Firm No.
1.	T	Golden Quilt / Mason	Heyns + Vennote	179
2.	Bc	" / Nedbank	Minde Shapiro	86
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				

HANDED IN FOR EXECUTION
05 MAR 2013
CAPE TOWN
HANDED IN FOR EXECUTION

080005442309

Orion

For Information Only

BUS179
HEYNS & VENNOTE ING.
KAAPSTAD
/avw

Opgestel deur my,

TRANSPORTBESORGER
VAN ZYL J A

Fee endorsement		
	Amount	Office fee
Purchase price/Value	R 2 300 000.00	R 9150.00
Mortgage capital Amount	R	R
Reason for exemption	Cat	Exempt i.t. o section Act

DATA / VERIFY
2013 -03- 14

TRANSPORTAKTE

T 000010803 / 2013

HIERBY WORD BEKEND GEMAAK:

DAT LYNNE BOTHA

voor my, Registrateur van Aktes

verskyn het te **KAAPSTAD**

hy, die genoemde komparant synde behoorlik daartoe gemagtig deur 'n volmag aan hom verleen deur

GOLDEN QUILT INVESTMENTS 84 CC
Registrasienommer 2002/048251/23

DATA / CAPTURE
2013 -03- 13
NCAPAI LINDA

gedateer die 19de dag van NOVEMBER 2012 te JEFFREYSBAAI

For Information Only

En genoemde Komparant het verklaar dat die eiendom in die naam van GOLDEN QUILT INVESTMENTS 84 BK geregistreer is

DERHALWE in terme van Artikel 9 van die Wet op Hereregte, Wet 40 van 1949 saamgelees met paragraaf 51A van die Agste Skedule tot die Inkomste Belasting Wet 58 van 1962 'n Resolusie geneem is deur GOLDEN QUILT INVESTMENTS 84 BK op 22 Oktober 2012 waar die eiendom as 'n dividend in spesie oorgedra moet word aan CLARISSA MASON; en

DERHALWE die vereistes van Paragraaf 51A van die Inkomste Belasting Wet 58 van 1962 nagekoms is.

en dat hy in sy voornoemde hoedanigheid hierby in volkome en vrye eiendom sedeer en transporteer aan en ten gunste van

CLARISSA MASON
Identiteitsnommer 810709 0165 080
Getroud buite gemeenskap van goed

Haar Erfgename, Eksekuteurs, Administrateurs of Regsverkrygendes

ERF 287 STELLENBOSCH, in die Munisipaliteit en Afdeling van STELLENBOSCH, Provinsie WES-KAAP

GROOT: 1031 (EEN DUISEND EN EEN EN DERTIG) vierkante meter

EERSTE GETRANSPORTEER kragtens Transportakte Nr. T13084/1945 met Kaart Nr. 2051/1943 wat daarop betrekking het en gehou kragtens Transportakte Nr. T91973/2006

A. ONDERHEWIG aan die voorwaardes waarna verwys word in Akte van Toekenning gedteer 16 Maart 1911 (Stellenbosch Eiendomsbriewe Bodkdeel 8 No. 20) en aan die volgende spesiale voorwaarde bevat daarin:-

Subject, however, to all such duties and regulations as are either already or shall in future be established with regard to such lands.

For Information Only

B. ONDERHEWIG aan die volgende voorwaarde bevat in Sertifikaat van Eenvormige Titel No. T13064/1942 –

"That the Government shall at all times have the right of resuming a portion or the whole of the said land if required for public purposes, on payment to the proprietor of such sum of money in compensation as may be mutually agreed upon by the parties concerned, or failing such agreement, as may be determined by arbitration."

C. ONDERHEWIG aan die serwituut met betrekking tot die konsessie deur die eienaar van sekere water regte ten gunste van die Munisipaliteit van Stellenbosch, 'n verwysing waarna geëndosseer is op die gesegde Sertifikaat van Eenvormige Titel Nr. T13064/1942 op 17 Januarie 1944, wat as volg lees –

"By Notarial Deed No. 1/1944 dated 23.12.1943, the owner of the land held hereunder has ceded to the Municipality of Stellenbosch all such water rights as he is entitled to under certain Water Court Orders dated 5.12.1918 and 12.8.1919 of District 1, as will more fully appear on reference to the said Notarial Deed, copy annexed hereto."

D. ONDERHEWIG VERDER aan die volgende spesiale voorwaardes bevat in gesegde Transportakte Nr. T13084/1945. Ten gunste van die geregistreerde eienaar van enige erf in die gesegde Landgoed, en onderhewig aan wysiging of verandering deur die Administrateur kragtens die bepalings van Argikel 18(3) van Ordonnansie 33 van 1934 –

(a) That this erf be used for residential purposes only.

(b) That only one dwelling together with such outbuildings as are ordinarily required to be used herewith be erected on this erf.

(c) That not more than one-third the area of this erf be built upon.

(d) That no building or structure or any portion thereof except boundary walls and fences shall be erected nearer than 6,30 metres to the street line which forms a boundary of this erf. No such building or structure shall be situate within 3,15 metre of the lateral boundary common to any adjoining erf, and within 4,72 metre of the rear boundary of this erf.

E. Ten gunste van die Administrateur:

(e) That this erf be not subdivided, except with the consent in writing of the Administrator.

And

F. Ten gunste van die Raad van Stellenbosch –

For information Only

(f) That the owner of this erf shall be obliged to allow the drainage, sewerage and the stormwater of any other erf to be conveyed over this erf if deemed necessary by the Council of the Municipality of Stellenbosch, and in such manner and in such a position as may from time to time be reasonably required by the said Municipality.

(g) That the Council shall have the right to a strip of land 3,15 metre wide along the rear boundary of this erf, solely for the purpose of constructing such Municipal services in the said strip of land as may from time to time be deemed necessary, and the workmen and officials of the Council shall at all reasonable times, and in cases of emergency have the right of access to the said strip of land for the purpose of constructing, inspecting, renewing, repairing and maintaining the said services, which said strip of land is shown on the annexed diagram by the figure CDEF.

For Information Only

Weshalwe die Komparant afstand doen van al die regte en titel wat transportgewer voorheen op genoemde eiendom gehad het en gevolglik ook erken dat transportgewer geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde transportnemer.

Haar Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken hy dat die waarde v an die eiendom is die bedrag van **R2 300 000,00 (TWEE MILJOEN DRIE HONDERD DUISEND RAND)**

Ten bewyse waarvan ek, genoemde Registrateur van Aktes tesame met die Komparant hierdie Akte onderteken en dit met die ampseël bekragtig het.

Aldus gedoen en verly op die kantoor van die Registrateur van Aktes

te **KAAPSTAD**

op 6 Maart 2013.

In my teenwoordigheid,

Registrateur van Aktes q.q.

For Information Only

JAN VISSER ATTORNEYS
22 Schelde Street
Jeffreys Bay
6330

Prepared by me

CONVEYANCER
PIETERSE MHO

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

EDWARD WILLIAM CHRISTOPHER RUDMAN
duly authorised hereto by a resolution of the members of
GOLDEN QUILT INVESTMENTS 84 CC
Registration Number : 2002/048251/23

do hereby nominate and appoint

LYNNE BOTHA en/of JACOBUS ALBERTUS VAN ZYL

with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at Cape Town or any other competent official in the Republic of South Africa and then and there to act as my Attorney and Agent and to pass transfer to:

CLARISSA MASON
Identity Number: 810709 0165 080
Married out of community of property

the property described as:

ERF 287 STELLENBOSCH in the Stellenbosch Municipality, Division Stellenbosch, Western Cape Province

IN EXTENT : 1031 (ONE THOUSAND AND THIRTY ONE) SQUARE METRES

HELD BY Deed of Transfer Number T91973/2006

AND TO DECLARE THAT WHEREAS the abovementioned property is registered in the name of GOLDEN QUILT INVESTMENTS 84 CC;

AND WHEREAS in terms of Section 9 of the Transfer Duty Act 40 of 1949 read with paragraph 51A of the Eighth Schedule to the Income Tax Act 58 of 1962, a Resolution was passed by GOLDEN QUILT INVESTMENTS 84 CC on 22 October 2012 to transfer the property as a dividend in species and in pursuance whereof the undermentioned property was to be transferred to CLARISSA MASON and ;

AND WHEREAS the requirements of paragraph 51A of the Eighth Schedule to the Income Tax Act 58 of 1962 have been met;

For Information Only

NOW THEREFORE transfer is passed in pursuance thereof, of which the value at the date of disposal is deemed to be equal to the base cost of the interest therein being the sum of R2 300 000,00 (TWO MILLION THREE HUNDRED THOUSAND RAND);

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at Jeffreys Bay on 19/11/12

in the presence of the undersigned witnesses.

AS WITNESSES :

1. _____

2. _____

_____

On behalf of GOLDEN QUILT INVESTMENTS 84 CC

For Information Only

2B

SARS

RECEIPT

TRANSFER DUTY TD3

Receipt or exemption certificate

Transfer Duty Act, 1949 Part 2

Our Reference : 2609593

Receipt Number : Unallocated

Details of seller(s) or transferor(s)

Full name: GOLDEN QUILT INVESTMENTS 84 CLOSE CORPORATION

Identity/Trust/CC/Company Number: 2002/048251/23

Income tax reference number:

If you are a VAT Vendor, state your VAT Registration Number: NO 0000000000

If you are not registered for Income Tax, state your annual income from all sources: R 0.00

Details of purchaser(s) / Transferee(s)

Full name: CLARISSA MASON

Identity/Trust/CC/Company Number: 0081070901650 80

Income tax reference number:

If you are a VAT Vendor, state your VAT Registration Number: NO 0000000000

If you are not registered for Income Tax, state your annual income from all sources: R 0.00

Marital Status: N/A

Spouse name:

Marital Notes:

Property Details (As per Deeds registry)

Description of Property (as per deeds registry): ERF 287 STELLENBOSCH, IN THE STELLENBOSCH MUNICIPALITY, DIVISION STELLENBOSCH, W ESTERN CAPE PROVINCE

Nature of property: PRIMARY RESIDENCE

If improved indicate: IMPROVED

ERF 287

STELLENBOSCH

Postal Code: 7612

Details of purchase transaction

Aquisition Date: 22 OCT 2012

Bought By: PRIVATE TREATY

Consideration: R 2300000.00

Any other consideration payable: R 0.00

Total Consideration: R 2300000.00

Fair Value: R 0.00

Calculation of Duty and interest payable

Transfer duty payable on: R 0.00

being fair value: NO

Natural person %: 0 0 0 %

Non natural person %: 0 0 0 %

Sub total: R 0.00

Penalty / Interest: R 0.00

Total Paid: R 0.00

Declaration by Conveyancer

I/We: HERMAN PIETERSE

hereby certify that this is a true copy of the transfer duty receipt / exemption certificate, drawn from the SARS web-site (e-filing only)

Signature:

Date: ddmmyyyy: 15/02/2012

For Verification Only

3 (B)

CLEARANCE CERTIFICATE
STELLENBOSCH MUNICIPALITY

Authority is hereby granted in terms of Section 118 of The Local Government: Municipal Systems Act, 2000 (32/2000) for the registration of the transfer of the property mentioned herein.

This clearance is valid until 02.04.2013

DIRECTOR FINANCE

30.01.2013
DATE

For Information Only

JAN VISSER ATTORNEYS
22 Schelde Street
Jeffreys Bay
6330

Prepared by me

CONVEYANCER
PIETERSE MHO

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

EDWARD WILLIAM CHRISTOPHER RUDMAN
duly authorised hereto by a resolution of the members of
GOLDEN QUILT INVESTMENTS 84 CC
Registration Number : 2002/048251/23

do hereby nominate and appoint

LYNNE BOTHA en/of JACOBUS ALBERTUS VAN ZYL

with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at Cape Town or any other competent official in the Republic of South Africa and then and there to act as my Attorney and Agent and to pass transfer to:

CLARISSA MASON
Identity Number: 8107.09 0165 080
Married out of community of property

the property described as:

ERF 287 STELLENBOSCH in the Stellenbosch Municipality, Division Stellenbosch, Western Cape Province

IN EXTENT : 1031 (ONE THOUSAND AND THIRTY ONE) SQUARE METRES

HELD BY Deed of Transfer Number T91973/2006

AND TO DECLARE THAT WHEREAS the abovementioned property is registered in the name of GOLDEN QUILT INVESTMENTS 84 CC;

AND WHEREAS in terms of Section 9 of the Transfer Duty Act 40 of 1949 read with paragraph 51A of the Eighth Schedule to the Income Tax Act 58 of 1962, a Resolution was passed by GOLDEN QUILT INVESTMENTS 84 CC on 22 October 2012 to transfer the property as a dividend in species and in pursuance whereof the undermentioned property was to be transferred to CLARISSA MASON and ;

AND WHEREAS the requirements of paragraph 51A of the Eighth Schedule to the Income Tax Act 58 of 1962 have been met;

For Information Only

NOW THEREFORE transfer is passed in pursuance thereof, of which the value at the date of disposal is deemed to be equal to the base cost of the interest therein being the sum of R2 300 000,00 (TWO MILLION THREE HUNDRED THOUSAND RAND);

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at on

in the presence of the undersigned witnesses.

AS WITNESSES :

1. _____

2. _____

_____

On behalf of GOLDEN QUILT INVESTMENTS 84 CC

For Information Only

4B

HEYNS AND PARTNERS
BOX NO. 179

CONVEYANCER'S CERTIFICATE

TRANSFER: GOLDEN QUILT INVESTMENTS 84 CC/MASON
PROPERTY: ERF 287 STELLENBOSCH

- I certify that the description of the Transferor on the Transfer Duty Receipt should read: GOLDEN QUILT INVESTMENTS 84 **CC**

SIGNED at GOODWOOD on this 19th day of FEBRUARY 2013

CONVEYANCER
VAN ZYL J.A.

For Information Only

5 (B)

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN DATE : 20130220 TIME : 13:22:40.2 PAGE : 1
PREPARED BY : DRS88022 - GONCALVES BELINDA

TRACK NUMBER : 88005442309

BLACK-BOOKING ENQUIRY ON NAME - GOLDEN QUILT INV 84 C C
ID NUMBER - 2002048251 23
BIRTH DATE - 0
MARITAL STATUS
MAIDEN NAME -
TYPE OF PERSON - CLOSE CORPORATION

PERSON HAS NO CONTRACTS/INTERDICTS

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

* * * END OF REPORT * * *

For Information Only

6B

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN DATE : 20130220 TIME : 13:22:44.6 PAGE : 1
PREPARED BY : DRS08822 - GONCALVES BELINDA

TRACK NUMBER : 88005442309

PROPERTY DETAILS PRINT FOR PORTION 0
ERF NO 287
TOWNSHIP STELLENBOSCH
REG DIV STELLENBOSCH RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION
DIAGRAM DEED NO T13084/1945
EXTENT 1831 SQM
CLEARANCE STELLENBOSCH MUN

NO INTERDICTS

DOCUMENTS	HOLDER & SHARE	AMOUNT	O/P/A	SCAN/MICRO REF	MMDD
B120479/2006	NEDBANK LTD	R1000000.00		20070327150059	1117

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MMDD	MICROFILM REF
GOLDEN QUILT INV 84 C C	20060531	R2300000.00		200204825123	T91973/2006	1117	20070327145753

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

IKE E: /XARRA //KE

For Information Only

170
CARINUS & BOTHA
POSBUS 535 STELLENBOSCH 7599

Opgestel deur my,

AKTEBESORGER
CARINUS PD

165,00

T 12390.99
~~12171.99~~

TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK

DAT ~~PETRUS DANIEL CARINUS~~

Aktebesorger, voor my, Registrateur van Aktes in Kaapstad, verskyn het, behoorlik daartoe gemagtig deur 'n Volmag geteken te STELLENBOSCH op die 13de dag van JANUARIE 1999 en aan hom verleen deur

ALBRECHT BERNHARD HEYER
IDENTITEITSNOMMER 531201 5128 00 6
Ongetroud

EN die Komparant het verklaar dat sy Lasgewer verkoop het op die 18de dag van DESEMBER 1998 en dat hy die Komparant in sy hoedanigheid voormeld hiermee in volkome en vrye eiendom sedeer en transporteer aan en ten gunste van

PIETER GERARD SCHAAFSMA
IDENTITEITSNOMMER 460911 5063 00 4
Getroud buite gemeenskap van goedere met mekaar

sy Erfgename, Eksekuteurs, Administrateurs of Regsverkrygendes;

ERF 288 STELLENBOSCH
IN DIE MUNISIPALITEIT EN AFDELING VAN STELLENBOSCH, PROVINSIE WESKAAP

GROOT: 1031 (EEN DUISEND EN EEN EN DERTIG) vierkante meter

Oorspronklik getransporteer kragtens TRANSPORTAKTE NR. T13085/1945 met 'n Kaart daarby aangeheg en gehou kragtens TRANSPORTAKTE NR. T18885/1990.

A. ONDERHEWIG aan die voorwaardes waarna verwys word in die Grondbrief gedateer 16 Maart 1911 (Stellenbosch Eiendomsbriewe Boekdeel 8 Nr. 20) en aan die volgende spesiale voorwaarde daarin vervat:

"Subject however, to all such Duties and Regulations as are either already or shall in future be established with regard to such lands."

B. ONDERHEWIG VERDER aan die volgende voorwaardes vervat in Sertifikaat van Eenvormige Titel Nr. T13064/1942:

"That the Government shall at all times have the right of resuming a portion or the whole of the said land if required for public purposes, on payment to the proprietor of such sum of money in compensation of maybe mutually agreed upon by the parties concerned, or failing such agreement, as may be determined by arbitration."

C. ONDERHEWIG VERDER aan die Serwituut wat betrekking het op die toegewing deur die eienaar van sekere waterregte aan die Munisipaliteit van Stellenbosch, 'n verwysing waarna op 17 Januarie 1944 ge-endosseer is op die Sertifikaat van Eenvormige Titel Nr. T13064/1942, en wat soos volg lees:

"By Notarial Deed No. 1/1944, dated 23.12.1943, the owner of the land held hereunder has ceded to the Municipality of Stellenbosch all such water rights as he is entitled to under certain Water Court Orders dated 5.12.1918 and 12.8.1919 of District 1, as will more fully appear on reference to the said Notarial Deed copy annexed hereto."

D. ONDERHEWIG VERDER aan die volgende spesiale voorwaardes vervat in Transportakte Nr. T13085/1945, wat soos volg lees:

"(1) As being in favour of the registered owner of any erf in the subdivided estate and subject to amendment or alteration by die Administrator under the Provisions of Section 18 (3) or Ordinance No. 33 of 1934 -

(a) That this erf be used for residential purposes only;

(b) That only one dwelling together with such outbuildings as are ordinarily required to be used therewith be erected on this erf;

(c) That not more that one-third the area of this erf be built upon;

(d) That no building or structure or any portion thereof except boundary walls and fences shall be erected nearer than 6,30 metres to the street line which forms a boundary of this erf. No such building or structure shall be situate within 3,15 metres of the lateral boundary common to any adjoining erf, nor within 4,72 metres of the rear boundary of the erf.

(2) As being in favour of the Administrator -

(e) That this erf not be subdivided except with the consent in writing of the Administrator.

(3) As being in favour of the Municipal Council of Stellenbosch:

(f) The the owner of the erf shall be obliged to allow the drainage, sewerage and the stormwater of any other erf to be conveyed over this erf if deemed necessary by the Council of the Municipality of Stellenbosch, and in such manner in such position as may from time to time be reasonably required by the said Municipality.

(g) The the Council shall have the right to a strip of land 3,15 metres wide along the rear boundary of this erf, solely for the purpose of constructing such Municipal services in the said strip of land as may from time to time be deemed necessary, and the workmen and officials of the Council shall at all reasonable times, and in the cases of emergency, have the right of access to the said strip of land for the purpose of constructing, inspecting, renewing repairing and maintaining the said services, which said strip of land is shown on the annexed diagram by the figure C D E F "

WESHALWE die Komparant, q.q., afstand doen van al die regte en titel wat die bogenoemde transportgewer voorheen op genoemde eiendom gehad het en gevolglik ook erken dat dit geheel en al van die besit daarvan onthef is en nie meer daarop geregtig is nie, en dat, kragtens hierdie Akte bogenoemde tranportnemer sy Erfgename, Eksekuteurs, Administrateurs of Regsverkrygendes, tans en voortaan daarop geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat; en ten slotte verklaar hy dat die koopprys die bedrag is van R550 000,00 (VYF HONDERD EN VYFTIG DUISEND RAND).

TEN BEWYSE waarvan ek, die genoemde Registrateur van Aktes, tesame met die Komparant, q.q., hierdie Akte onderteken en met die Ampseël bekragtig het.

ALDUS GEDOEN en geteken op die Kantoor van die Registrateur van Aktes

in Kaapstad, Provinsie van die Kaap die Goeie Hoop op die 15e dag van Februarie 1999.

q.q.

In my teenwoordigheid,

REGISTRATEUR VAN AKTES

158 MEINTJES & CHAMPION
TEL: 02231 - 71034

DOCUMENT NO CASTLEDEX
D0010955417

Prepared by me

CONVEYANCER.

VILJOEN J H
Surname and Initials.

1546

B 37498 · 89 ✓

VERBIND
MORTGAGED
vir
for R 153 000,00 ✓ 1989
P.r. Bk
P.r. Bk

Akteskantoor,
Deeds Office,
Kaapstad.
Cape Town.

Asst. Registrateur/Asst. Registrar.

BC 0001813 1/2019

GEKANSELLEER
CANCELLED
153
REGISTRATEUR/REGISTRAR
23 MAY 2019

VERBIND MORTGAGED T 39017 · 89

VIR
FOR R 28 000,00

B 25522 93

1993 -04- 14

BC 0001813 2/2019

GEKANSELLEER
CANCELLED
REGISTRAR
23 MAY 2019

1557

Deed of Transfer

Be it hereby made known:

THAT JOHN WINSTON ALLWRIGHT

appeared before me, Registrar of Deeds

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 6

at CAPE TOWN

he, the said Appearer, being duly authorised thereto by a Power of Attorney granted to him by

ERNST JACOB HALDENWANG
IDENTITY NUMBER: 340222 5002 000
Married Out of Community of Property

dated the 10th day of MAY 1989 , and signed

at STELLENBOSCH

COPYRIGHT RESERVED—Hortors Stationery

MF. FORM 501E—1

DIE IDENTITEITSNOMMER VAN DIE / THE IDENTITY NUMBER OF THE
+1 Renee
IS VERANDER NA / HAS BEEN CHANGED TO
531231 5095 087
2001-10-18
REGISTRATEUR/REGISTRAR

VERBIND / MORTGAGED
VIR / FOR R 120 000,00
B 000057402/2001
2001-10-18
REGISTRATEUR/REGISTRAR

BC 000018133/2019
GEKANSELLEER / CANCELLED
REGISTRATEUR/REGISTRAR
23 MAY 2019

VERBIND / MORTGAGED
VIR / FOR R 125 000,00
B 019589/2002
2002-04-11
REGISTRATEUR/REGISTRAR

BC 000018134/2019
GEKANSELLEER / CANCELLED
REGISTRATEUR/REGISTRAR
23 MAY 2019

VIR ENDOSSEMENTE KYK BLADSY / FOR ENDORSEMENTS SEE PAGE 7

For Information Only

AND the said Attorney declared that the hereinaftermentioned property was truly and legally sold on 27th APRIL 1989 and that he, the Appearer, in his aforesaid capacity, did by these presents cede and transfer in full and free property to and on behalf of

RICHARD FEATHERSTONE HURNDALL
IDENTITY NUMBER: 531231 5095 004
Married out of Community of Property

- WHITE GROUP -

His Heirs, Executors, Administrators or Assigns

WHITE GROUP
BLANKE GROEP

ERF 289 STELLENBOSCH
in the Municipality and Division of Stellenbosch;

IN EXTENT: 1031 (ONE THOUSAND AND THIRTY ONE)
Square Metres;

FIRST TRANSFERRED BY Deed of Transfer No T 5546/1944 with Diagram No 826/43 annexed thereto and held by Deed of Transfer No T 24453/1970.

A. SUBJECT to the conditions referred to in Certificate of Uniform Title No T 13064/1942.

B. SUBJECT to the following special condition contained in Deed of Grant dated 16th march 1911 (Stellenbosch Freeholds Vol 8 No 20), namely:-

"Subject, however, to all such Duties and Regulations as are either already or shall in future be established with regard to such land".

C. SUBJECT / ...

For Information Only

7.

VERBIND MORTGAGED

VIR FOR R 150 000,00

B 000044429 / 2007

2007 -05- 16

REGISTRATEUR/REGISTRAR

000018135 / 2019

GEKANSELLEER
CANCELLED

REGISTRATEUR/REGISTRAR

23 MAY 2019

For Information Only

C. SUBJECT to the following special condition contained in Certificate of Uniform Title No T 13064/1942, reading as follows:-

"That the Government shall at all times have the right of resuming a portion of the whole of the said land if required for public purposes, on payment to the proprietor of such sum of money in compensation as may be mutually agreed upon by the parties concerned, or failing such agreement as may be determined by arbitration."

D. SUBJECT to the conditions referred to in the Servitude Endorsement dated 17th January 1944 on Certificate of Uniform Title No T 13064/1942, which Endorsement reads as follows:-

"By Notarial Deed No 1/1944, dated 23.12.1943, the owner of the land held hereunder has ceded to the Municipality of Stellenbosch, all such water rights as he is entitled to under certain Water Court Orders dated 5.12.1918 and 12.8.1919 of District 1, as will more fully appear on reference to the said Notarial Deed, copy annexed hereto."

E. SUBJECT to the following special conditions contained in Deed of Transfer No T 5546/1944, namely:-

"1. As being in favour of the registered owner of any Erf of the Subdivided Estate, and subject to amendment or alteration by the Administrator under the provisions of Section 18(3) of ordinance 33 of 1934:-

(a) That this erf be used for residential purposes only.

(b) That only one dwelling, together with such outbuildings as are ordinarily required to be used therewith, be erected on this erf.

(c) That not more than one-third the area of this erf be built upon.

(d) That no building or structure or any portion thereof except boundary walls and fences shall be erected nearer than 6.30 metres to the street line which forms a boundary of this erf. No such building or structure shall be situate within 3,15 metres of the lateral boundary common to any adjoining erf, and within 4,72 metres of the rear boundary of this erf.

2. As / ...

For Information only

2. As being in favour of the Administrator:-

(e) That this erf be not subdivided except with the consent in writing of the Administrator.

3. As being in favour of the Municipal Court of Stellenbosch:-

(f) That the owner of this erf shall be obliged to allow the drainage, sewerage and the stormwater from any other erf to be conveyed over this erf if deemed necessary by the Council of the Municipality of Stellenbosch and in such manner and in such position as may from time to time be reasonably required by the said Municipality.

(g) That the Council shall have the right to a strip of land 3,15 metres wide along the rear boundary of this erf, solely for the purpose of constructing such Municipal services in the said strip of land as may from time to time be deemed necessary, and the workmen and officials of the Council shall at all reasonable times, and in cases of emergency, have the right to access to the said strip of land for the purpose of constructing, inspecting, renewing, repairing and maintaining the said services."

F. SUBJECT to the following special condition contained in Deed of Transfer No T 5546/1944, namely:-

"The said land is also subject to a drainage Servitude 3,15 metres wide marked as the figure C D E F on Diagram No 826/43 of such property imposed in favour of Owners and Successors in Title of Erven 11 to 13 of above Subdivided Estate held by the Appearer's Constituent as aforesaid."

(The Appearer's Constituent being George Petrus Blake and the property being that held under Certificate of Uniform Title No T 13064/1942.

WHEREFORE / ...

Form of Action Only

Wherefore the Appearer, renouncing all the Right and Title which the TRANSFEROR heretofore had to the premises, did, in consequence also acknowledge the TRANSFEROR to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these Presents, the said TRANSFEREE His Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, The State, however, reserving its rights, and finally acknowledging that the purchase price in the sum of R155 000,00 (ONE HUNDRED AND FIFTY FIVE THOUSAND RAND) having been satisfactorily paid or guaranteed.

In witness whereof, I, the said Registrar of Deeds, together with the Appearer, q.q., have subscribed to these Presents and have caused the Seal of Office to be affixed thereto.

Thus done and executed, at the Office of the Registrar of Deeds

at CAPE TOWN

on 11th July 1989.

In my presence,

Registrar of Deeds.

q.q.

1. Transfer Duty Receipt No. _____
OR Exemption Certificate*. Issued
at _____
on _____ for
R _____

2. Rates Clearance Certificate issued by
(i) _____
valid till _____
(ii) _____
valid till _____

Checked: 1. _____

2. _____

*Delete which is not applicable.

If necessary, insert a Registration Clause, etc., approved by the Registrar.

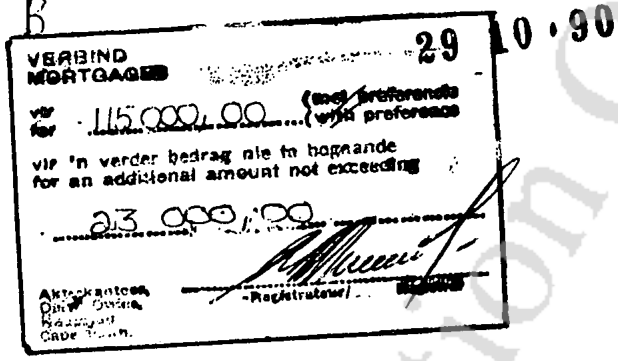
MF. FORM 501E—3

For Information Only

14
Van der Spuy
en Vennote
Tel: 25-2490
MJ

Opgestel deur my,
Aktebesorger
A.G. VAN DER SPUY

69712·90



T 64497·90

TRANSPORTAKTE

Hiermee word bekend gemaak dat

~~ANDRE GERHARD VAN DER SPUY~~ THEO GRAHAM JOOSTE Aktebesorger, 1
voor my, Registrateur van Aktes in Kaapstad, verskyn het, behoorlik daartoe gemagtig deur 'n Volmag
ten gunste van hom verly te PAARL
op die 5de dag van September 1990 deur

KO-OPERATIEVE WIJNBOUWERS VERENIGING VAN ZUID-AFRIKA BEPERKT

VIR ENDOSSEMENTE KYK BLADSY 6
FOR ENDORSEMENTS SEE PAGE .....

EN DIE KOMPARANT ALDUS GEMAGTIG HET VERKLAAR DAT:

NADEMAAL/...

For Information Only

NADEMAAL die hiernagemelde eiendom op die 12de dag van Julie 1990 verkoop is aan die hiernagemelde transportnemer;

NOU DERHALWE sedeer en transporteer die Komparant in sy hoedanigheid voormeld hiermee in volkome en vrye eiendom aan en ten gunste van

HENDRIK HERMANUS FOUCHé
Identiteitsnommer 581012 5060 001
en
SONITA JOHANNA FOUCHé
Identiteitsnommer 600916 0025 008
getroud in gemeenskap van goed met mekaar
Albei Blanke Groep

Hul erfgename, eksekuteurs, administrateurs of gemagtigdes

WHITE GROUP
BLANKE GROEP

ERF 295 STELLENBOSCH
in die Munisipaliteit en Afdeling van Stellenbosch;

GROOT; 1031 (Eenduisend Een en Dertig) vierkante meter;

AANVANKLIK OORGEDRA kragtens Transportakte Nr. T 16746/1945 met Kaart Nr 4860/45 wat daarop betrekking het
EN GEHOU kragtens Transportakte Nr. T 18694/1965;

A. ONDERHEWIG aan die voorwaardes waarna verwys word in Grondbrief uitgereik op 16 Maart 1911 (Stellenbosch Eiendomsbriewe Boekdeel 8 Nr 20);

B. ONDERHEWIG VERDER aan die volgende spesiale voorwaarde vervat in Grondbrief uitgereik op 16 Maart 1911 (Stellenbosch Eiendomsbriewe Boekdeel 8 Nr. 20) wat soos volg lees:

Subject /...

For Information Only

Subject, however to all such Duties and Regulations as are either already or shall in future be established with regard to such lands.

C. ONDERHEWIG VERDER aan die volgende voorwaarde vervat in Sertifikaat van Eenvormige Titel Nr. T 13064/1942 wat soos volg lees:

That the State shall at all times have the right of resuming a portion or the whole of the said land if required for public purposes, on payment to the proprietor of such sum of money in compensation as may be mutually agreed upon by the parties concerned, or failing such agreement as may be determined by arbitration.

D. ONDERHEWIG VERDER aan die serwituut wat betrekking het op die vergunning deur die eienaar van sekere waterrregte aan die Munisipaliteit van Stellenbosch, 'n verwysing waarna op 17 Januarie 1944 op gemelde Sertifikaat van Eenvormige Titel Nr. T 13064/1942 geëndosseer is en wat as volg lees:-

By Notarial Deed No. 1/1944 dated 23.12.1943, the owner of the land held hereunder has ceded to the Municipality of Stellenbosch all such water rights as he is entitled to under certain Water Court Orders dated 5.12.1918 and 12.8.1919 of District I, as will more fully appear on reference to the said Notarial Deed, copy annexed hereto.

E. ONDERHEWIG VERDER aan die volgende spesiale voorwaardes vervat in Transportakte Nr. T 16746/1945:-

AS SYNDE ten gunste van die geregistreerde eienaar van enige erf in die BLAKE'S ONDERVERDEELDE LANDGOED en onderhewig aan wysiging of verandering deur die Administrateur kragtens die bepalings van Artikel 18(3) van Ordonnansie Nr 33 van 1934 naamlik:

(a) That this erf be used for residential purposes only;

(b) That only one dwelling together with such outbuildings as are ordinarily required to be used therewith be erected on this erf;

(c) That not more than one-third the area of this erf be built upon;

(d) That /..

For information only

(d) That no building or structure or any portion thereof except boundary walls and fences shall be erected nearer than 6.30 metres to the street line which forms a boundary of this erf. No such building or structure shall be situate within 3.15 metre of any boundary common to any adjoining erf.

AS SYNDE ten gunste van die Administrateur

(e) That this erf be not subdivided except consent in writing of the Administrator;

AS SYNDE ten gunste van die Munisipale Raad van Stellenbosch

(f) That the owner of this erf shall be obliged to allow the drainage, sewerage and the stormwater from any other erf to be conveyed over this erf if deemed necessary by the Council of the Municipality of Stellenbosch and in such manner and in such position as may from time to time be reasonably required by the said Municipality.

WESHALWE /...

For Information Only

WESHALWE die Komparant afstand gedoen het van alle eiendoms- en ander regte wat die gesegde Transportgewer/s Koöperasie

tot op hede op gemelde vaste eiendom gehad het en gevolglik ook erken dat hy/sy/hulle/dit daarvan heeltemal onteien is, en geen eiendoms- en ander regte daarop besit nie; en dat, kragtens hierdie Akte, die gesegde Transportnemer/s

Hul Erfge..., Eksekuteure, Administrateure of Gemagtigdes tans is en voortaan op die volle eiendomsregte daarop geregtig sal wees, ...omstig plaaslike gebruik, onder voorbehoud nogtans van die Regte van die Staat en eindelik erken het dat die koopprys ten bedrae van R160 000,00 behoorlik betaal is.

AS BEWYS WAARVAN EK, die genoemde REGISTRATEUR, saam met die KOMPARANT, q.q. hierdie Akte onderteken het en die Ampseël daarop laat aanbring het.

ALDUS GEDOEN EN UITGEVOER in die Kantoor van die REGISTRATEUR VAN AKTES TE KAAPSTAD op hede die 29 dag van Oktober 1990.

q.q. SY PRINSIPAAL

In my teenwoordigheid

REGISTRATEUR VAN AKTES

For Information Only

VA 005724/08

Certified a true copy of the duplicate original filed of record in this Registry, issued to serve in place of the original thereof under the provisions of Deeds Regulation No. 68

Deeds Registry
Cape Town

28 JUL 2009 Asst. Registrar of Deeds

DIE IDENTITEITSNOMMER VAN DIE Both Transferors	THE IDENTITY NUMBER OF THE
IS VERANDER NA (1) 581012 5060 084	HAS BEEN CHANGED TO (2) 600916 0055 081
28 JUL 2009	REGISTRATEUR/REGISTRAR

For Information Only

179 HEYNS & VENNOTE INGELYF
GOODWOOD (mb)

VIR INDOSSEMENTE KYK BLADSY 6.
FOR ENDORSEMENTS SEE PAGE

Opgestel deur my

TRANSPORTBESORGER
VAN ZYL J.A.

SEËLREG
DUTY R.....
FOOI
FEE R 180,00

DOCUMENT NO CASTLEDEX
D0004205997

CAPTURE
OPERATOR
GEREGISTREER 17 OCT 97

T. 103357/98

TRANSPORTAKTE

Hierby word bekendgemaak:

DAT

LYNNE BOTHA

voor my, **Registrateur van Aktes** verskyn het te **KAAPSTAD** hy, die genoemde komparant synde behoorlik daartoe gemagtig deur 'n volmag aan hom verleen deur

ERICA BARBARA VAN DER MERWE
Identiteitsnommer 290210 0030 001
Getroud buite gemeenskap van goedere

gedateer die **28ste** dag van **Oktober 1997** geteken te **Windhoek**

Go Information

ENDOSSEMENT. ARTIKEL 6 (1) VAN WET 84 VAN 1967.
ENDORSEMENT. SECTION 6 (1) OF ACT 84 OF 1967.

Voorwaardes D.(i)(d) hierin is
Conditions herein are
~~gewysig / opgeskors /~~ opgehef kragtens Administrateurs
~~altered / suspended /~~ removed in terms of Administrator's
Proklamasie Nr. 243 gedateer 4-7-2003
Proclamation No. dated
in Offisiële Koerant Nr. 6044
in Official Gazette No.
onderworpe aan voorwaardes daarin gemeld
subject to conditions mentioned therein

Datum 2003-08-18
Date

Registrateur van Aktes,
Registrar of Deeds.

VERBIND MORTGAGED

VIR
FOR R 1000 000,00

B 000006202 / 2004

30 JAN 2004

REGISTRATEUR/REGISTRAR

BC 000025459 / 2014

GEKANSELLEER
CANCELLED

REGISTRATEUR/REGISTRAR

2014-09-17

For information O

En genoemde Komparant het verklaar dat sy Prinsipaal werklik en wettiglik verkoop het op 1 September 1997

en dat hy in sy voornoemde hoedanigheid hierby in volkome en vrye eiendom sedeer en transporteer aan en ten gunste van

DIE TRUSTEES INDERTYD VAN DIE ERICA TRUST
Nr T4706/96

of Regverkrygendes:

ERF 299 STELLENBOSCH
geleë in die Munisipaliteit en Afdeling Stellenbosch
Provinsie Wes-Kaap;
GROOT : 1 031 (EENDUISEND EEN EN DERTIG) Vierkante Meter;

OORSPRONKLIK GETRANSPORTEER kragtens Transportakte Nr T18424/1945 met Kaart Nr 4862/1955 wat daarop betrekking het en GEHOU kragtens Transportakte Nr T59055/1983.

A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Grondbrief gedateer 16 Maart 1911 (Stellenbosch Eiendomsbriewe Volume 8 Nr 20) en aan die volgende spesiale voorwaarde daarin vervat:-

> Subject, however, to all such duties and regulations as are either already or shall in future be established with regard to such lands.

For Information Only

B. **ONDERHEWIG VERDER** aan die volgende voorwaarde vervat in Sertifikaat van Eenvormige Titel Nr 13064/1942 gedateer 4 November 1942:-

> That the Government shall at all times have the right to resuming a portion or the whole of the said land if required for public purposes, on payment to the proprietor of such sum of money in compensation as may be mutually agreed upon by the parties concerned, or failing such agreement, as may be determined by arbitration.

C. **ONDERHEWIG VERDER** aan die serwituut met betrekking tot die vergunning deur die eienaar van sekere waterregte aan die Munisipaliteit van Stellenbosch, waarna verwys word in 'n endossement gedateer 17 Januarie 1944 op Sertifikaat van Eenvormige Titel Nr T13064/1942 gedateer 4 November 1942 at as volg lees:-

> By Notarial Deed No 1/1944 dated 23.12.1943, the owner of the land held hereunder has ceded to the Municipality of Stellenbosch all such water rights as he is entitled to under certain Water Court Orders, dated 5.12.1918 and 12.8.1919 of District 1, as will more fully appear on reference to the said Notarial Deed, Copy annexed hereto.

D. **ONDERHEWIG VERDER** aan die volgende spesiale voorwaardes vervat in Transportakte Nr T18424/1945 gedateer 22 Desember 1945, naamlik"-

(i) As synde ten gunste van die geregistreerde eienaar van enige erf in die onderverdeelde landgoed en onderhewig aan die wysiging of verandering daarvan deur die Administrateur kragtens die bepalings van Artikel 18(3) van Ordonnansie Nr 33 van 1934:-

(a) That this erf be used for residential purposes only;

(b) That only one dwelling together with such outbuildings as are ordinarily required to be used therewith be erected on this erf.

(c) That not more than one-third the area of this erf be built upon;

For Information Only

(d) That no building or structure or any portion thereof except boundary walls and fences shall be erected nearer than 6.3 metres to the street line which forms a boundary of this erf. No such buildings or structure shall be situate within 3,15 metres of any boundary common to any adjoining erf.

(ii) As synde ten gunste van die Administrateur:-

(e) That this erf be not subdivided except with the consent in writing of the Administrator.

(iii) As synde ten gunste van die Munisipaliteit van Stellenbosch:-

(f) That the owner of this erf shall be obliged to allow the drainage, sewerage and the stormwater from any other erf to be conveyed over this erf if deemed necessary by the Council of the Municipality of Stellenbosch, and in such manner and such position as may from time to time be reasonably required by the said Municipality.

E. **ONDERHEWIG VERDER** aan die vruggebruik (usus fructus) vir 'n tydperk van 10 jaar na datum van registrasie ten gunste van **ERICA BARBARA VAN DER MERWE** - Identiteitsnommer 290210 0030 001 - Getroud buite gemeenskap van goedere.

For Information Only

Weshalwe die Komparant afstand doen van al die regte en titel wat gemelde **TRANSPORTGEWER** voorheen op genoemde eiendom gehad het en gevolglik ook erken dat gemelde **TRANSPORTGEWER** geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde **TRANSPORTNEMER TRUST** of Regverkrygendes tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken hy dat die koopsom ten bedrae van **R112 700,00 (EENHONDERD EN TWAALFDUISEND SEWEHONDERD RAND)** ten volle betaal of verseker is.

Ten bewyse waarvan ek, genoemde Registrateur van Aktes tesame met die Komparant hierdie Akte onderteken en dit met die ampseel bekragtig het.

Aldus gedoen en verly op die kantoor van die Registrateur van Aktes te **KAAPSTAD** op die 4de dag van November 1998.

In my teenwoordigheid,

REGISTRATEUR VAN AKTES

q.q.

For Information Only

CONVEYANCER'S CERTIFICATE

I, the undersigned

ANNEMARIE VAN VUUREN

a duly qualified and admitted Conveyancer of **STBB**, do hereby certify as follows:

I have conducted a search at the Deeds Registry, Cape Town, and have established in respect of:

ERF 282 STELLENBOSCH

IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH

PROVINCE OF THE WESTERN CAPE

IN EXTENT: 1, 122 (One Thousand One Hundred and Twenty Two) Square metres

registered in the name of:

1. **MICHELLE HELENE DU PLESSIS**
   Identity Number 660728 0194 00 8
   Unmarried

2. **ANDREA SOLEEN DU PLESSIS**
   Identity Number 720728 0042 08 0
   Unmarried

We confirm that after perusal of Deed of Transfer T39388/1997, we identified the following restrictive conditions:

C. SUBJECT FURTHER tothe following condition contained in Certificate of Uniform Title Number 13064/1942, namely:-

"That the Government shall at all times have the right of resuming a portion of the whole of the said land if required for public purposes, on payment to the proprietor of such sum of money in compensation as may be mutually agreed upon by the parties concerned, or failing such agreement, as may be determined by arbitration."

D. SUBJECT FURTHER to a servitude with regards to the concession of certain water rights by the owner in favour of the Municipality of Stellenbosch, as referred to in endorsement dated 17 January 1944, as indicated in Certificate of Uniform Title 13064/1942, which reads as follows:

> "By Notarial Deed No 1/1944 dated 23.12.1943, the owner of the land held hereunder has ceded to the Municipality of Stellenbosch all such water rights as he is entitled to under certain Water Court Orders dated 5.12.1918 and 12.08.1919 of District 1, as will more fully appear on reference to the said Notarial Deed, copy annexed hereto."

E. SUBJECT FURTHER to the following special conditions contained in Deed of Transfer Number 14316/1945, imposed

(1) In favour of the registered owner of any erf on the sub-divided estate and subject to amendment and alteration by the Administrator in terms of Section 18(3) of Ordinance Number 33 of 1934 –

(a) That this erf be used for residential purposes only.

(b) That only one dwelling together with such outbuildings as are ordinarily required to be used herewith be erected on this erf.

(c) That not more than one-third the area of this erf be built upon.

(d) That no building or structure or any portion thereof except boundary walls and fences shall be erected nearer than 20 feet to the street line which forms a boundary of this erf. No such building or structure shall be situate within 10 feet of the boundary common to any adjoining erf, and within 15 feet of this erf."

(2) As in favour of the Administrator:

(e) That this erf be not subdivided, except with the consent in writing of the Administrator.

(3) As in favour of the Municipality of Stellenbosch –

(f) That the owner of this erf shall be obliged to allow the drainage, sewerage and the stormwater of any other erf to be conveyed over this erf if deemed necessary by the Council of the Municipality of Stellenbosch, and in such manner and in such a position as may from time to time be reasonably required by the said Municipality.

(g) That the Council shall have the right to a strip of land 10 feet wide along the rear boundary of this erf, solely for the purpose of constructing such Municipal services in the said strip of land as may from time to time be deemed necessary, and the workmen and officials of the Council shall at all reasonable times, and in cases of emergency have the right of access to the said strip of land for the purpose of constructing, inspecting, renewing, repairing and maintaining the said services, which said strip of land is shown on the said annexed diagram by the figure CDEF."

G. SUBEJECT FURTHER to a live long usus fructus in favour of **SOPHIA CHRISTINA HELENA DU PLESSIS** – Identity Number 390219 0039 002 – Unmarried.

SIGNED AT SOMERSET WEST ON 11 June 2021

A VAN VUUREN

STBB

CONVEYANCER'S CERTIFICATE

I, the undersigned

ANNEMARIE VAN VUUREN

a duly qualified and admitted Conveyancer of **STBB**, do hereby certify as follows:

I have conducted a search at the Deeds Registry, Cape Town, and have established in respect of:

ERF 283 STELLENBOSCH

IN THE MUNICIPALITY AND DIVISION STELLENBOSCH

PROVINCE OF WESTERN CAPE

IN EXTENT: 1,069 (One Thousand and Sixty Nine) Square metres

registered in the name of:

ANDRICUS PIETER VAN DER WESTHUIZEN

Identity Number: 581004 5036 08 1

Unmarried

We confirm that after perusal of Deed of Transfer T12577/2017 and Deed of Transfer T58665/2003, we identified the following restrictive conditions:

B. Subject to the following special conditions contained in Certificate of Uniform Title Number 13064/1942, reading:

"That the Government shall at all times have the right of resuming a portion of the whole of the land if required for public purposes, on payment to the proprietor of such sum of money in compensation as may be mutually agreed upon by the parties concerned, or failing such agreement, as may be determined by arbitration."

C. SUBJECT to the conditions of the servitude endorsement dated 17 January 1944 endorsed on Certificate of Uniform Title Number 13064/1942, reading:

"By Notarial Deed No 1/1944 dated 23.12.1943, the owner of the land held hereunder has ceded to the Municipality of Stellenbosch all such water rights as he is entitled to under certain Water Court Orders dated 5.12.1918 and 12.08.1919 of District 1, as will more fully appear on reference to the said Notarial Deed."

D. SUBJECT to the following special conditions contained in Deed of Transfer Number 14318/1945, reading:

1. As in favour of the registered owner of any erf in the sub-divided Estate and subject to amendment and alteration by the Administrator in terms of Section 18(3) of Ordinance Number 33 of 1934, reading:

(a) That this erf be used for residential purposes only.

(b) That only one dwelling together with such outbuildings as are ordinarily required to be used herewith be erected on this erf.

(c) That not more than one-third the area of this erf be built upon.

(d) That no building or structure or any portion thereof except boundary walls and fences be erected nearer than 6,30 metres to the street line which forms a boundary of this erf. No such building or structure shall be situate within 3,15 metres of the lateral boundary common to any adjoining erf, and within 4,72 metres of the rear of this erf.

2. As in favour of the Administrator:

(e) That this erf be not subdivided, except with the consent in writing of the Administrator.

3. As in favour of the Municipality of Stellenbosch –

(f) That the owner of this erf shall be obliged to allow the drainage, sewerage and the stormwater of any other erf to be conveyed over this erf if deemed necessary by the Council of the Municipality of Stellenbosch, and in such manner and in such a position as may from time to time be reasonably required by the said Municipality.

(g) That the Council shall have the right to a strip of land 3,15 metres wide along the rear boundary of this erf, solely for the purpose of constructing such Municipal services in the said strip of land as may from time to time be deemed necessary, and the workmen and officials of the Council shall at all reasonable times, and in cases of emergency have the right of access to the said strip of land for the purpose of constructing, inspecting, renewing, repairing and maintaining the said services.

The right to the strip of land 3.15 metres wide referred to in condition D.3(g) above, is represented by the figure C.D.E.F. on Diagram Number 2752/45, and indicated as a 3.15 metre drainage servitude, imposed by the Municipality of Stellenbosch, in terms of the aforesaid condition.

SIGNED AT SOMERSET WEST ON 9 June 2021

A VAN VUUREN

STBB

CONVEYANCER'S CERTIFICATE

I, the undersigned

ANNEMARIE VAN VUUREN

a duly qualified and admitted Conveyancer of **STBB**, do hereby certify as follows:

I have conducted a search at the Deeds Registry, Cape Town, and have established in respect of:

ERF 284 STELLENBOSCH

IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH

PROVINCE OF THE WESTERN CAPE

IN EXTENT: 1031 (One Thousand and Thirty One) Square metres

registered in the name of:

CHARLOTTE ELIZABETH OOSTHUYSEN

Identity Number 530620 0099 08 9

Unmarried

We confirm that after perusal of Deed of Transfer Number T69496/2001, we identified the following restrictive conditions:

B. SUBJECT FURTHER to the following special conditions contained in Certificate of Uniform Title Number T13064/1942, reading:

"That the Government shall at all times have the right of resuming a portion of the whole of the said land if required for public purposes, on payment to the proprietor of such sum of money in compensation of maybe mutually agreed upon by the parties concerned, or failing such agreement, as may be determined by arbitration."

C. SUBJECT FURTHER to the conditions of a servitude endorsement dated 17 January 1944, as indicated in Certificate of Uniform Title Number T13064/1942, which reads as follows:

> "By Notarial Deed No 1/1944 dated 23.12.1943, the owner of the land held hereunder has ceded to the Municipality of Stellenbosch all such water rights as he is entitled to under certain Water Court Orders dated 5.12.1918 and 12.08.1919 of District 1, as will more fully appear on reference to the said Notarial Deed copy annexed hereto."

D. SUBJECT FURTHER to the following special conditions contained in Deed of Transfer Number T5876/1956, reading:

1. As being in favour of the registered owner of any erf in the sub-divided Estate and subject to amendment or alteration by the Administrator under the Provisions of Section 18(3) of Ordinance Number 33 of 1934-

(a) That this erf be used for residential purposes only.

(b) That only one dwelling together with such outbuildings as are ordinarily required to be used herewith be erected on this erf.

(c) That not more than one-third the area of this erf be built upon.

(d) That no building or structure or any portion thereof except boundary walls and fences be erected nearer than 6,30 metres to the street line which forms a boundary of this erf. No such building or structure shall be situate within 3,15 metres of the lateral boundary common to any adjoining erf, and within 4,72 metres of the rear boundary of the erf.

2. As being in favour of the Administrator-

(e) That this erf not be subdivided, except with the consent in writing of the Administrator.

3. As being in favour of the Municipal Council of Stellenbosch:

(f) That the owner of this erf shall be obliged to allow the drainage, sewerage and the stormwater of any other erf to be conveyed over this erf if deemed necessary by the Council of the Municipality of Stellenbosch, and in such manner and in such a position as may from time to time be reasonably required by the said Municipality.

(g) That the Council shall have the right to a strip of land 3,15 metres wide along the rear boundary of this erf, solely for the purpose of constructing such Municipal services in the said strip of land as may from time to time be deemed necessary, and the workmen and officials of the Council shall at all reasonable times, and in cases of emergency have the right of access to the said strip of land for the purpose of constructing, inspecting, renewing, repairing and maintaining the said services.

The right to the strip of land 3,15 metres wide mentioned in condition No D.3.(g) above is represented by the figure C D E F in diagram No 2753/1945 annexed to the said Deed of Transfer No T14319/1945 and marked thereon as 3,15 metres, drainage servitude imposed in favour of the Municipal Council of Stellenbosch by virtue of said condition.

SIGNED AT SOMERSET WEST ON 11 June 2021

A VAN VUUREN

STBB

CONVEYANCER'S CERTIFICATE

I, the undersigned

ANNEMARIE VAN VUUREN

a duly qualified and admitted Conveyancer of **STBB**, do hereby certify as follows:

I have conducted a search at the Deeds Registry, Cape Town, and have established in respect of:

ERF 285 STELLENBOSCH

IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH

PROVINCE OF THE WESTERN CAPE

IN EXTENT: 1,031 (One Thousand and Thirty One) Square metres

registered in the name of:

1. **WERNER BRIEDENHANN**
   Identity Number 770802 5007 08 0
   Married out of community of property

2. **HESTER MARI BRIEDENHANN**
   Identity Number 741010 0025 08 3
   Married out of community of property

We confirm that after perusal of Deed of Transfer T45796/2011, we identified the following restrictive conditions:

C. SUBJECT FURTHER tothe following condition contained in Certificate of Uniform Title Number 13064/1942, dated 4 November 1942, namely:-

"That the Government shall at all times have the right of resuming a portion of the whole of the said land if required for public purposes, on payment to the proprietor of such sum of money in compensation as may be mutually agreed upon by the parties concerned, or failing such agreement, as may be determined by arbitration."

D. SUBJECT FURTHER to the conditions reffered to on the endorsement dated 17 January 1944 endorsed on Certificate of Uniform Title Number 13064/1942, which reads as follows:

"By Notarial Deed No 1/1944 dated 23.12.1943, the owner of the land held hereunder has ceded to the Municipality of Stellenbosch all such water rights as he is entitled to under certain Water Court Orders dated 5.12.1919 of District 1, as will more fully appear on reference to the said Notarial Deed, copy annexed hereto"

E. SUBJECT FURHTER to the following conditions contained in Deed of Transfer No. 5545/1944 imposed by the Administrator in terms of Ordinance 33 of 1934 with the approval of the establishment of Blake's sub-divided Estate

In favour of the registered owner of any erf on the sub-divided estate and subject to amendment and alteration by the Administrator in terms of Section 18(3) of Ordinance Number 33 of 1934 –

(a) That this erf be used for residential purposes only.
(b) That only one dwelling together with such outbuildings as are ordinarily required to be used herewith be erected on this erf.
(c) That not more than one-third the area of this erf be built upon.
(d) That no building or structure or any portion thereof except boundary walls and fences shall be erected nearer than 6,30 metres to the street line which forms a boundary of this erf. No such building or structure shall be situate within 3,15

metre of the lateral boundary common to any adjoining erf, and within 4,72 metres of the rear boundary of this erf."

As in favour of the Administrator:

(e) That this erf be not subdivided, except with the consent in writing of the Administrator.

As in favour of the Municipality of Stellenbosch –

(f) That the owner of this erf shall be obliged to allow the drainage, sewerage and the stormwater of any other erf to be conveyed over this erf if deemed necessary by the Council of the Municipality of Stellenbosch, and in such manner and in such a position as may from time to time be reasonably required by the said Municipality.

(g) That the Council shall have the right to a strip of land 3,15 metres wide along the rear boundary of this erf, solely for the purpose of constructing such Municipal services in the said strip of land as may from time to time be deemed necessary, and the workmen and officials of the Council shall at all reasonable times, and in cases of emergency have the right of access to the said strip of land for the purpose of constructing, inspecting, renewing, repairing and maintaining the said services.

F. SUBJECT FURTHER to the conditions contained in Deed of Transfer Number 5545/1944 imposed in favour of the owners and their successors in title of erven 7 to 17 of the said Blakes sub-divided estate held by George Petrus Blake in terms of the said Certificate of Uniform Title Number 13064 /1942, namely:

"The said land is also sub ject to a drainage servitude 3,15 metres wide marked as the figure C.D.E.F. on diagram no 825/43 of such land, imposed in favour of owners and successors in title of erven 7 to 17 of the above suvdivided estate held by George Petrus Blake under Certificate of Uniform Title No 13064 dated 4th November, 1942."

SIGNED AT SOMERSET WEST ON 11 June 2021



A VAN VUUREN

STBB

CONVEYANCER'S CERTIFICATE

I, the undersigned

ANNEMARIE VAN VUUREN

a duly qualified and admitted Conveyancer of **STBB**, do hereby certify as follows:

I have conducted a search at the Deeds Registry, Cape Town, and have established in respect of:

ERF 286 STELLENBOSCH

IN THE MUNICIPALITY AND DIVISION STELLENBOSCH

PROVINCE OF WESTERN CAPE

IN EXTENT: 1,031 (One Thousand and Thirty One) Square metres

registered in the name of:

1. **ANNEMARIE HARMSE**
   Identiy Number 561024 0098 088
   Married Out of Community of Property

2. **JUDITH BURGER**
   Identity Number 580714 0139 083
   Unmarried

3. **SUSAN VAN DEN BERG**
   Identity Number 620110 0115 086
   Married Out of Community of Property

We confirm that after perusal of Deed of Transfer T22064/1997, we identified the following restrictive conditions:

C. SUBJECT to the following condition as contained in Certificate of Uniform Title T13064/1942:

"That the Government shall at all times have the right of resuming a portion of the whole of the said land if required for public purposes, on payment to the proprietor of such sum of money in compensation as may be mutually agreed upon by the parties concerned, or failing such agreement, as may be determined by arbitration."

D. SUBJECT to a servitude in regards to the concession of certain water rights in favour of the Municipality of Stellenbosch, as indicated in Certificate of Uniform Title T13064/1942 on 17 January 1944:

"By Notarial Deed No 1/1944 dated 23.12.1943, the owner of the land held hereunder has ceded to the Municipality of Stellenbosch all such water rights as he is entitled to under certain Water Court Orders dated 5.12.1918 and 12.08.1919 of District 1, as will more fully appear on reference to the said Notarial Deed."

E. Subject to the following special conditions in said Deed of Transfer No. T14320/1945.

1. In favour of the registered owner of any erf in the said Estate and subject to amendment and alteration by the Administrator in terms of Section 18(3) of Ordinance Number 33 of 1934 –

(a) That this erf be used for residential purposes only.

(b) That not more than one-third the area of this erf be built upon.

(c) That no building or structure or any position thereof except boundary walls and fences be erected nearer than 20 feet to the street line which forms a boundary of this erf. No such building or structure shall be situate within 10 feet of the lateral boundary common to any adjoining erf, and within 15 feet of the rear boundary of this erf.

2. As in favour of the Administrator:

(d) That this erf be not subdivided, except with the consent in writing of the Administrator.

And

3. As in favour of the Municipality of Stellenbosch –

(f) That the owner of this erf shall be obliged to allow the drainage, sewerage and the stormwater of any other erf to be conveyed over this erf if deemed necessary by the Council of the Municipality of Stellenbosch, and in such manner and in such a position as may from time to time be reasonably required by the said Municipality.

(g) That the Council shall have the right to a strip of land 10 feet wide along the rear boundary of this erf, solely for the purpose of constructing such Municipal services in the said strip of land as may from time to time be deemed necessary, and the workmen and officials of the Council shall at all reasonable times, and in cases of emergency have the right of access to the said strip of land for the purpose of constructing, inspecting, renewing, repairing and maintaining the said services.

" The right to the strip of land 10 feet wide mentioned in Condition E3(g) above represented by the figure CDEF in Diagram 2754/1945 annexed hereto and marked theron as 10ft drainage servitude, imposed in favour of the Municipal Council of Stellenbosch by virtue of the said condition."

SIGNED AT SOMERSET WEST ON 9 June 2021

A VAN VUUREN

STBB

CONVEYANCER'S CERTIFICATE

I, the undersigned

ANNEMARIE VAN VUUREN

a duly qualified and admitted Conveyancer of **STBB**, do hereby certify as follows:

I have conducted a search at the Deeds Registry, Cape Town, and have established in respect of:

ERF 287 STELLENBOSCH

IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH

PROVINCE OF WESTERN CAPE

IN EXTENT: 1031 (One Thousand and Thirty One) Square metres

registered in the name of:

CLARISSA MASON
Identity Number 810709 0165 080
Married out of community of property

We confirm that after perusal of Deed of Transfer T10803/2013, we identified the following restrictive conditions:

B. SUBJECT to the following condition as contained in Certificate of Uniform Title T13064/1942:
"That the Government shall at all times have the right of resuming a portion of the whole of the said land if required for public purposes, on payment to the

proprietor of such sum of money in compensation as may be mutually agreed upon by the parties concerned, or failing such agreement, as may be determined by arbitration."

C. SUBJECT to a servitude in regards to the concession of certain water rights in favour of the Municipality of Stellenbosch, as indicated in Certificate of Uniform Title T13064/1942 on 17 January 1944:
"By Notarial Deed No 1/1944 dated 23.12.1943, the owner of the land held hereunder has ceded to the Municipality of Stellenbosch all such water rights as he is entitled to under certain Water Court Orders dated 5.12.1918 and 12.08.1919 of District 1, as will more fully appear on reference to the said Notarial Deed."

D. Subject to the following special conditions in said Deed of Transfer No. T13084/1945. In favour of the registered owner of any erf in the said Estate and subject to amendment and alteration by the Administrator in terms of Section 18(3) of Ordinance Number 33 of 1934 –

(a) That this erf be used for residential purposes only.
(b) That only one dwelling together with such outbuildings as are ordinarily required to be used herewith be erected on this erf.
(c) That not more than one-third the area of this erf be built upon.
(d) That no building or structure or any position thereof except boundary walls and fences be erected nearer than 6,30 metres to the street line which forms a boundary of this erf. No such building or structure shall be situate within 3,15 metre of the lateral boundary common to any adjoining erf, and within 4,72 metre of the rear boundary of this erf.

E. As in favour of the Administrator:

That this erf be not subdivided, except with the consent in writing of the Administrator.

And

F. As in favour of the Municipality of Stellenbosch –

(f) That the owner of this erf shall be obliged to allow the drainage, sewerage and the stormwater of any other erf to be conveyed over this erf if deemed necessary by the Council of the Municipality of Stellenbosch, and in such manner and in such a position as may from time to time be reasonably required by the said Municipality.

(g) That the Council shall have the right to a strip of land 3,15 metre wide along the rear boundary of this erf, solely for the purpose of constructing such Municipal services in the said strip of land as may from time to time be deemed necessary, and the workmen and officials of the Council shall at all reasonable times, and in cases of emergency have the right of access to the said strip of land for the purpose of constructing, inspecting, renewing, repairing and maintaining the said services, which said strip of land is shown on the annexed diagram by the figure CDEF.

SIGNED AT SOMERSET WEST ON 7 June 2021

A VAN VUUREN

STBB

CONVEYANCER'S CERTIFICATE

I, the undersigned

ANNEMARIE VAN VUUREN

a duly qualified and admitted Conveyancer of **STBB**, do hereby certify as follows:

I have conducted a search at the Deeds Registry, Cape Town, and have established in respect of:

ERF 288 STELLENBOSCH

IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH

PROVINCE OF THE WESTERN CAPE

IN EXTENT: 1031 (One Thousand and Thirty One) Square metres

registered in the name of:

PIETER GERARD SCHAAFSMA

Identity Number 460911 5063 00 4

Married out of community of property

We confirm that after perusal of Deed of Transfer Number T12390/1999, we identified the following restrictive conditions:

B. SUBJECT FURTHER to the following conditions contained in Certificate of Uniform Title Number T13064/1942, reading:

"That the Government shall at all times have the right of resuming a portion of the whole of the said land if required for public purposes, on payment to the proprietor of such sum of money in compensation of maybe mutually agreed upon by the parties concerned, or failing such agreement, as may be determined by arbitration."

C. SUBJECT FURTHER to a servitude with regards to the concession of certain water rights by the owner in favour of the Municipality of Stellenbosch, as referred to in endorsement dated 17 January 1944, as indicated in Certificate of Uniform Title Number T13064/1942, which reads as follows:

> "By Notarial Deed No 1/1944 dated 23.12.1943, the owner of the land held hereunder has ceded to the Municipality of Stellenbosch all such water rights as he is entitled to under certain Water Court Orders dated 5.12.1918 and 12.08.1919 of District 1, as will more fully appear on reference to the said Notarial Deed copy annexed hereto."

D. SUBJECT FURTHER to the following special conditions contained in Deed of Transfer Number T13085/1945, reading:

1. As being in favour of the registered owner of any erf in the sub-divided Estate and subject to amendment or alteration by the Administrator under the Provisions of Section 18(3) of Ordinance Number 33 of 1934-

(a) That this erf be used for residential purposes only.
(b) That only one dwelling together with such outbuildings as are ordinarily required to be used herewith be erected on this erf.
(c) That not more than one-third the area of this erf be built upon.
(d) That no building or structure or any portion thereof except boundary walls and fences be erected nearer than 6,30 metres to the street line which forms a boundary of this erf. No such building or structure shall be situate within 3,15

metres of the lateral boundary common to any adjoining erf, and within 4,72 metres of the rear boundary of the erf.

2. As being in favour of the Administrator-

(e) That this erf not be subdivided, except with the consent in writing of the Administrator.

3. As being in favour of the Municipal Council of Stellenbosch:

(f) That the owner of this erf shall be obliged to allow the drainage, sewerage and the stormwater of any other erf to be conveyed over this erf if deemed necessary by the Council of the Municipality of Stellenbosch, and in such manner and in such a position as may from time to time be reasonably required by the said Municipality.

(g) That the Council shall have the right to a strip of land 3,15 metres wide along the rear boundary of this erf, solely for the purpose of constructing such Municipal services in the said strip of land as may from time to time be deemed necessary, and the workmen and officials of the Council shall at all reasonable times, and in cases of emergency have the right of access to the said strip of land for the purpose of constructing, inspecting, renewing, repairing and maintaining the said services which strip of land is shown on the annexed diagram by the figure C.D.E.F."

SIGNED AT SOMERSET WEST ON 11 June 2021

A VAN VUUREN

STBB

CONVEYANCER'S CERTIFICATE

I, the undersigned

ANNEMARIE VAN VUUREN

a duly qualified and admitted Conveyancer of **STBB**, do hereby certify as follows:

I have conducted a search at the Deeds Registry, Cape Town, and have established in respect of:

ERF 289 STELLENBOSCH

IN THE MUNICIPALITY AND DIVISION STELLENBOSCH

PROVINCE OF WESTERN CAPE

IN EXTENT: 1,031 (One Thousand and Thirty One) Square metres

registered in the name of:

RICHARD FEATHERSTONE HURNDALL

Identity Number 531231 5095 004

Married out of community of property

C. Subject to the following special conditions contained in Certificate of Uniform Title Number 13064/1942, reading:

"That the Government shall at all times have the right of resuming a portion of the whole of the said land if required for public purposes, on payment to the proprietor of such sum of money in compensation as may be mutually agreed upon by the

parties concerned, or failing such agreement, as may be determined by arbitration."

D. SUBJECT to a servitude in regards to the concession of certain water rights in favour of the Municipality of Stellenbosch, as indicated in Certificate of Uniform Title T13064/1942 on 17 January 1944:

"By Notarial Deed No 1/1944 dated 23.12.1943, the owner of the land held hereunder has ceded to the Municipality of Stellenbosch all such water rights as he is entitled to under certain Water Court Orders dated 5.12.1918 and 12.08.1919 of District 1, as will more fully appear on reference to the said Notarial Deed."

E. Subject to the following special conditions in said Deed of Transfer No. T5546/1944 namely:

1. In favour of the registered owner of any erf in the said Estate and subject to amendment and alteration by the Administrator in terms of Section 18(3) of Ordinance Number 33 of 1934 –

(a) That this erf be used for residential purposes only.

(b) That only one dwelling, together with such outbuildings as are ordinarily required to be used therewith, be erected on this erf.

(c) That not more than one-third the area of this erf be built upon.

(d) That no building or structure or any position thereof except boundary walls and fences be erected nearer than 6,30 metres to the street line which forms a boundary of this erf. No such building or structure shall be situate within 3,15 metres of the lateral boundary common to any adjoining erf, and within 4,72 metres of the rear boundary of this erf.

2. As in favour of the Administrator:

(e) That this erf be not subdivided, except with the consent in writing of the Administrator.

And

3. As in favour of the Municipal Court of Stellenbosch –

(f) That the owner of this erf shall be obliged to allow the drainage, sewerage and the stormwater of any other erf to be conveyed over this erf if deemed necessary by the Council of the Municipality of Stellenbosch, and in such manner and in such a position as may from time to time be reasonably required by the said Municipality.

(g) That the Council shall have the right to a strip of land 3,15 metres wide along the rear boundary of this erf, solely for the purpose of constructing such Municipal services in the said strip of land as may from time to time be deemed necessary, and the workmen and officials of the Council shall at all reasonable times, and in cases of emergency have the right of access to the said strip of land for the purpose of constructing, inspecting, renewing, repairing and maintaining the said services.

F. SUBJECT to the following special condition contained in Deed of Transfer No T5546/1944 namely:

" The said land is also subject to a drainage Servitude 3.15 metres wide marked as the figure CDEF on Diagram Number 826/43, of such property imposed in favour of Owners and Successors in Title of Erven 11 to 13 of above Subdivided Estate by the Appearer's Constituent as aforesaid."

(The Appearer's Constituent being George Petrus Blake and the property being that held under Certificate of Uniform Title No. T13064/1942.)

SIGNED AT SOMERSET WEST ON 9 June 2021

A VAN VUUREN

STBB

CONVEYANCER'S CERTIFICATE

I, the undersigned

ANNEMARIE VAN VUUREN

a duly qualified and admitted Conveyancer of **STBB**, do hereby certify as follows:

I have conducted a search at the Deeds Registry, Cape Town, and have established in respect of:

ERF 295 STELLENBOSCH

IN THE MUNICIPALITY AND DIVISION STELLENBOSCH

PROVINCE OF WESTERN CAPE

IN EXTENT: 1,031 (One Thousand and Thirty One) Square metres

registered in the name of:

HENDRIK HERMANUS FOUCHÉ
IDENTITY NUMBER 581012 5060 001
And
SONITA JOHANNA FOUCHÉ
IDENTITY NUMBER 600916 0025 008
Married in community of property to each other

We confirm that after perusal of Deed of Transfer T64497/1990, we identified the following restrictive conditions:

C. SUBJECT TO the following special conditions contained in Certificate of Uniform Title Number 13064/1942, reading:

"That the State shall at all times have the right of resuming a portion or the whole of the said land if required for public purposes, on payment to the proprietor of such sum of money in compensation as may be mutually agreed upon by the parties concerned, or failing such agreement, as may be determined by arbitration."

D. SUBJECT FURTHER to a servitude in regards to the concession of certain water rights by the owner in favour of the Municipality of Stellenbosch, as referred to in endorsement dated 17 January 1944, as indicated in Certificate of Uniform Title T13064/1942, which reads as follows:

> "By Notarial Deed No 1/1944 dated 23.12.1943, the owner of the land held hereunder has ceded to the Municipality of Stellenbosch all such water rights as he is entitled to under certain Water Court Orders dated 5.12.1918 and 12.08.1919 of District 1, as will more fully appear on reference to the said Notarial Deed."

E. SUBJECT FURHTER to the following special conditions in said Deed of Transfer No. T16746/1945.

In favour of the registered owner of any erf of Blake's sub-divided Estate and subject to amendment and alteration by the Administrator in terms of Section 18(3) of Ordinance Number 33 of 1934 –

(a) That this erf be used for residential purposes only.
(b) That only one dwelling together with such outbuildings as are ordinarily required to be used herewith be erected on this erf.
(c) That not more than one-third the area of this erf be built upon.
(d) That no building or structure or any portion thereof except boundary walls and fences shall be erected nearer than 6,30 metres to the street line which forms

a boundary of this erf. No such building or structure shall be situate within 3,15 metre of the lateral boundary common to any adjoining erf.

As in favour of the Administrator:

(e) That this erf be not subdivided, except with the consent in writing of the Administrator.

As in favour of the Municipality of Stellenbosch –

(f) That the owner of this erf shall be obliged to allow the drainage, sewerage and the stormwater of any other erf to be conveyed over this erf if deemed necessary by the Council of the Municipality of Stellenbosch, and in such manner and in such a position as may from time to time be reasonably required by the said Municipality.

SIGNED AT SOMERSET WEST ON 9 June 2021

A VAN VUUREN

STBB

CONVEYANCER'S CERTIFICATE

I, the undersigned

ANNEMARIE VAN VUUREN

a duly qualified and admitted Conveyancer of **STBB**, do hereby certify as follows:

I have conducted a search at the Deeds Registry, Cape Town, and have established in respect of:

ERF 299 STELLENBOSCH

IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH

PROVINCE OF WESTERN CAPE

IN EXTENT: 1,031 (One Thousand and Thirty One) Square metres

registered in the name of:

The trustees for the time being of the
ERICA TRUST
Registration Number T4706/1996

We confirm that after perusal of Deed of Transfer T103357/1998, we identified the following restrictive conditions:

B. SUBJECT TO the following conditions contained in Certificate of Uniform Title Number T13064/1942, dated 4 November 1942:

"That the Government shall at all times have the right of resuming a portion of the whole of the said land if required for public purposes, on payment to the proprietor of such sum of money in compensation as may be mutually agreed upon by the parties concerned, or failing such agreement, as may be determined by arbitration."

C. SUBJECT FURTHER to a servitude with regards to the concession of certain water rights by the owner in favour of the Municipality of Stellenbosch, as referred to in endorsement dated 17 January 1944, as indicated in Certificate of Uniform Title T13064/1942 dated 4 November 1942, which reads as follows:

"By Notarial Deed No 1/1944 dated 23.12.1943, the owner of the land held hereunder has ceded to the Municipality of Stellenbosch all such water rights as he is entitled to under certain Water Court Orders dated 5.12.1918 and 12.08.1919 of District 1, as will more fully appear on reference to the said Notarial Deed."

D. SUBJECT FURTHER to the following special conditions in said Deed of Transfer Number T18424/1945, dated 22 December 1945, namely:

(i) In favour of the registered owner of any erf in the sub-divided Estate and subject to amendment and alteration by the Administrator in terms of Section 18(3) of Ordinance Number 33 of 1934 –

(a) That this erf be used for residential purposes only.
(b) That only one dwelling together with such outbuildings as are ordinarily required to be used herewith be erected on this erf.
(c) That not more than one-third the area of this erf be built upon.

(ii). As in favour of the Administrator:

(d) That this erf be not subdivided, except with the consent in writing of the Administrator.

(iii) As in favour of the Municipality of Stellenbosch –

(f) That the owner of this erf shall be obliged to allow the drainage, sewerage and the stormwater of any other erf to be conveyed over this erf if deemed necessary by the Council of the Municipality of Stellenbosch, and in such manner and in such a position as may from time to time be reasonably required by the said Municipality.

E. SUBEJECT FURTHER to the usus fructus for a period of 10 years after registration in favour of **ERICA BARBARA VAN DER MERWE** – Identity Number 290210 0030 001 – married out of community of property.

SIGNED AT SOMERSET WEST ON 9 June 2021

A VAN VUUREN

STBB

UNREGISTERED ERF 17363 (A CONSOLIDATION OF ERVEN 282 – 289, 295 & 299) STELLENBOSCH

LIST OF TITLE DEED CONDITIONS TO BE REMOVED

Similar restrictive Title Deed Conditions are contained in the individual Title Deeds of all the above erven:

Condition E1(a): *That this erf be used for residential purposes only.*

Condition E1(b): *That only one dwelling together with such outbuildings as are ordinarily required to be used herewith be erected on this erf.*

Condition E1(c): *That not more than one-third the area of this erf shall be built upon.*

Condition E1(d): *That no building or structure or any portion thereof except boundary walls and fences be erected nearer than 6.30 metres to the street line which forms a boundary of this erf. No such buildings or structure shall be situated within 3.15 metres of the lateral boundary common to any adjoining erf, and within 4.72 metres of the rear of this erf.*

ALEXANDER AND DU TOIT STREET STELLENBOSCH
RESPONSIVE URBAN DESIGN FRAMEWORK REPORT



dhk

URBA
ARCHITECTS - URBAN DESIGNERS

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PART A URBAN DESIGN RESPONSE

A1 INTRODUCTION

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A4 CONTEXTUAL ANALYSIS
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- **A4.3** Zoning

A5 PROPOSAL

A6 FUTURE PLANNING

A7 URBAN FRAMEWORK AND REGULATION OVERLAY

A1 INTRODUCTION

This report is done in addition to the Heritage Impact Assessment, Landscape Framework and the Urban Design Principles document, Informant to the Town planning application process as a tool to assist in the assessment and rezoning of the study area for the purpose of a mixed-use development with a strong residential character.

This report will look at the immediate context but also needs to position the project within Stellenbosch, the Historic Core and Central Business District (CBD) and identify the transitional gateway condition that is a result of the immediate position and context of the study area.

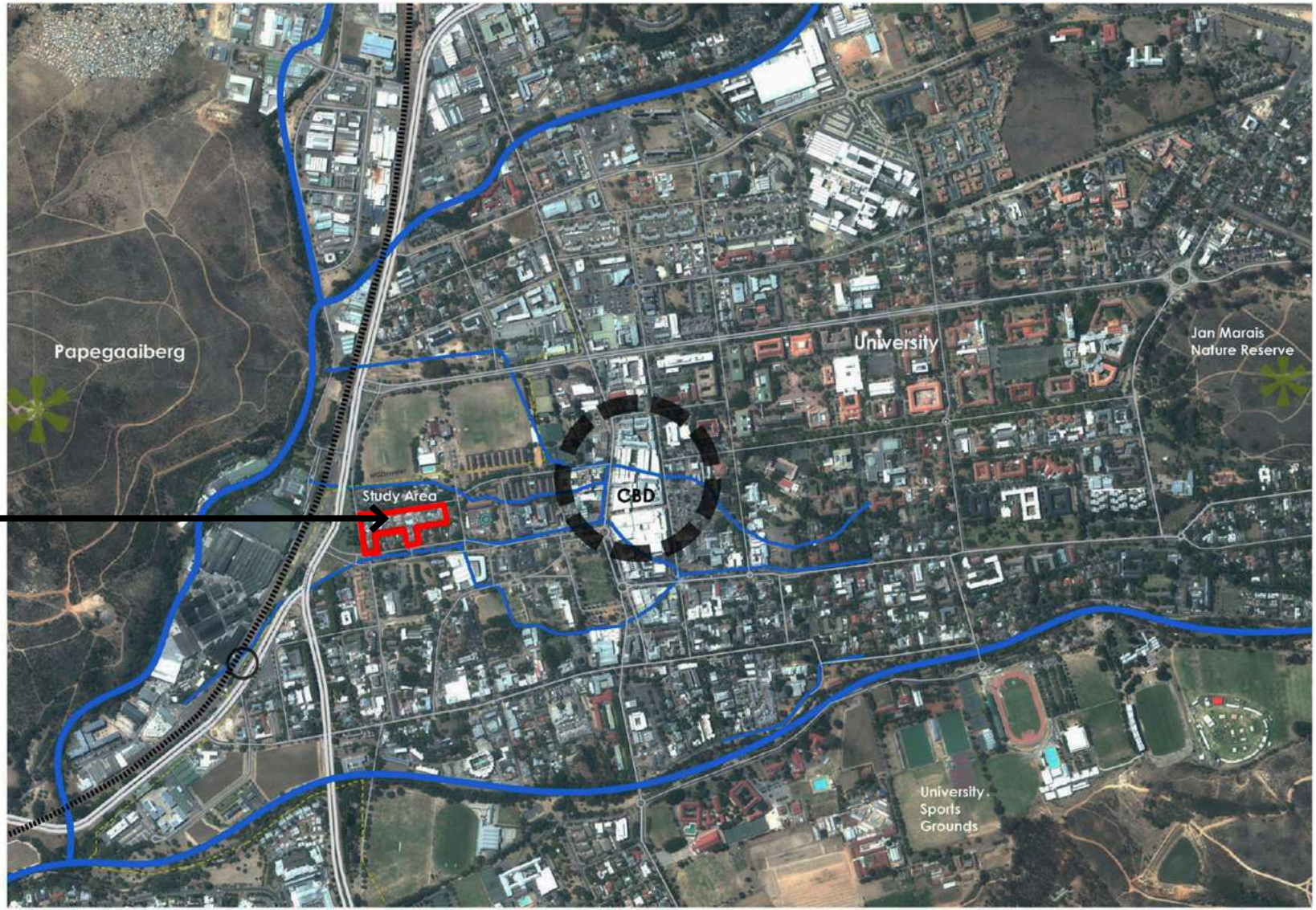


Local context

A2 SITE LOCATION AND CHARACTER

This project is located in Stellenbosch, between Alexander and Du Toit Streets, west of Bergzicht Road, and on the east side of the main entrance arterial, Adam Tas Road. The street block currently consists of typical single residential properties with houses built mostly in the 1950's on fairly large erven (just over 1000 sqm each). The proposed consolidation consists of 8 adjacent erven on Du Toit Street and 2 on Alexander Street which includes the prominent edge facing Adam Tas Road. Adam Tas Road, as the gateway into Stellenbosch with the adjacent rail line, runs between Stellenbosch town and an underutilised industrial area towards the west at the foot of Papegaaiberg. This area is envisioned to develop into a high intensity, mixed use integrated area. The Adam Tas Corridor Development Concept strongly promotes integration and connectivity from this underutilised industrial opportunity towards Stellenbosch CBD. The ribbon, into which this project falls, running adjacent to the Adam Tas Corridor therefore needs to be a catalytic intervention between the opportunities to the west, crossing the rail line and main arterial, towards historic Stellenbosch and the CBD. These entrances from Adam Tas into town need to be strongly defined and have the necessary intensity and scale.

THE SITE



Location Plan showing site relationship to the CBD and the two natural outcrops on either side.

A2.1 POSITION, CONTEXT AND CONNECTIVITY

The site is edged by Alexander Street, as a direct entrance towards town from Adam Tas, and Du Toit Street, a mostly residential oak-lined street, typical to Stellenbosch. A major intersection and traffic intervention will eventually need to be implemented at the Alexander, Adam Tas intersection as part of the Adam Tas Corridor development. Three strong pedestrian priority crossings (see figure 14) are proposed across Adam Tas and the rail line (Adam Tas Corridor Development Concept). One is at the Stellenbosch Station in the south, another at Alexander Street and the third at the Van Der Stel Sports Ground towards the north of the study area. This sports ground is being explored as an opportunity to develop into a high intensity mixed use precinct with a strong connection to the area on the other side of the rail. This specific link can run all the way through from Papegaaiberg to the University, Victoria Street and the Jan Marais Nature Reserve.

It is important to observe that a pedestrian in Alexander and Du Toit Street is not pertinently aware of grand notions such as the top of Papegaaiberg, the historic buildings in town or the outcrop in the Jan Marais Reserve as such (see photos). This area however clearly can support the pedestrian moving through with a good urban response and can provide much needed housing opportunities.



Towards Adam Tas Rd. From Du Toit Street (C.Louw 2021)



The Alexander Str. and Bergzicht Rd. intersection (C.Louw 2021)

A2.2 URBAN FORM

The proposed development area and the adjacent block on the northern side are currently a single residential pocket with large 1000 sqm erven. The area is bordered by the direct connection that Alexander Street provides from the Adam Tas main arterial towards the Stellenbosch CBD, the development opportunity on the sports fields to the north and the identified opportunity in the underutilised large-grain industrial buildings along the Adam Tas corridor, to the west. It therefore will need to be a gateway and to adopt the character of a transitional edge from the proposed high intensity along the Adam Tas corridor towards the historic buildings surrounding the Braak and town. The area directly towards the south of Alexander is dotted with many apartment blocks and a newly approved 4 storey residential development.

Du Toit street has a distinctly different character. It is a narrower street lined with mature oak trees on the northern side forming a distinct treed canopy. An unlined historical mill stream runs in the central road median along Alexander.



The corner of Alexander and Du Toit Str. (C.Louw 2021)



Du Toit Street (C.Louw 2021)

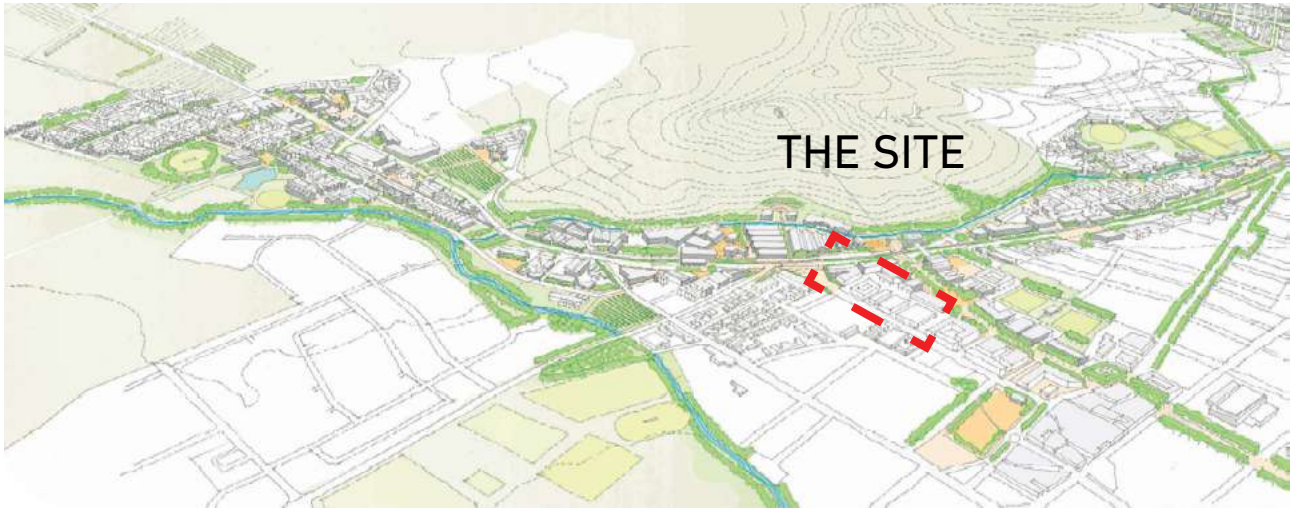
A2.3 REPORTS, INCENTIVES AND PROJECTS RELATING TO THE LOCAL CONTEXT

A few key reports, relating to the study area and its immediate surrounds, development opportunities as well as an immediately adjacent approved project are listed below.

- Stellenbosch Municipality Spatial Development Framework (Approved by Council on 11 November 2019)
- Draft Conservation Management Plan for the Tangible Heritage Resources in the Stellenbosch Municipality: Phase 4 Report and specifically the Appendix, Townscape Character Study (Cape Winelands Professional Practices in Association, 2019)
- 10 January 2019 Adam Tas Corridor Development Concept (GAPP et al, May 2019)
- Erf 263, approved Site Development Plan
- The 1997 Stellenbosch Conservation Strategy, Development Guidelines



Extract from the Adam Tas Corridor Development Concept (2019). (C.Louw 2021)



Extract from the Adam Tas Corridor Local Development Framework Stellenbosch Municipality September 2021

A2.4 LOCAL HERITAGE RESOURCES

This development is located within the defined Historic Core of Stellenbosch. This specific block's buildings however seem to have been mostly developed around the 1950's. No identified heritage resources as per the Stellenbosch wider inventory of heritage resources are indicated in the study area at this time. Moving east along Alexander the heritage resources increase in number and intensity towards the original core town and around the Braak (see figure 7), These specific heritage resources and urban elements are not visible from the study area.

The current approved Townscape Character Study that was done as a part of the Draft Conservation Management Plan for the Tangible Heritage Resources in the Stellenbosch Municipality clearly identified not only unique and distinct townscape character sub-units within the primary townscape character unit but also, special streets and spaces within the Stellenbosch townscape (figure 9). Even though the development area forms part of the primary townscape it lacks the coherence and specificity of the special streets and places identified in the Townscape Character Study, such as the Core Town Grid and Dorp Street area. It also does not fall within an identified unique townscape which further underlines the transitional character of the site.



Extract from the Townscape Character Study with the site location.



Current graded heritage resources as per the Stellenbosch wider inventory. Note the millstreams indicated.



Extract from the Townscape Character Study with proposed footprint of this proposal overlaid.

Neither the identified nodes connecting the mountain (Papegaaiberg) to the reserve as per the Adam Tas Corridor Development Concept, or the historic core and its adjacent heritage resources are directly visible from the study area. One rather has an awareness of the mature trees lining the roads as well as the historic Mill Stream running within the median, in an unusual natural state, along Alexander Road.

This development as well as the ribbon along Adam Tas thus rather contribute to a transitional gateway condition from the high mobility and intensity along Adam Tas to the historic town core and therefore provides a great opportunity to enhance and contribute to the urban structure along Adam Tas and Alexander, the entrance to town, the movement systems and the residential offering of this precinct.



Heritage resources along Alexander closer to the Braak (author 2021).



The unlined mill stream in the median on Alexander Street (author 2021).



Heritage resources along Alexander closer to the Braak (author 2021).

A3 URBAN DESIGN PRINCIPLES

The following urban design principles guided the development of the high-level framework;

1. Legibility and a hierarchy of movement corridors with a strong support for different modes of transport. Streets need to be defensible and surveillance from the adjacent users is promoted throughout.

2. Intensity, seen as a catalyst and identifier for the appropriate nodes, entrance ways and corridors. This can be harnessed to position commercial and other opportunities in the appropriate space. This should also embed the development into the existing fabric and contribute to the urban environment.

3. Access to opportunities should be promoted and facilitated. Residents should be integrated into the existing fabric and should have easy, walkable access to facilities, opportunities and recreational space.

4. Resilience and suitable flexibility in the application to allow for design development.

5. Pedestrian routes and places should be well placed, appropriately scaled, accessible and interconnected.

The intent of the development should be catalytic and should recognise, compliment and intensify the existing urban fabric and create future opportunities for Stellenbosch and the community. The project is well located within a well serviced area and can greatly contribute towards future planning, connectivity, integration and accommodation for a range of persons.





Mixed Used development, Johannesburg SA above and Florida USA below

A4 CONTEXTUAL ANALYSIS

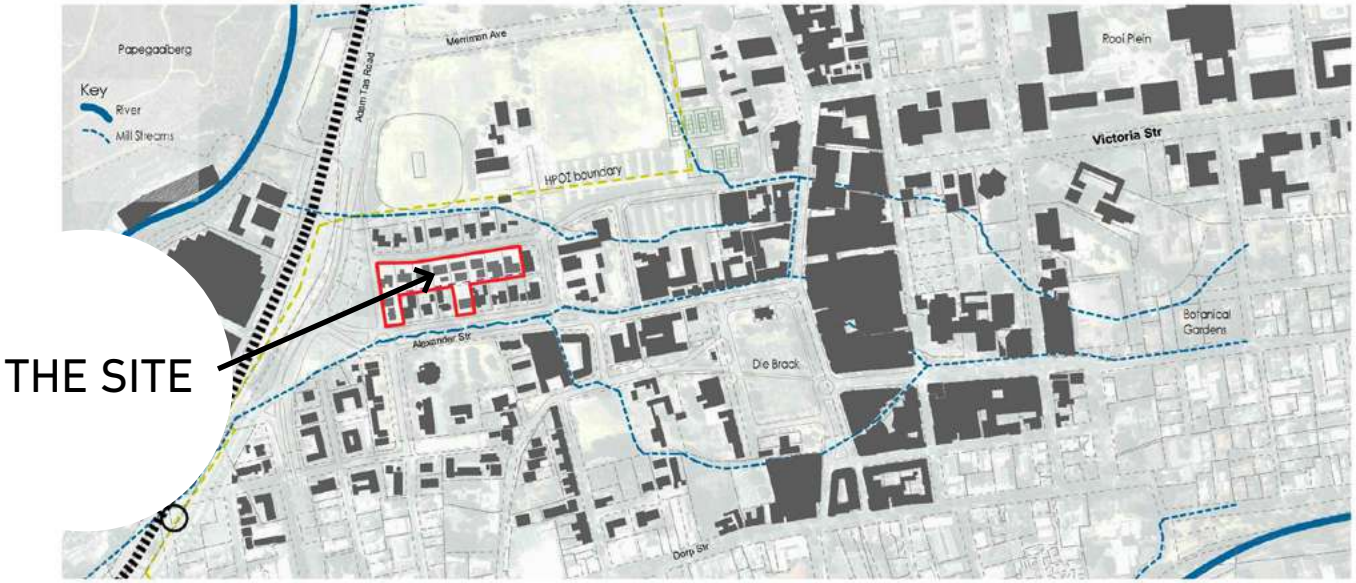
Several indicators and design elements were identified in the analysis process. These maps show the extracted indicators that have an impact on the framework design.





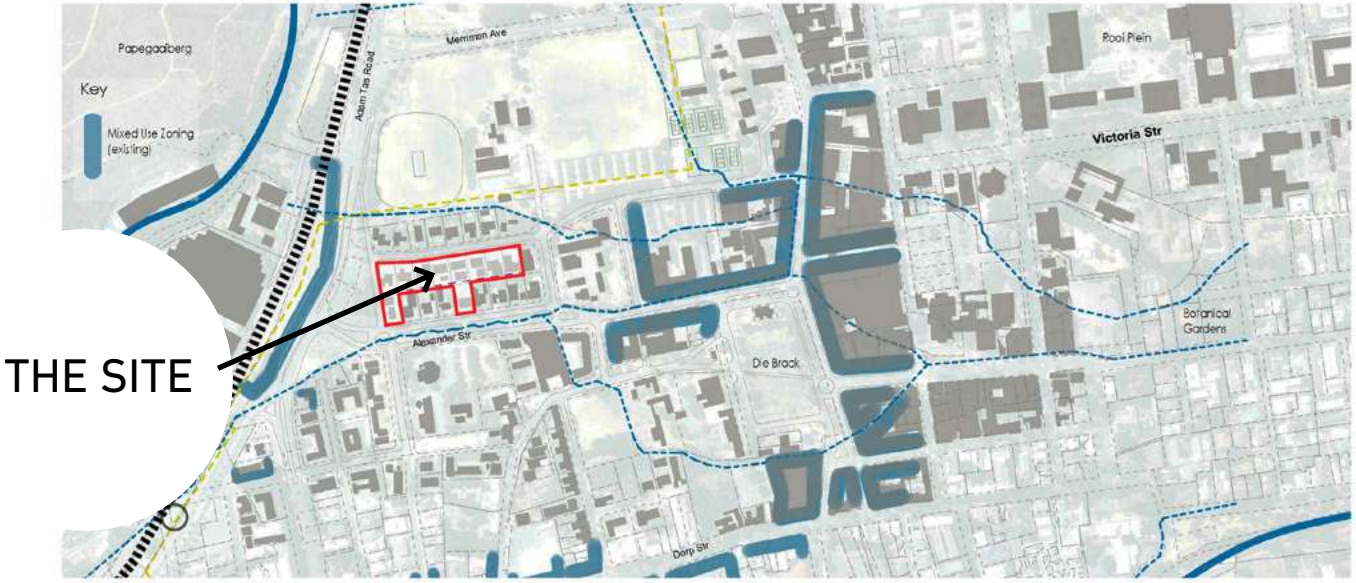
A4.1 MOVEMENT

Movement map and identified pedestrian priority crossings and connections. The connections to the industrial development opportunity at the foot of Papegaaiberg were extracted from the Adam Tas Corridor Development Concept 2019.



A4.2 GRAIN

Mapping of the current grain. Note the larger grained blocks in the CBD and then again in the underutilised industrial area to the west.



A4.3 ZONING

Current mixed-use edges mapped. These edges clearly react to the main arteries along Dorp Street, around the Braak and in the CBD. This mixed-use edge is starting to grow along Alexander which supports the gateway character and direct connectivity from town to the development opportunities and integration along the Adam Tas Corridor.

A5 PROPOSAL IN CURRENT CONTEXT



The proposal within the specific site area as a concept inserted into the current grain.

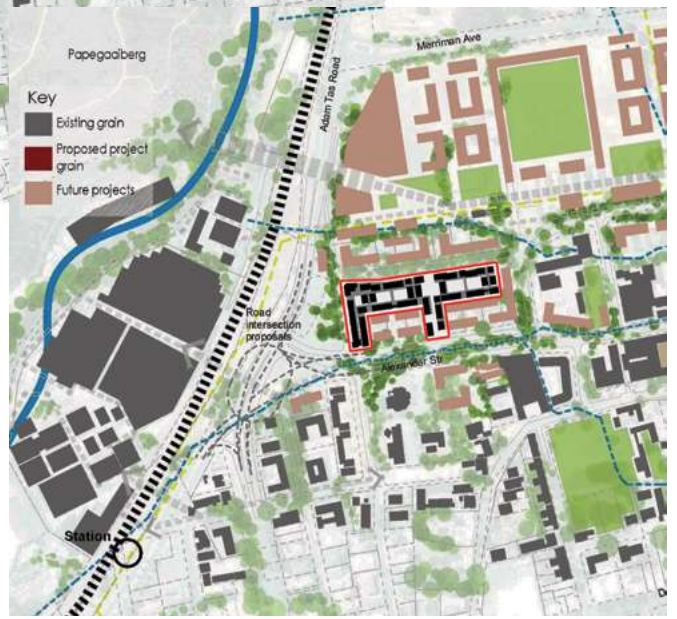


Figure ground models of the current context and the current proposal within that context

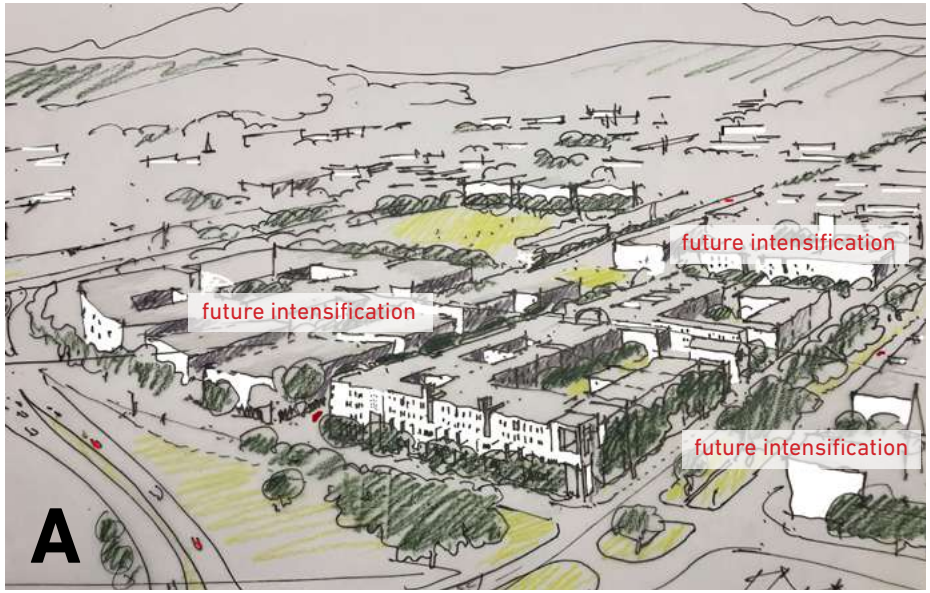
A6 FUTURE PLANNING



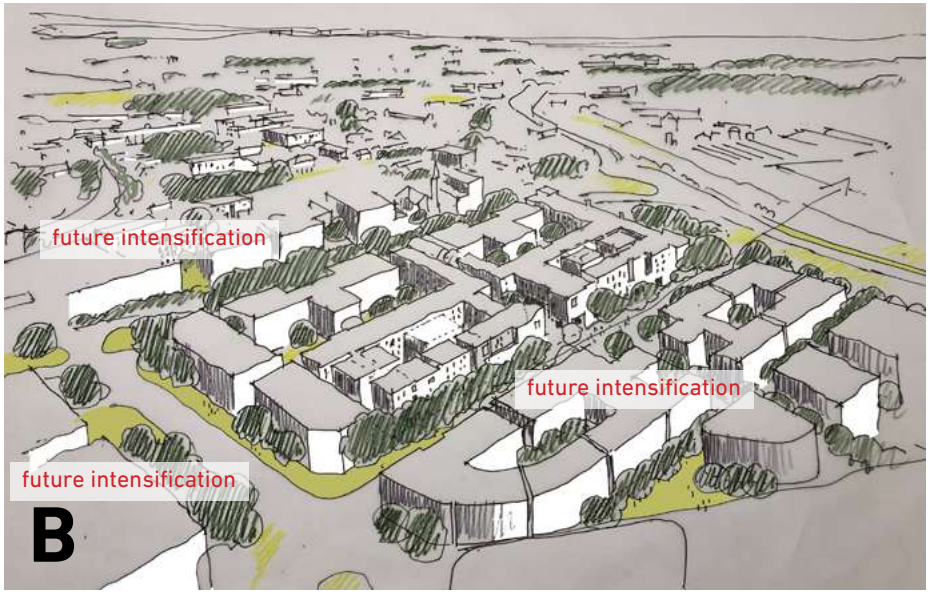
The proposal within the specific site area as a concept inserted into the current grain and indicating future development opportunities in light grey.



The proposal in red with indicative conceptual future opportunities highlighted.



Project massing and footprint inserted into context from the western corner.



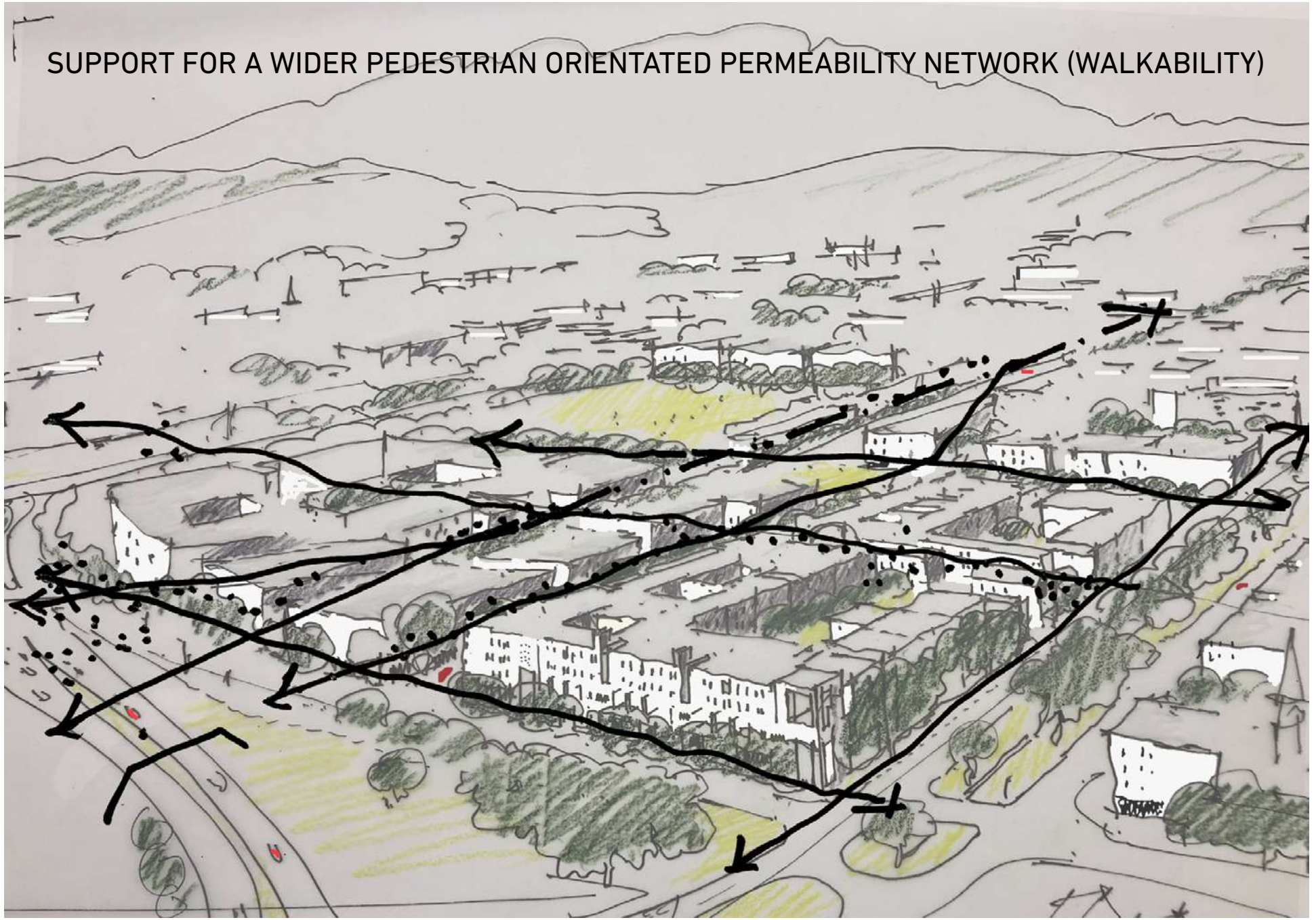
Project massing and footprint inserted into context from the north eastern corner.

Extract from Adam Tas Corridor Local Spatial Development Framework Stellenbosch Municipality September 2021





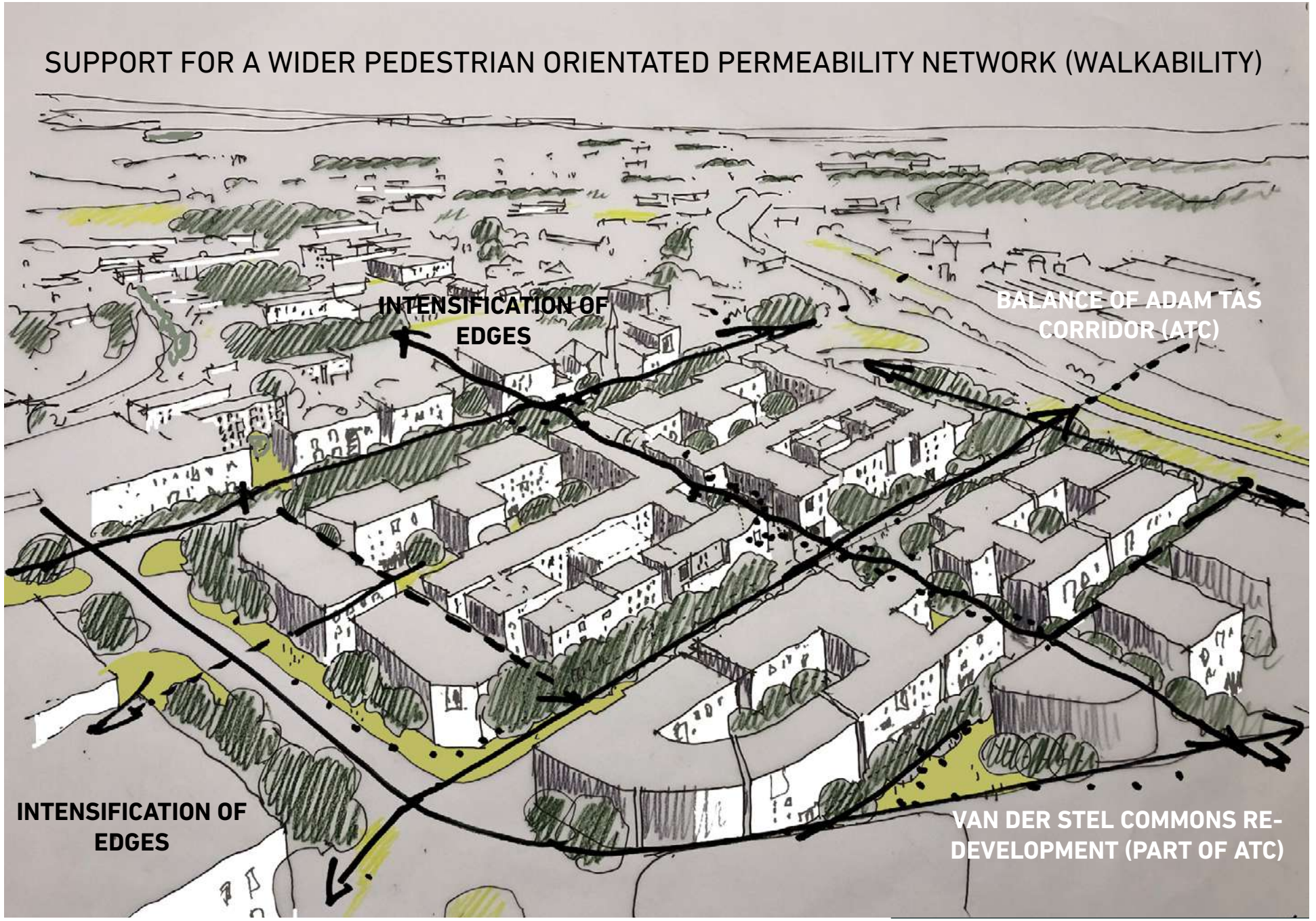
SUPPORT FOR A WIDER PEDESTRIAN ORIENTATED PERMEABILITY NETWORK (WALKABILITY)

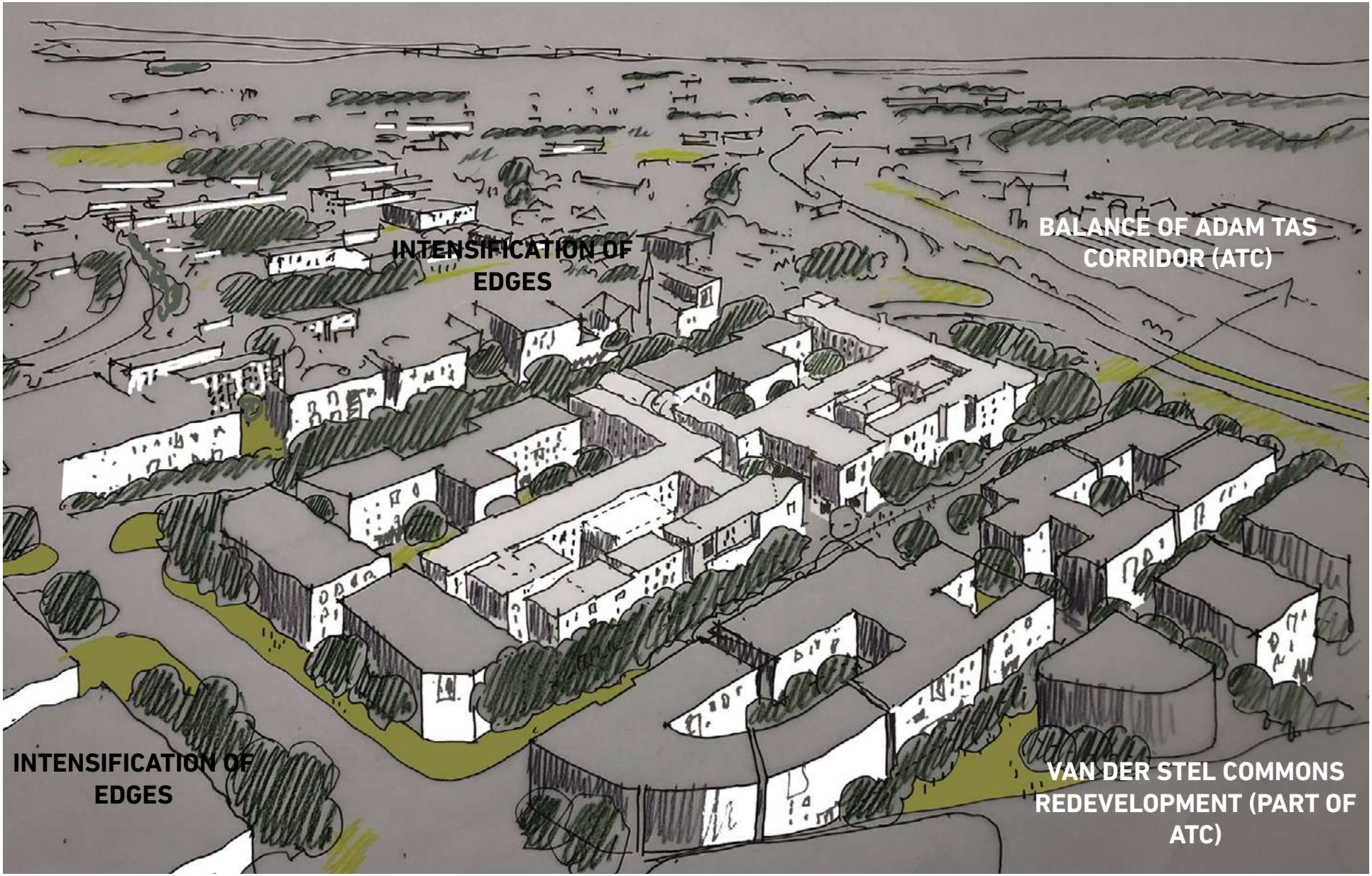




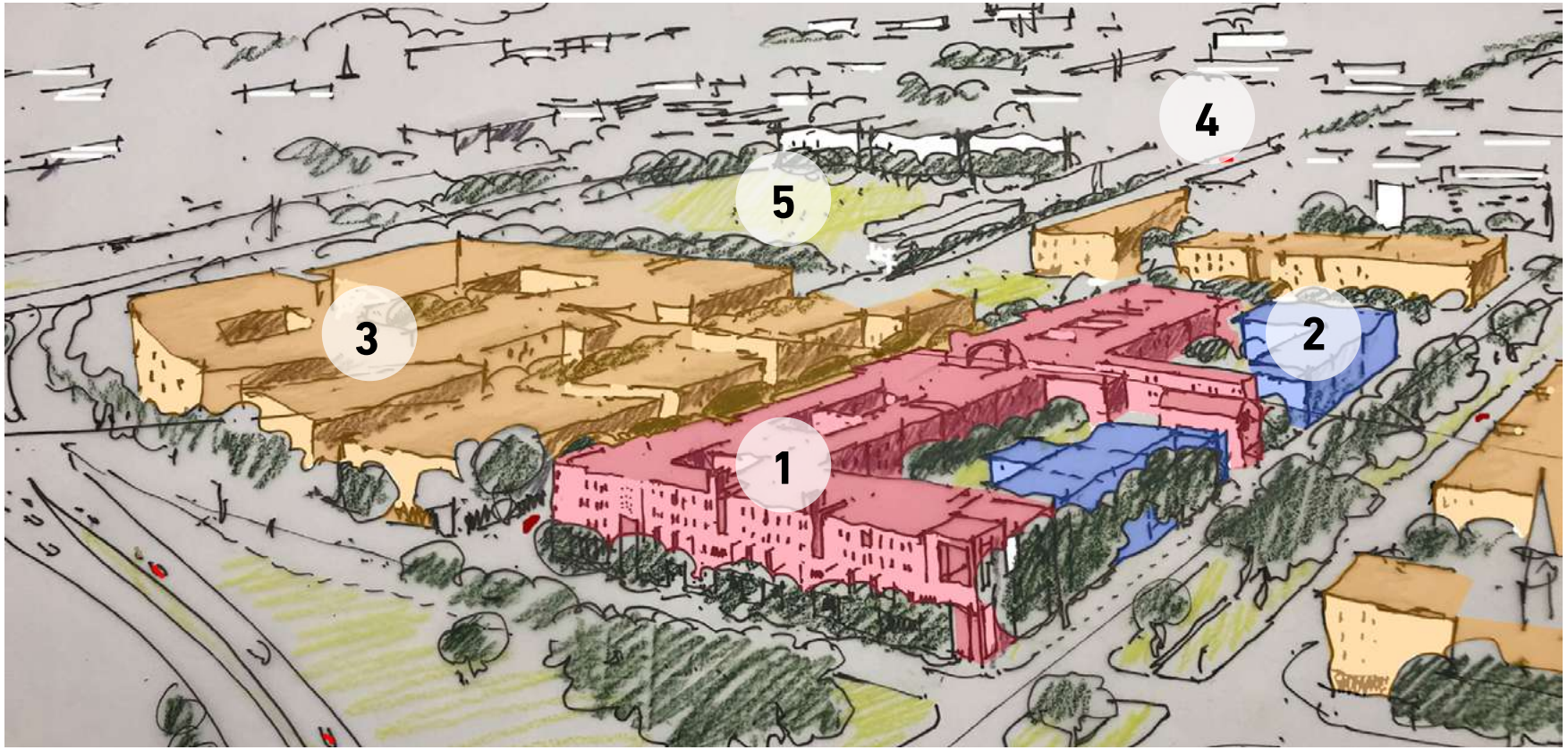
Proposed development (highlighted) in the context of total proposed future intensification

SUPPORT FOR A WIDER PEDESTRIAN ORIENTATED PERMEABILITY NETWORK (WALKABILITY)





Proposed development (highlighted) in the context of total proposed future intensification



1. Proposed extent of the development

2. Future completion of the total perimeter block in which the proposed development footprint is located

3. Likely wider urban intensification on the flanks of the proposed development as indicated in frameworks for the Adam Tas Corridor (ATC) that is anchored by the established core of Stellenbosch and extends across the R44 and the railway line towards the east. The site of our development is a catalytic node en-route within what is largely a pedestrianised system.

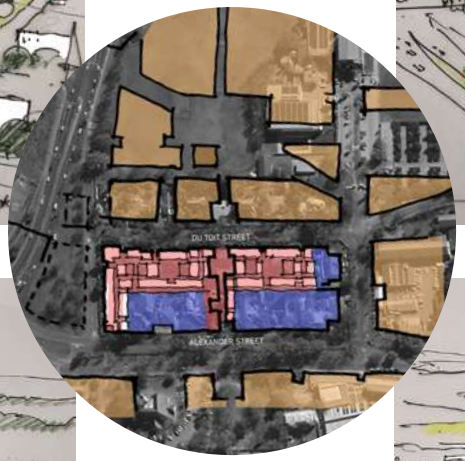
4. Existing Stellenbosch core

5. Remainder of the Van der Stel sports grounds open space system after ATC-related intensification



THIS PROPOSAL (VIEW FROM THE SOUTH WEST)

WIDER INTENSIFICATION STRATEGY





PROPOSAL IN THE CONTEXT OF FUTURE INTENSIFICATION



THIS PROPOSAL (VIEW FROM THE NORTH EAST)

Proposed development footprint

Future completion of the total block

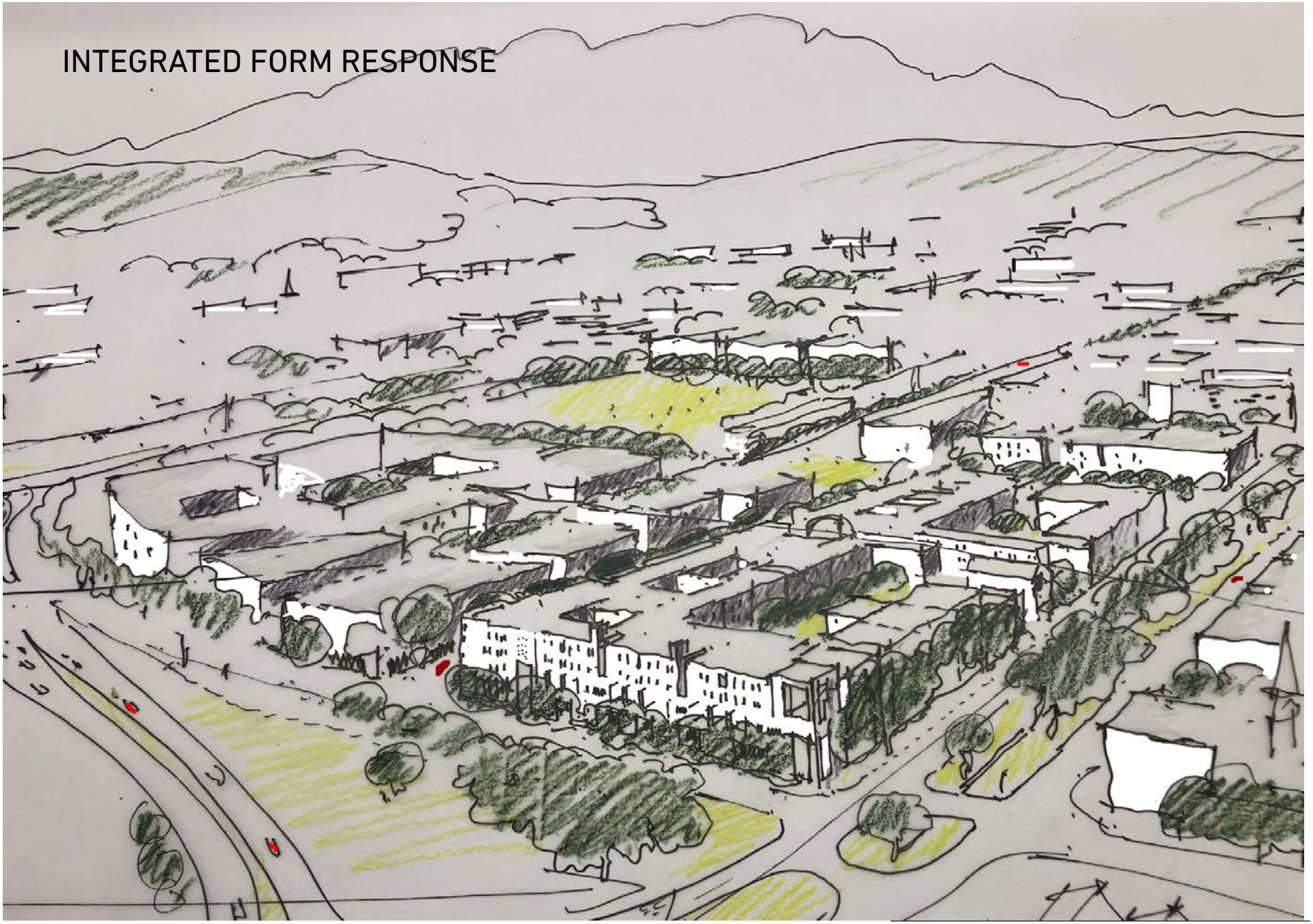
Wider urban intensification as part of the Adam Tas Corridor Framework



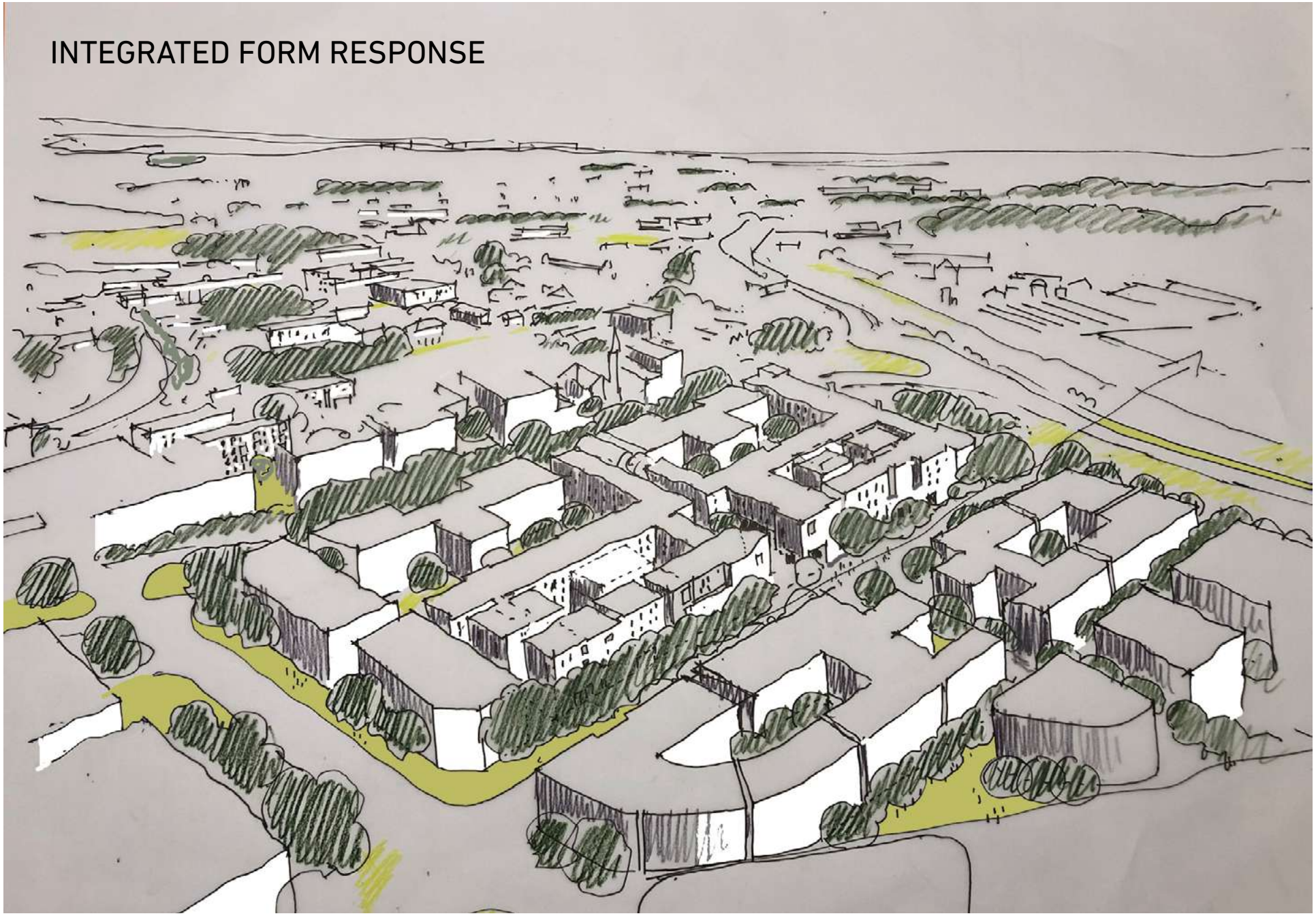
PROPOSAL IN THE CONTEXT OF FUTURE INTENSIFICATION

Photo montage of proposed project massing and in the context of wider intensification and improved street definition. (Adam Tas Corridor related)

INTEGRATED FORM RESPONSE



INTEGRATED FORM RESPONSE



A7 URBAN FRAMEWORK AND REGULATION OVERLAY

The Urban Design Framework needs to have an integrated approach to improve the physical environment and to set an overall planning and design context into which a more detailed and localised project can be set. This will influence the essential contribution it can make for the town, the users and the urban environment.

Illustrated below is a proposed regulation overlay which guides form, placement and scale. This framework also comments on permeability and connection. This should be read in addition to the very specific requirements on the built form that are in the Municipal Zoning Bylaw 2019 under the provisions applicable to specific Urban and Rural Conservation Overlay Zones, such as colours and uses. In addition to this, this framework wants to propose a strong contemporary vertical form for gables and building edges, to compliment the adjacent historical town character as well as emphasise the gateway condition of the project. This needs to allow for additional height in certain positions on site as indicated on the regulating overlay map (figure 24).

Extracted from Adam Tas Corridor Local Spatial Development Framework Stellenbosch Municipality September 2021

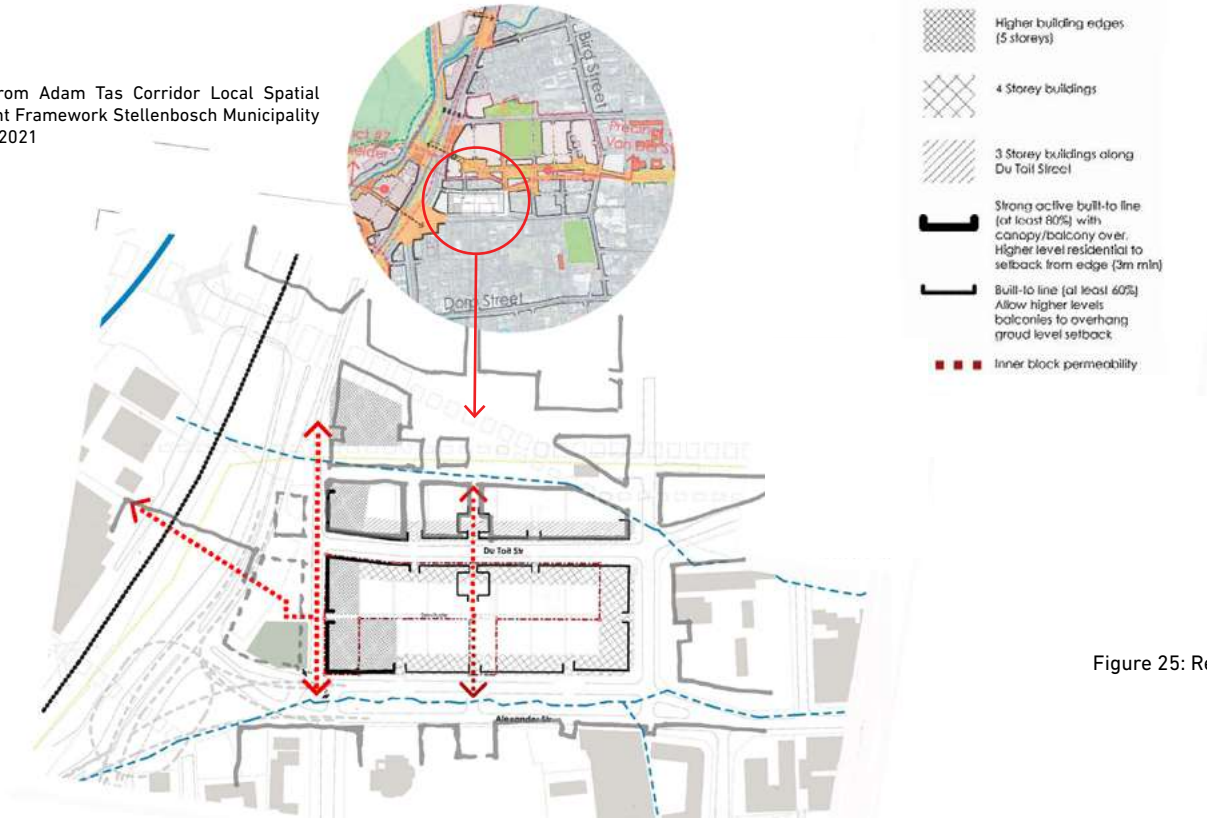


Figure 25: Regulating overlay

PART B: KEY TYPOLOGICAL PRINCIPLES

B1 CONFORMITY WITH THE HERITAGE OVERLAY ZONE INDICATORS

B2 PRINCIPLES RELATED TO MASSING AND STREET DEFINITION AT BLOCK SCALE:

- **B2.1** PERIMETER BLOCKS WITH PERMEABLE PEDESTRIAN NETWORK
- **B2.2** WOONERF
- **B2.3** RECOGNISE THE HISTORIC MILLSTREAM AS AN ASSET
- **B2.4** LOW-RISE MEDIUM DENSITY DEVELOPMENT
- **B2.5** HUMAN SCALE AND FINE GRAIN RETAIL
- **B2.6** TEXTURES, MATERIALS AND COLOURS

B3 MORE DETAILED PRINCIPLES AT BUILDING SCALE:

- **B3.1** STEREOTOMIC STREET WALL
- **B3.2** THICKENING OF STREET FACING WALLS
- **B3.3** DESIGNED STREET LEVEL THRESHOLDS
- **B3.4** STEPPING ROOF LINE AND A VARIETY OF OPENINGS WITHIN A SIMPLE CANVASS ON STREET FACADES
- **B3.5** VARIED GATEWAYS IN CONNECTING WALLS
- **B3.6** BRISE SOLEIL DETAILS

B1 CONFORMITY WITH THE HERITAGE OVERLAY ZONE INDICATORS

The provisions of the Stellenbosch Urban Conservation Area (CH APTER 25: URBAN AND RURAL CONSERVATION OVERLAY ZONE. Adopted by Council on 29 May 2019):

The following provisions relate to the proposed development site:

(a) buildings may not exceed a height of 10 meter, measured from existing ground level to top of roof or top of parapet, which limit is applicable only to the first 15 meters measured from a public road;
RESPONSE: Height exceeds this and based on the context-specific opportunity within a densification zone and is demonstrated holistically via the-form based response as illustrated in this document. Refer heritage consultant's assessment and technical height overlay prepared for the rezoning application prepared by FirstPlan Town Planners
(b) on the balance of the land unit (outside the 15 meters measured from a public road) the height of a building may not exceed 5 storeys or the maximum number of storeys permitted in the base zone, whichever is the lowest;
RESPONSE: Refer to response under (a) above
(c) the Municipality may withhold its permission if any increase in height of a structure would, in the opinion of the Municipality, interfere with the growth of any mature tree within the road reserve, or if it would necessitate the undesirable pruning or removal of that tree or its branches;
RESPONSE: Refer Landscape architect's tree survey and report. The proposals by the landscape architect is incorporated in this work
(d) the Municipality may enforce a street building line for a basement set back from the street boundary if, in the opinion of the Municipality, the structure will interfere with the root system and growth of any mature trees within the abutting public road;
RESPONSE: Refer Landscape architect's tree survey and report. The proposals by the landscape architect is incorporated in this work
(e) face brick may not be visible from a public road;
RESPONSE: The proposal conforms
(f) no pre-cast concrete walls of any kind, no barbed wire fencing or flat pressed industrial steel fences may be used which are visible from a public road;
RESPONSE: The proposal conforms
(g) water tanks, solar panels, antennae and such similar attachments may not be visible from a public road;
RESPONSE: The proposal conforms
(h) the following colours shall be used unless otherwise approved by the Municipality:

(i) plastered walls shall be white or off-white; conform + strongly supported in this proposal

(ii) outside woodwork, if painted, shall be green, brown or black; conform, but white and shades of lighter grey/ light colour tinted grey also proposed (Norfolk Colours). See next page 'Textures and Colours'.

(iii) piping and guttering shall be painted the same colour as the background; conform

(iv) roofing, if visible shall be black or thatch colour. grey and white also proposed

(v) notwithstanding the permitted land uses in the base zone, the following land uses shall be a consent use application and may be refused if in the opinion of the Municipality it will have a detrimental impact on the character of the street area.

(vi) motor showrooms, public parking areas and parking garages; the parking below grade with only one entry point has a major benefit of taking individual garage entrances of the streets

(vii) plant nurseries conform

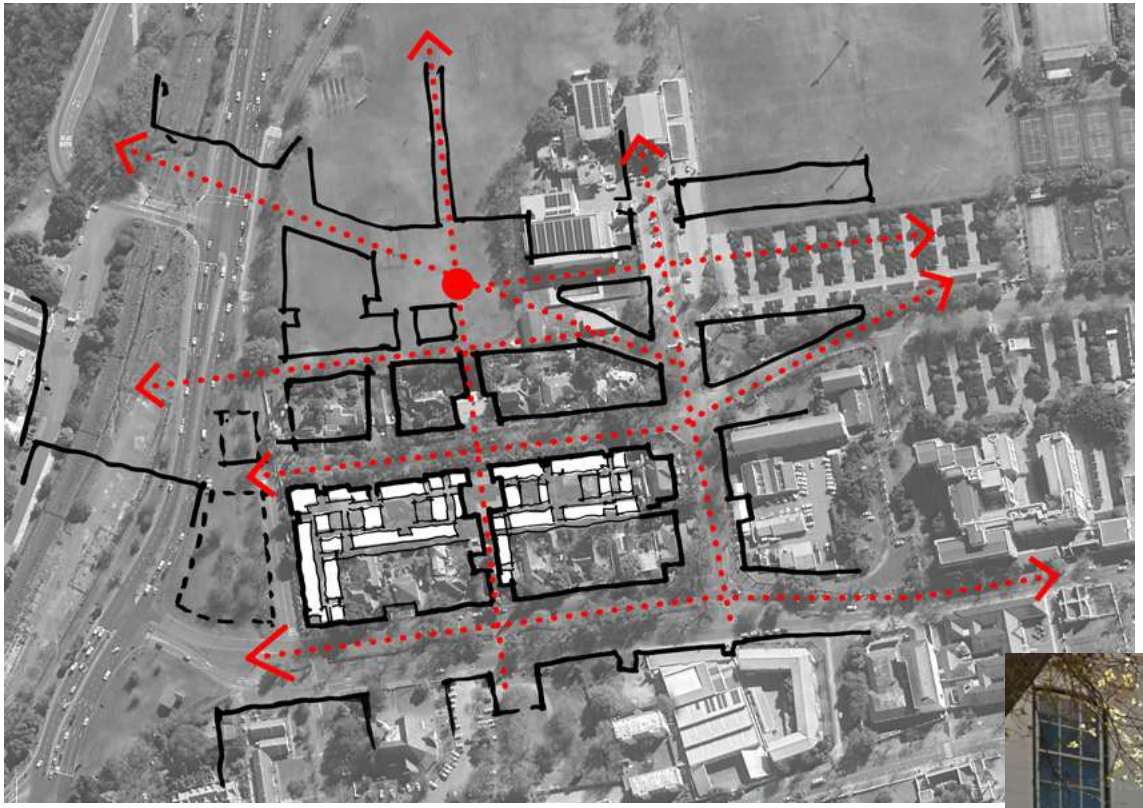
(viii) supermarkets, shopping centres. conform. Some retail included as indicated, but set within a perimeter block frame with optimal street transparency

(ix) The Municipality may also impose conditions on how buildings and land use activities should be positioned in relation to the public road or a public open space to mitigate negative impact. Conform + a key aspect of this proposal.

(k) Notwithstanding the requirements of section 22 related to parking ratios, the Municipality may waive or reduce parking ratios and/or loading requirements on a land unit in this overlay zone or may impose a requirement for the provision of non-motorised transport provision in lieu of the provision of parking. Such alternative requirements shall be agreed to in writing and shall be deemed to be alternative development parameters applicable to the property
Refer transport engineers report

B2 PRINCIPLES RELATED TO MASSING AND STREET DEFINITION AT BLOCK SCALE:

B2.1 PERIMETER BLOCKS WITH PERMEABLE PEDESTRIAN NETWORK



Built-to lines/perimeter block edges and pedestrian movement

PERIMETER BLOCKS HOLD THE STREET EDGES VIA BUILD-TO LINES RATHER THAN MINIMUM SET-BACKS

SUPPORTING STREET-DEFINING **PERIMETER BLOCKS** IS PART OF URBAN DESIGN BEST PRACTICE AND A KEY ASPECT OF DENSIFICATION WITHIN A LOW RISE MEDIUM DENSITY ENVIRONMENT

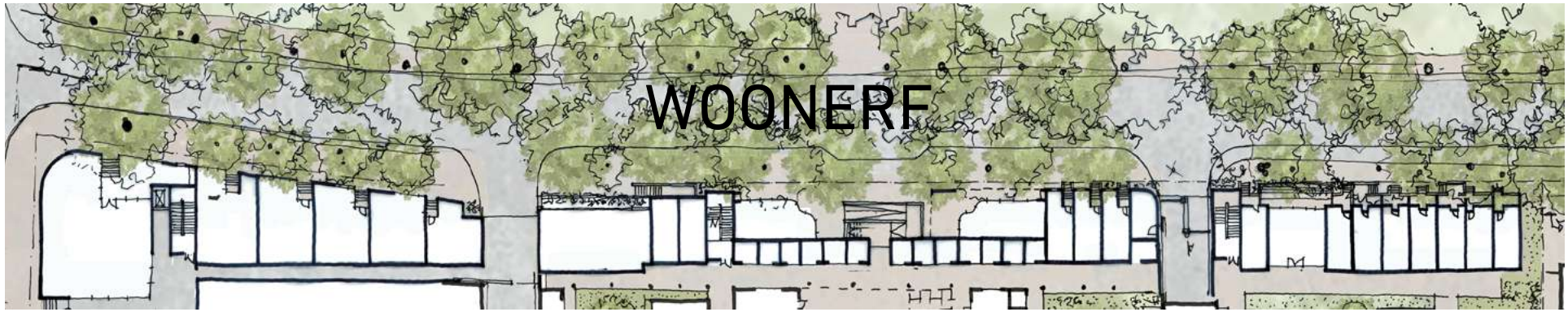
PERIMETER BLOCKS OFFER OPPORTUNITIES TO CARVE BACK INTO THE MASS IN ORDER TO SUPPORT MID BLOCK PERMEABILITY AND POINTS OF INTEREST ALONG THE STREET EDGES



PERIMETER BLOCKS RESULTING IN GOOD STREET DEFINITION IS A REGOGNISABLE FEATURE OF HISTORIC STELLENBOSCH

B2 PRINCIPLES RELATED TO MASSING AND STREET DEFINITION AT BLOCK SCALE:

B2.2 WOONERF



Du Toit Street is envisaged as a **woonerf.** (Also refer landscape architects report).
The **woonerf** concept makes the street a shared space in which the impact and speed of car travel is mitigated by pinching and texturing the surfaces and actively landscaping the fringes. The purpose is to turn it into an urban room which invites informal use and improved surveillance from the flanking buildings that open up onto it.

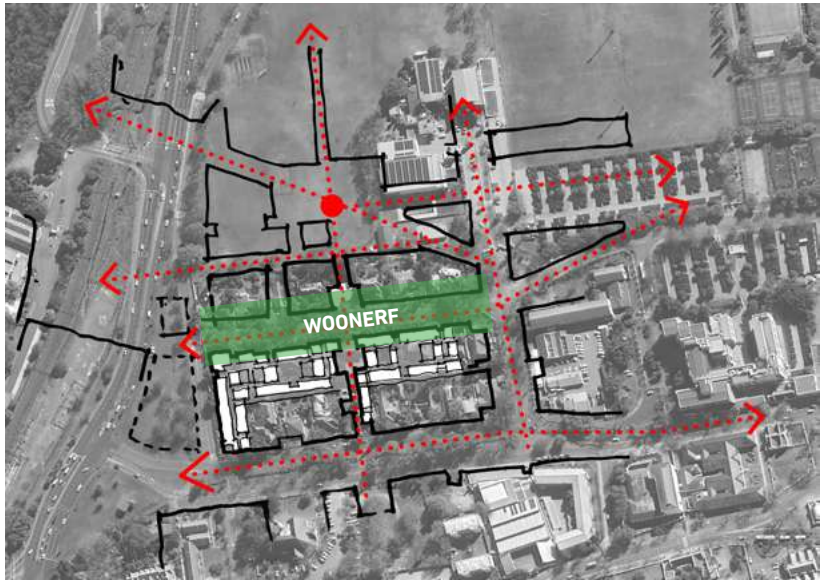


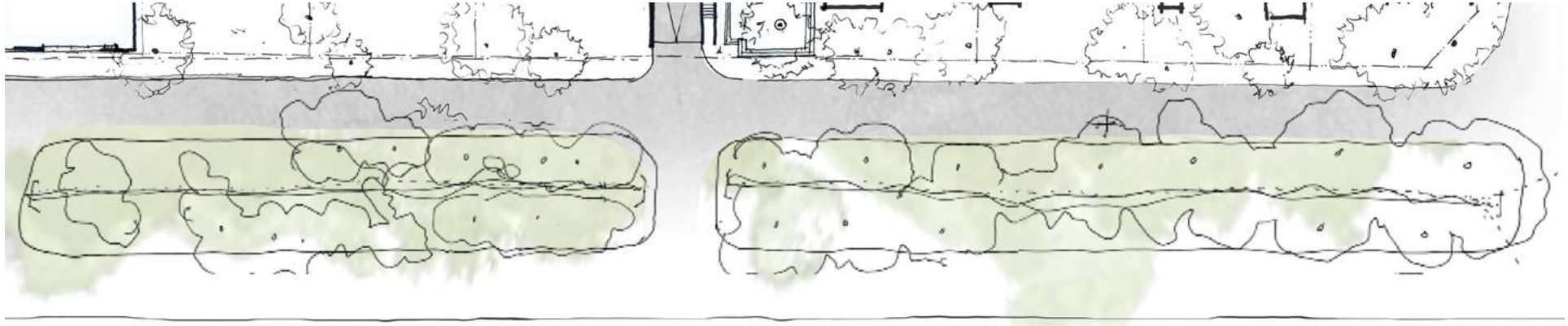


Figure: A typical woonerf in the Netherlands



B2 PRINCIPLES RELATED TO MASSING AND STREET DEFINITION AT BLOCK SCALE:

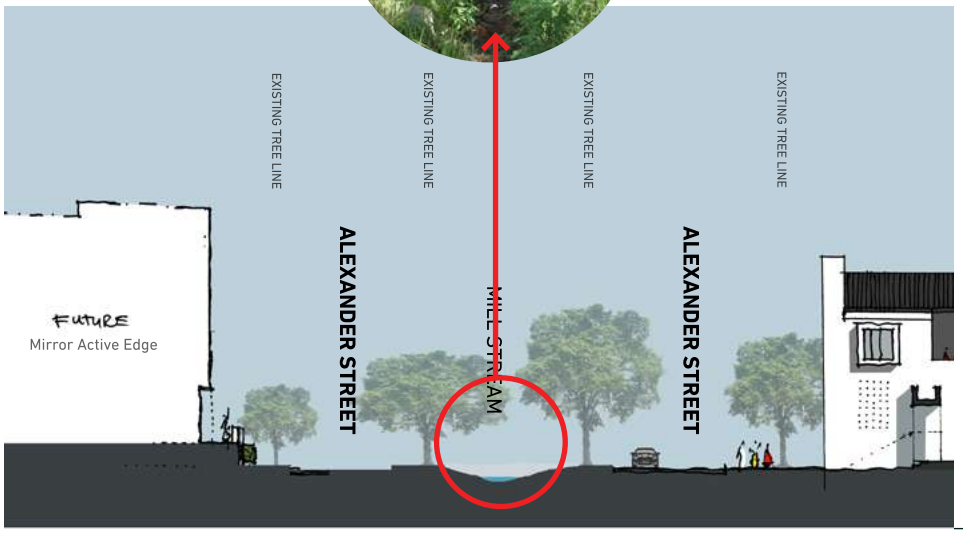
B2.3 RECOGNISE THE HISTORIC MILLSTREAM AS AN ASSET



Explore opportunities for incorporating/upgrading historic Millstream located in Alexander Street median.







B2 PRINCIPLES RELATED TO MASSING AND STREET DEFINITION AT BLOCK SCALE:

B2.4 MISSING MIDDLE CASE STUDY



Precedent extracted from Smart Density Missing Middle Case Study: Low-Rise Apartment Building

"The Missing Middle idea was coined by architect Daniel Parolek to illustrate the lack of housing types being built, not as a result of market forces but rather the result of policy. Missing Middle housing describes housing forms between single-detached houses and apartment buildings and includes duplexes, triplexes, fourplexes, rowhouses, townhouses and low and mid-rise buildings.

This example of high impact density maintains the corridor's physical character, social and housing needs while creating opportunities for developers, residents, and the community. The example project was designed to specifically fit within the context of the neighbourhood, surrounded by wide-sidewalks, green spaces, and a seamless convergence of indoor and outdoor spaces for year-round use. These types of innovative building typologies along with new policies are needed to create a new regulatory environment that makes Missing Middle housing feasible."

Text extracted from Smart Density Missing Middle Case Study: Low-Rise Apartment Building

The "Missing Middle" concept is particularly applicale to this project because it is the kind of architectural typology which is appropriate for this context, as well as the range and segment of market opportunities the scheme will provide for.

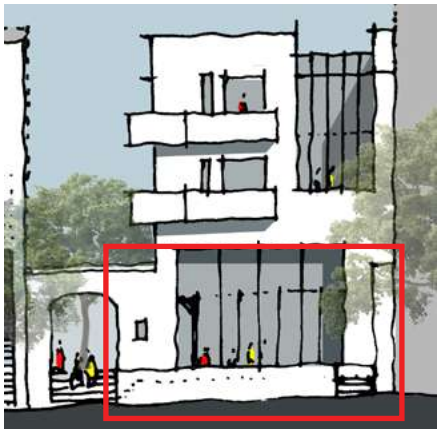


D1
B1
A1
S.C
RETAIL
OFFICE
SERVICE

Utilise the world's best practice low-rise medium density development with mixed-use to facilitate humancentric densification (missing middle).

B2 PRINCIPLES RELATED TO MASSING AND STREET DEFINITION AT BLOCK SCALE:

B2.5 HUMAN SCALE AND FINE GRAIN RETAIL





Where retail is provided at grade and on street level, the facade must relate to the pedestrian experience.







Ground Level Retail

Examples of fine grain retail in Kloof Street, Cape Town and Church Street, Stellenbosch

B2 PRINCIPLES RELATED TO MASSING AND STREET DEFINITION AT BLOCK SCALE:

B2.6 TEXTURES, MATERIALS AND COLOURS

PLASTERED BRICK

STONE

FACE BRICK

ROUGH CAST PLASTER

BRISE SOLEIL





WHITE, GREY AND BLACK ROOFING



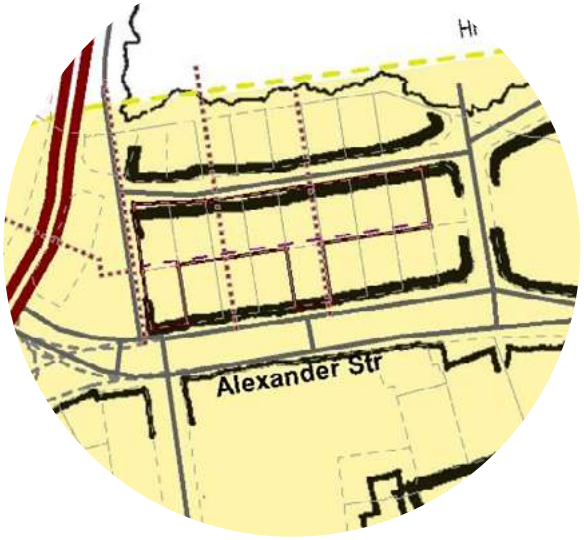
NORFOLK COLOURS

B3 DETAILED PRINCIPLES AT BUILDING SCALE:

B3.1 STEREOTOMIC STREET WALL
B3.2 THICKENING OF STREET FACING WALLS
B3.3 DESIGNED STREET LEVEL THRESHOLDS
B3.4 STEPPING ROOF LINE AND ALTERNATING OPENINGS WITHIN A SIMPLE CANVAS ON STREET FACADES
B3.5 VARIED GATEWAYS IN CONNECTING WALLS
B3.6 BRISE SOLEIL DETAILS

B3 DETAILED PRINCIPLES AT BUILDING SCALE:

B3.1 STEREOTOMIC STREET WALL



Implied street wall (thick black line) as indicated in the Townscape Character Study referred to.



Typical stereotomic facade with consistent alignment in historic Stellenbosch.



Typical stereotomic treatment on Du Toit Street



Our proposal is consistent with previous heritage studies in recommending extension of the historic edge defining architecture that is uniform and **distinctly stereotomic in character**. The white ,stereotomic architecture acts as backdrop to street life and reinforces the softness of the planting in the form of trees and hedges.

B3 DETAILED PRINCIPLES AT BUILDING SCALE:

B3.2 THICKENING OF STREET FACING WALLS



This plan of the Du Toit street interface demonstrates how doors and windows are recessed by introducing returning walls in a u-shaped arrangement

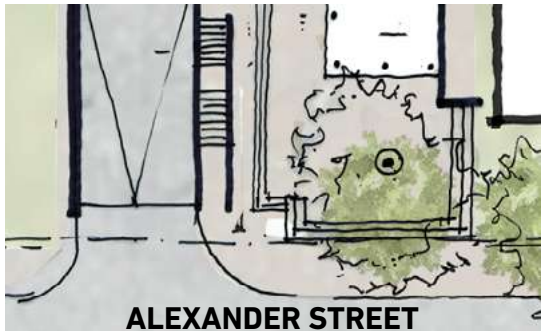


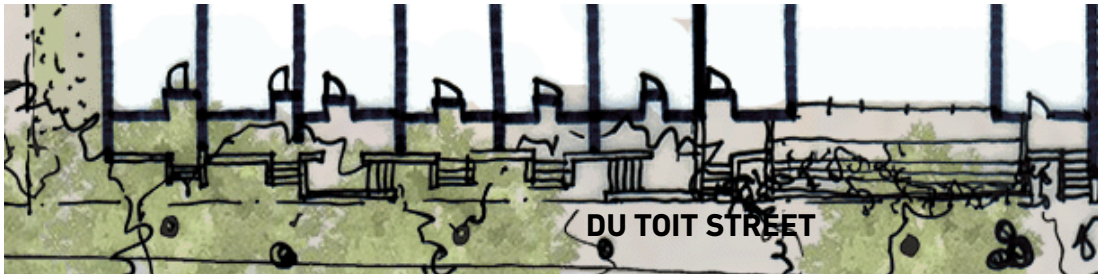
This comparatively new building at 85 Dorp Street indicates how a facade can be thickened by introducing returning walls in plan. The space inside the U remains usable.



B3 DETAILED PRINCIPLES AT BUILDING SCALE:

B3.3 DESIGNED STREET LEVEL THRESHOLDS

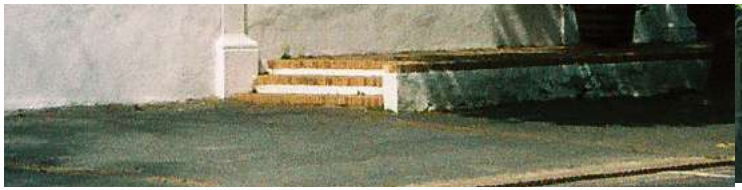








Stepped and articulated building thresholds are distinctive features of historic Stellenbosch, combined with doors that open directly onto the threshold zone. This has been applied in varied ways along the different street edges of the development as illustrated in the circled areas above.







B3 MORE DETAILED PRINCIPLES AT BUILDING SCALE:

B3.4 STEPPING ROOF LINE AND A VARIETY OF OPENINGS WITHIN A SIMPLE CANVASS ON STREET FACADES



North Elevation



South Elevation



West Elevation

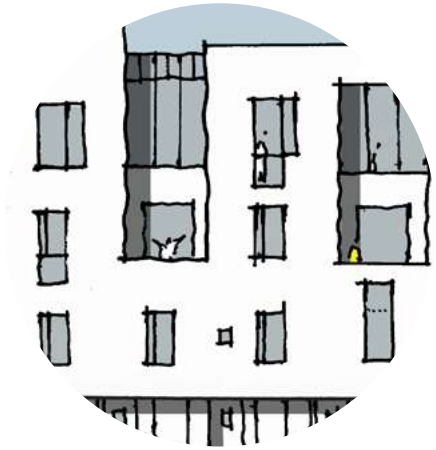
Bookends of buildings and those on street corners should be treated appropriately in terms of height and articulations part of a total townscape strategy.

Despite the fact that the perimeter holding buildings of historic Stellenbosch are of relatively uniform height an massing that ends with horizontal parapet walls, there are nuanced variation in openings and floor-to-floor heights because the parts that make up the continuous edge were built over time for different purposes and clients.

Often contemporary blocks lack this variety which results in a sterile, repetitive feel across larger developments. Our proposal is to alternate the position and size of openings and to create steps in the parapet height to mimic the effect of smaller buildings built side-by-side over time.

B3.5 STEPPING ROOF LINE AND A VARIETY OF OPENINGS WITHIN A SIMPLE CANVASS ON STREET FACADES (CONTINUED)









Variety of openings types as seen on the Du Toit Street facade

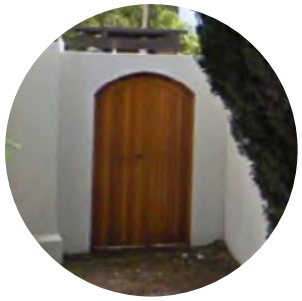




B3 DETAILED PRINCIPLES AT BUILDING SCALE:

B3.6 VARIED GATEWAYS IN CONNECTING WALLS







Varied gateways in walls that bridge the gaps between buildings are found throughout historic Stellenbosch




Examples of varied gateways along a portion of the Du Toit Street interface

B3 DETAILED PRINCIPLES AT BUILDING SCALE:

B3.7 BRISE SOLEIL DETAILS

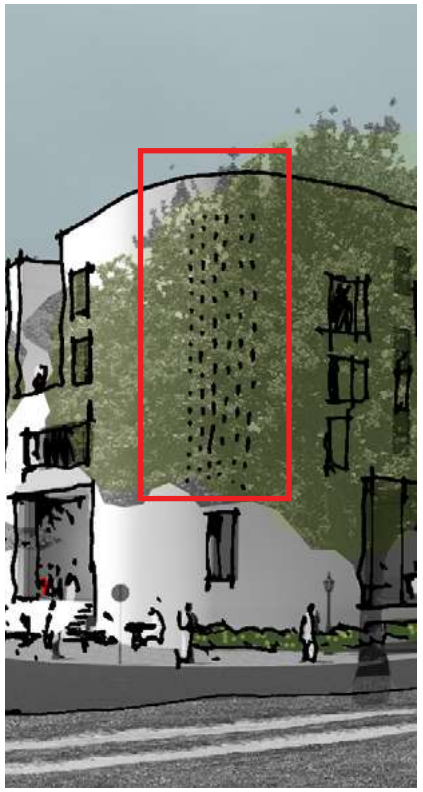


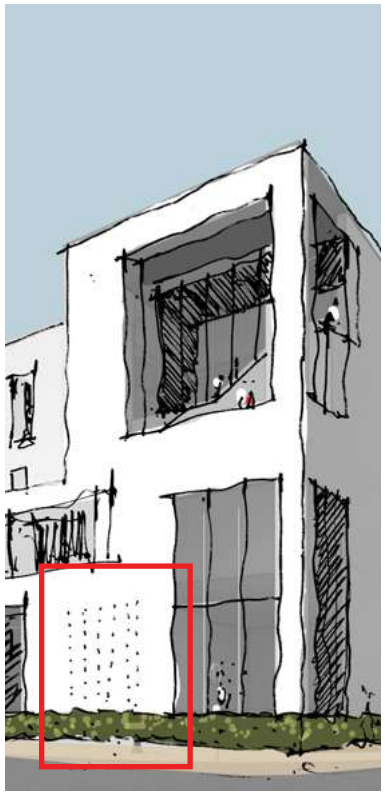






Brise soleil detailing of various types is found throughout Stellenbosch and is a distinctive feature of architecture from the previous century. It compliments the white architecture well and provides delicate detailing and interest at the scale of buildings.





Example of a brise soleil panel on the bookend buildings of the Adam Tas Street facing facade.

PART C: PLANS SECTIONS ELEVATIONS AND 3D MASSING

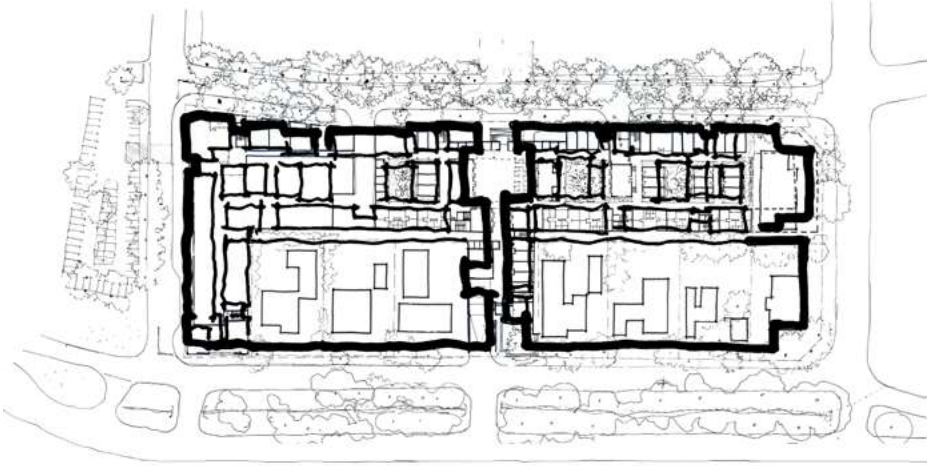
C1. PLANS
C2. INDICATIVE THREE DIMENSIONAL BUILD UP
C3. ELEVATIONS AND HEIGHT CAPS
C4. SECTION

C1 PLAN: FREE HAND BASE PLAN

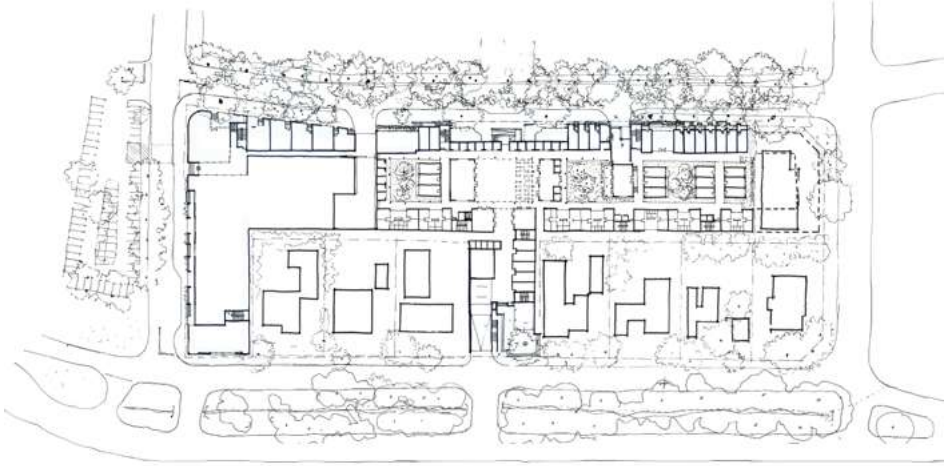


HAND DRAWN BASE PLAN SHOWING INTEGRATED BUILDING MASS, STREET THRESHOLDS AND DIVERSE INTERSTITIAL SPACES

C1 PLANS: LAYERING & PLACE MAKING



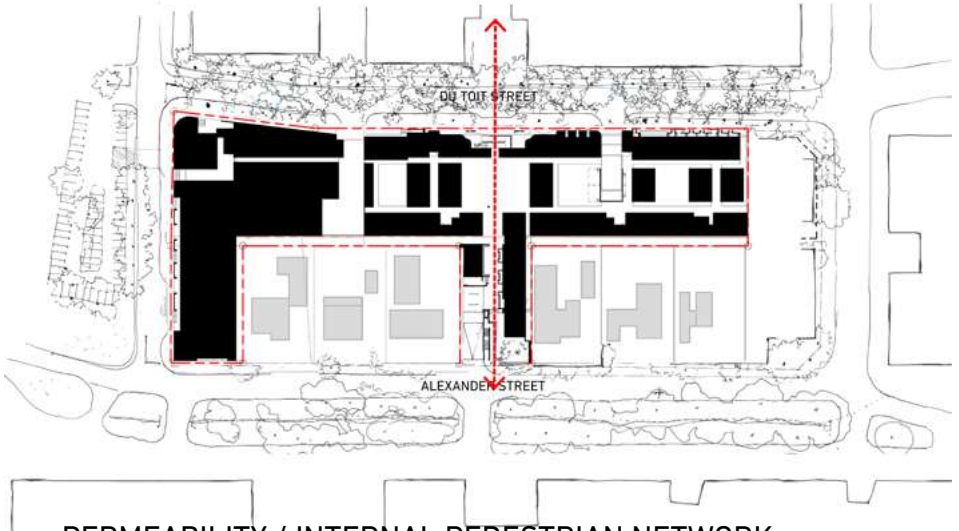
PROJECTED INTENSIFICATION DRIVEN PERIMETER BLOCKS
(TO SUPPORT GOOD STREET DEFINITION)



CRAFTING OF STREET THRESHOLDS AND INTERSTITIAL SPACES



RESULTANT FIGURE GROUND



PERMEABILITY / INTERNAL PEDESTRIAN NETWORK



FIGURE GROUND : GROUND FLOOR



FIGURE GROUND : FIRST FLOOR



FIGURE GROUND : SECOND FLOOR

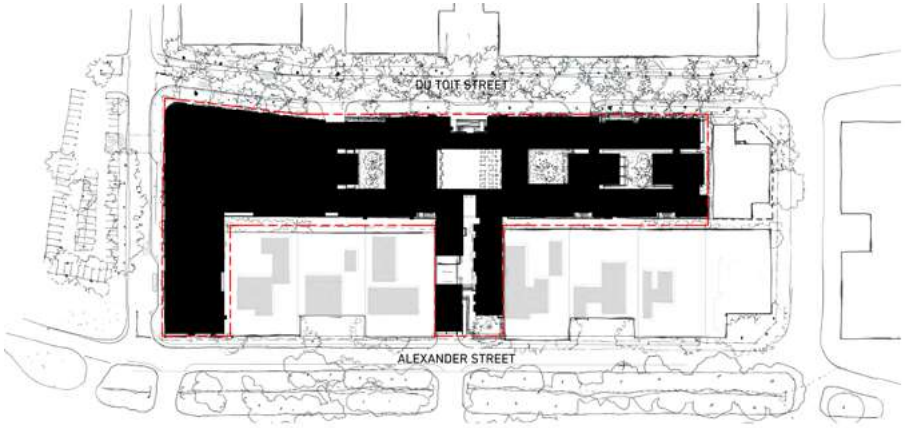


FIGURE GROUND : THIRD FLOOR

OUTER ENVELOPE FOOTPRINT (COVERAGE OF BUILT FORM ABOVE BASEMENT LEVEL)

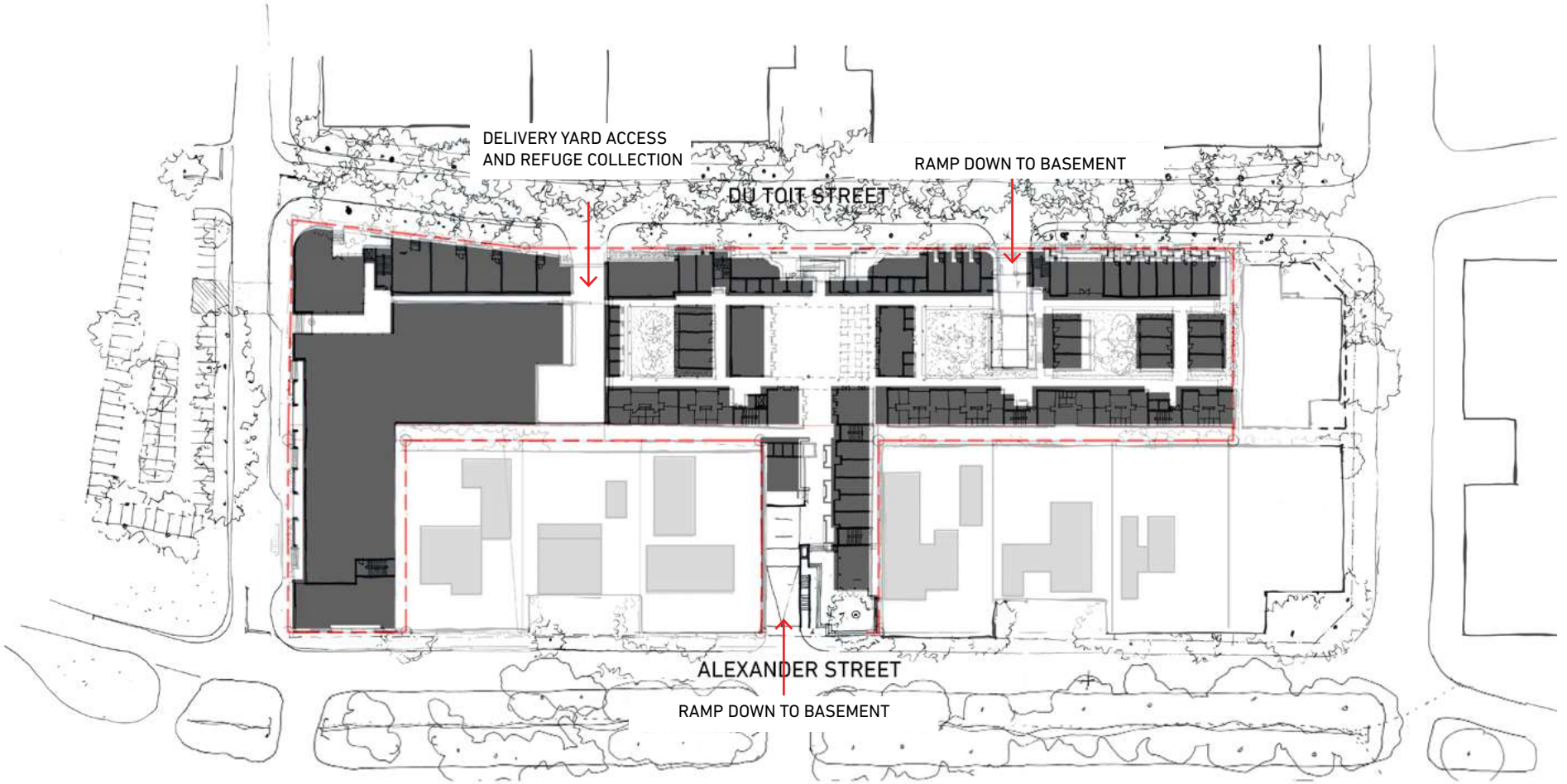


USABLE SPACE ONLY



ESTIMATED TOTAL COVERAGE ABOVE THE BASEMENT IN-CLUDING HORIZONTAL CIRCULATION + VERTICAL CIRCULATION CORES

C1 PLANS: FIGURE GROUND PLANS



ESTIMATED FULL FIGURE GROUND ABOVE BASEMENT INCLUDING HORIZONTAL CIRCULATION PASSAGES, VERTICAL CIRCULATION ZONES AND BASEMENT ACCESS

C1 PLANS: LAND USE

D1 B1 A1 S.C RETAIL OFFICE SERVICE



LAND USE : GROUND FLOOR



LAND USE : FIRST FLOOR



LAND USE : SECOND FLOOR



LAND USE : THIRD FLOOR

C1 ELEVATIONS: LAND USE



LAND USE : NORTH ELEVATION



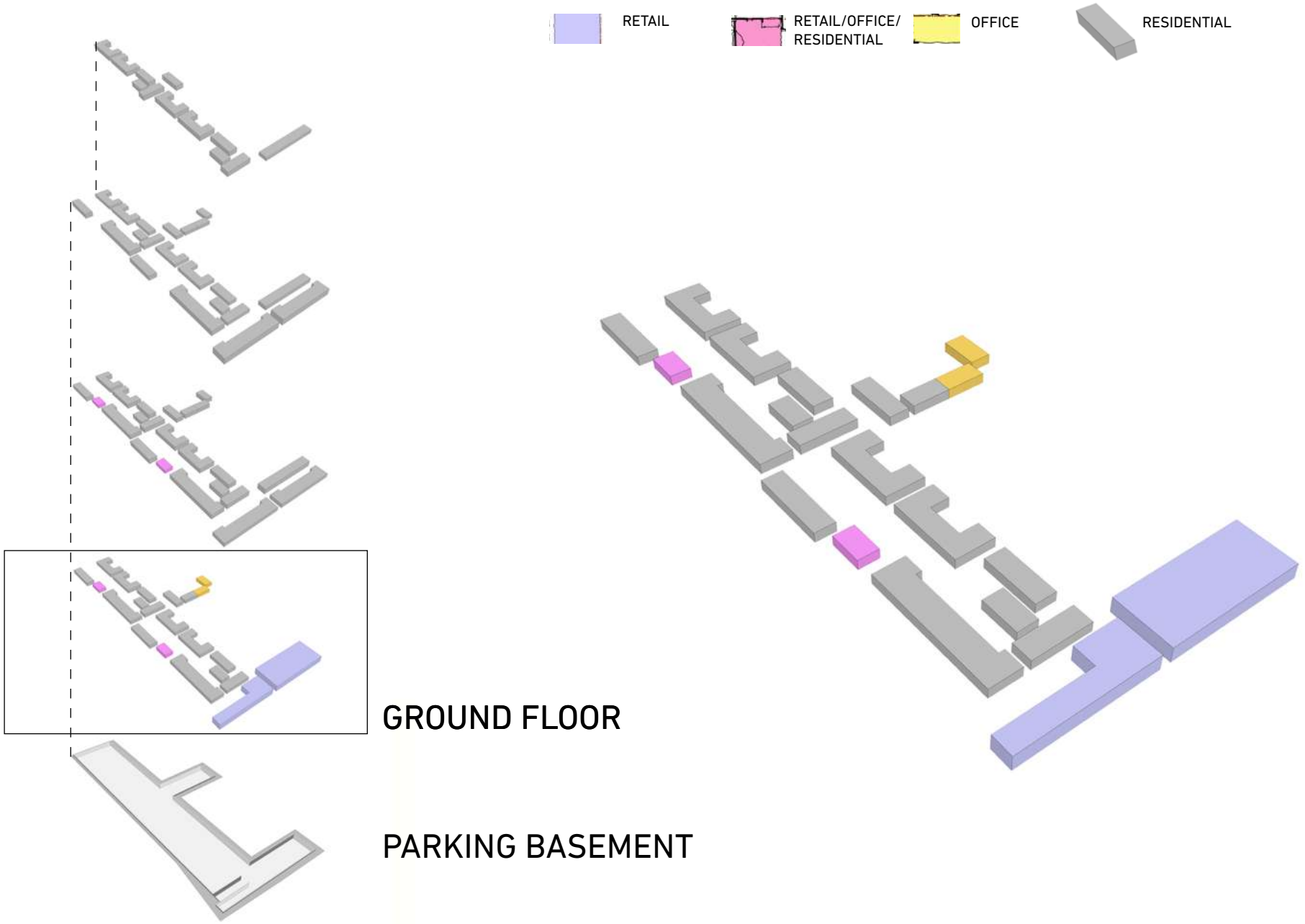
LAND USE : SOUTH ELEVATION



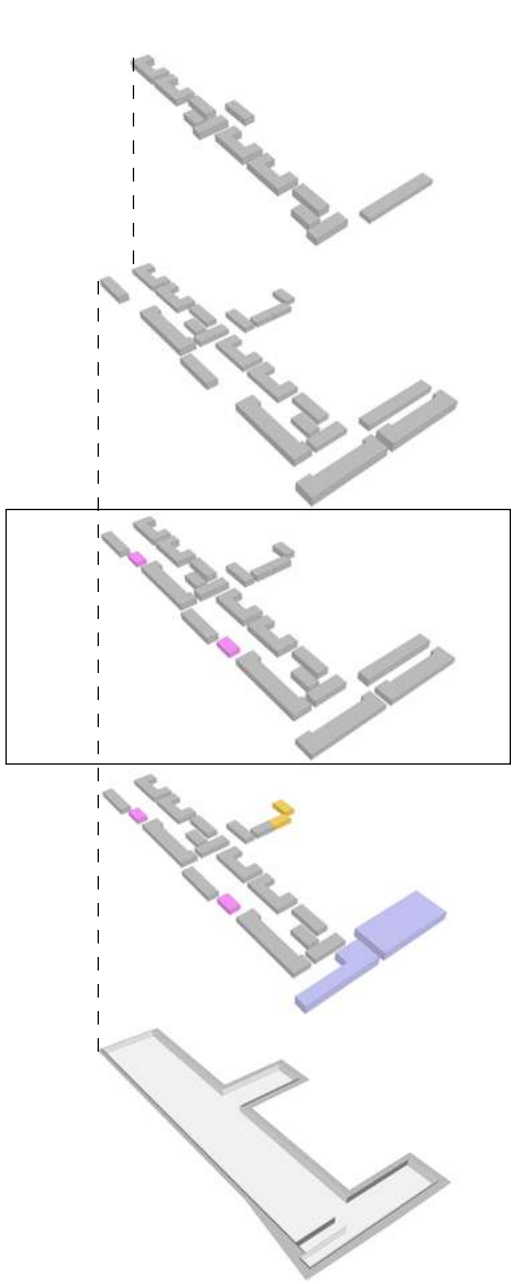
LAND USE : WEST ELEVATION

- D1
- B1
- A1
- S.C
- RETAIL
- OFFICE
- SERVICE

C2 INDICATIVE THREE DIMENSIONAL BUILD-UP: LAND USE



C2 INDICATIVE THREE DIMENSIONAL BUILD-UP: LAND USE



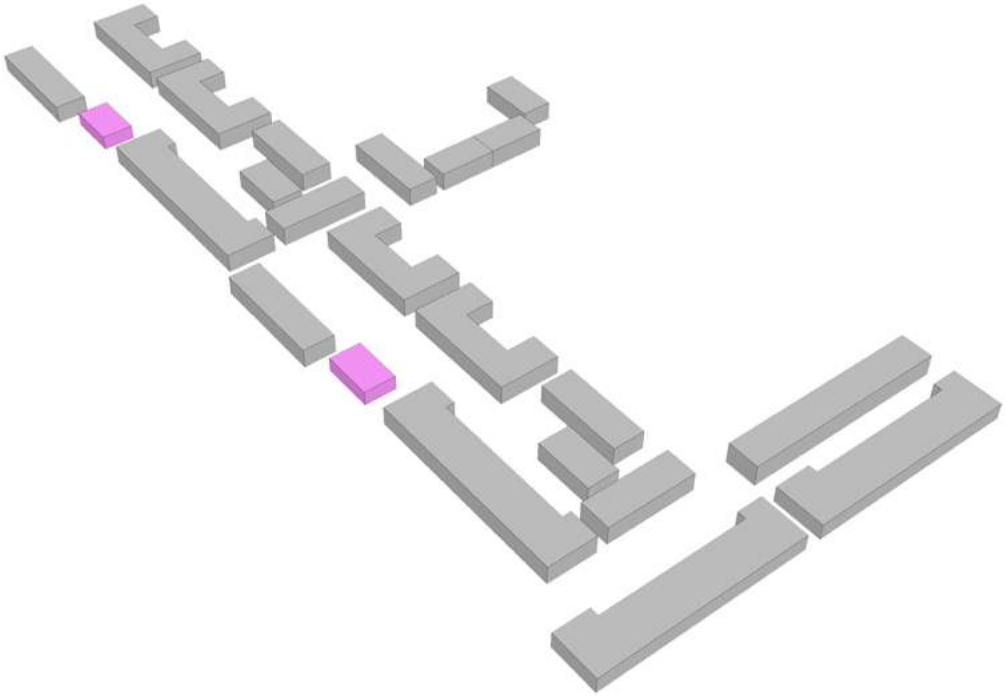
RETAIL

RETAIL/OFFICE/ RESIDENTIAL

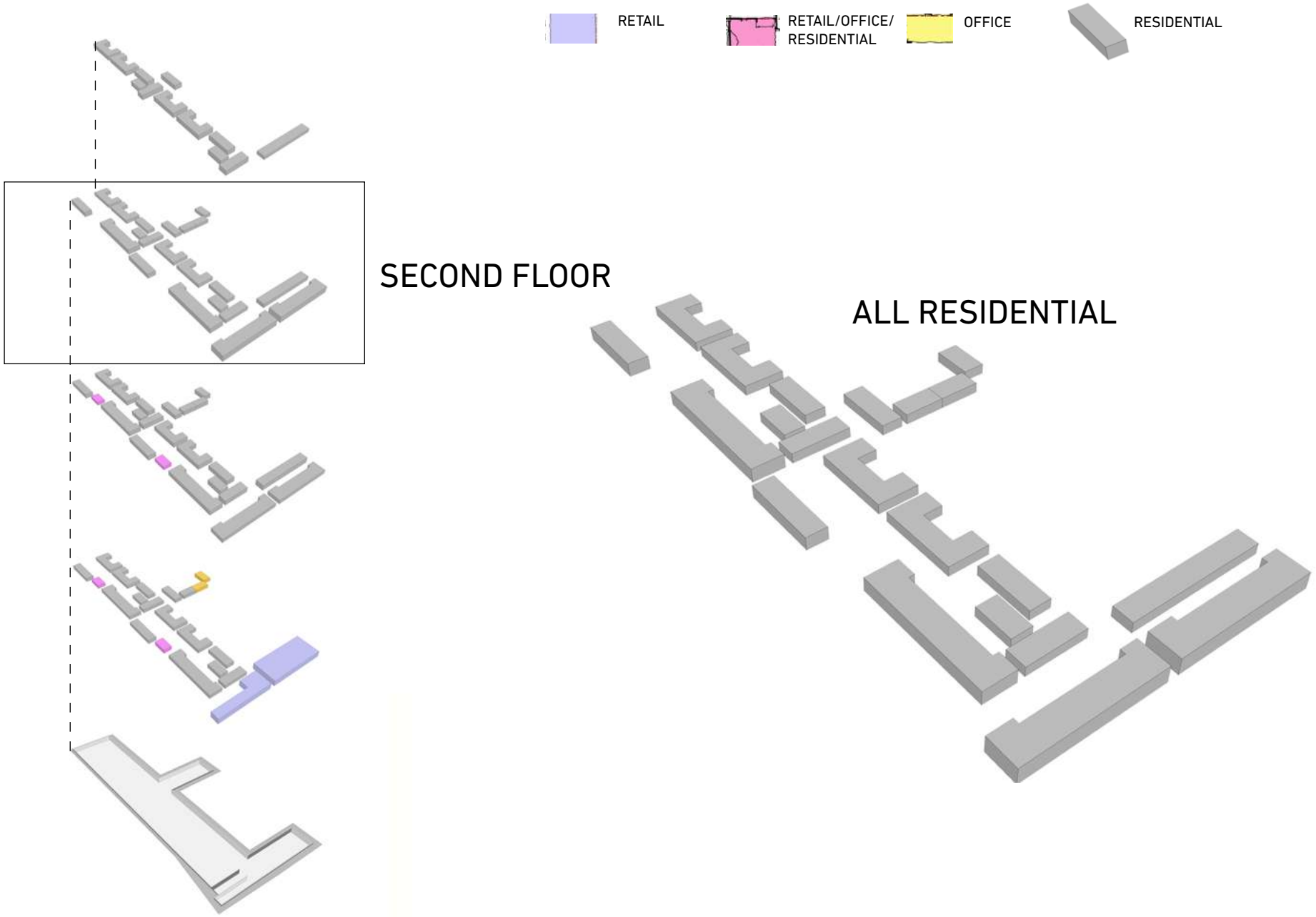
OFFICE

RESIDENTIAL

FIRST FLOOR



C2 INDICATIVE THREE DIMENSIONAL BUILD-UP: LAND USE



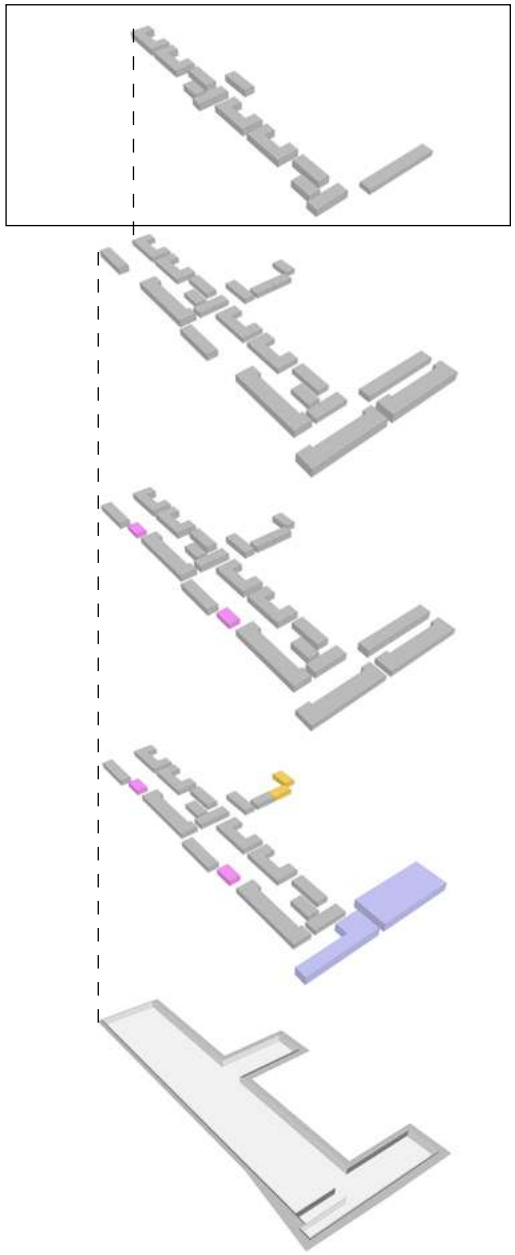
C2 INDICATIVE THREE DIMENSIONAL BUILD-UP: LAND USE

RETAIL

RETAIL/OFFICE/ RESIDENTIAL

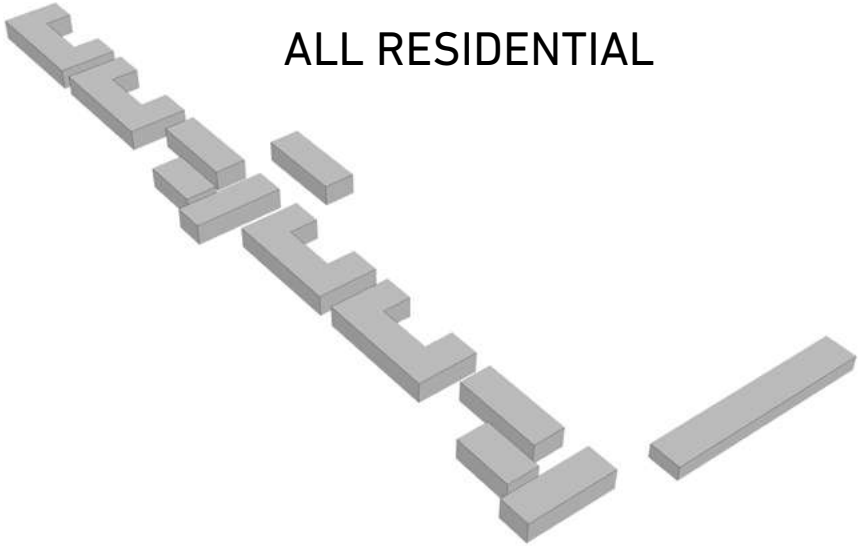
OFFICE

RESIDENTIAL



THIRD FLOOR

ALL RESIDENTIAL



C3 ELEVATIONS



NORTH ELEVATION: DU TOIT STREET



WEST ELEVATION: ADAM TAS STREET



SOUTH ELEVATION: ALEXANDER STREET

EXISTING TREES NEW TREES

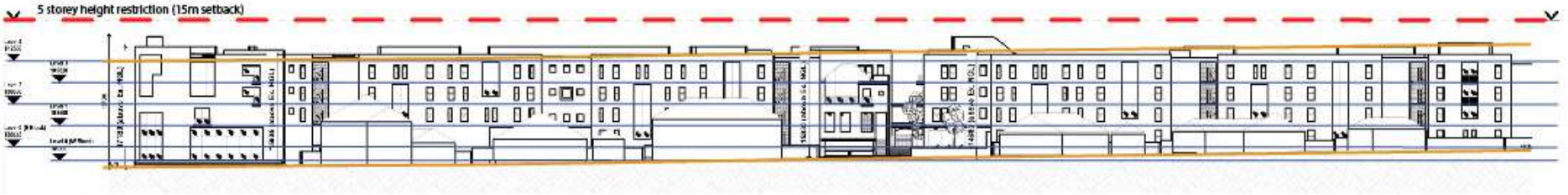
C3 ELEVATIONS WITH HEIGHT CAPS



NORTH ELEVATION: DU TOIT STREET



WEST ELEVATION: ADAM TAS STREET



SOUTH ELEVATION: ALEXANDER STREET



GROUND FLOOR PLAN WITH CONSIDERED STREET FRONTING THRESHOLDS



NORTH ELEVATION: DU TOIT STREET



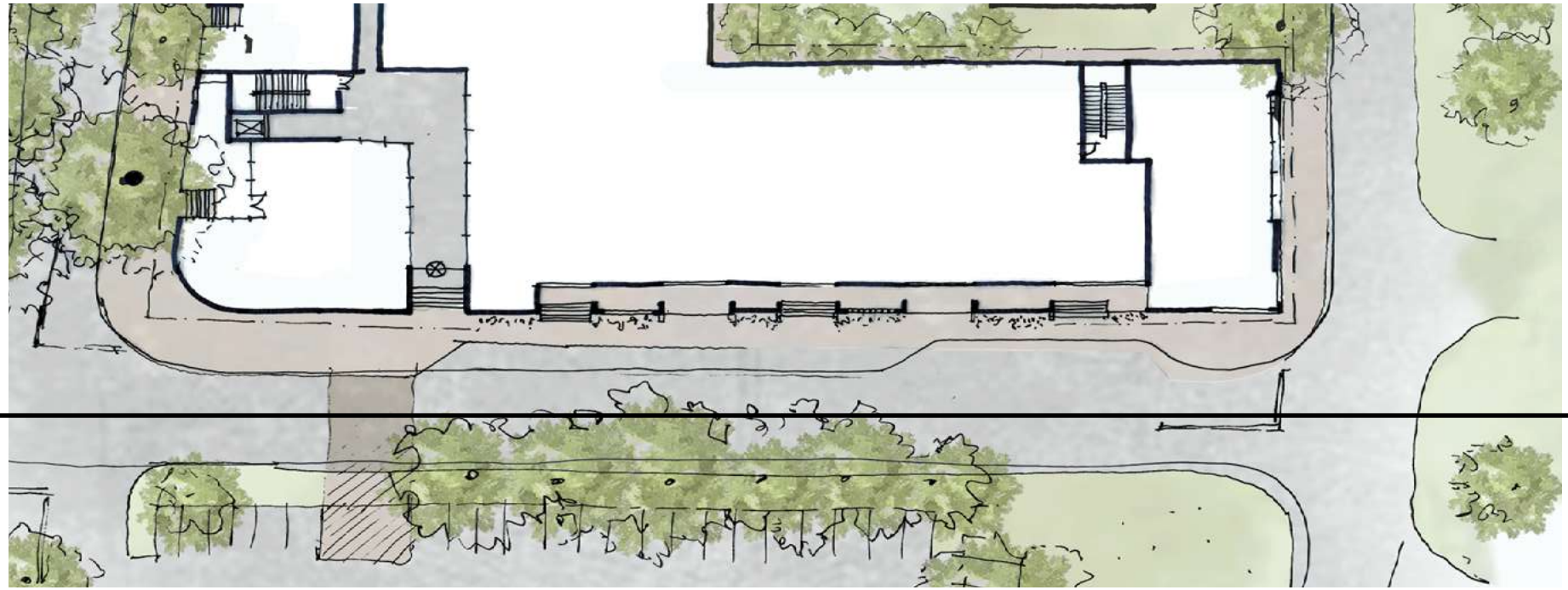
NORTH ELEVATION: DU TOIT STREET





NORTH ELEVATION: DU TOIT STREET

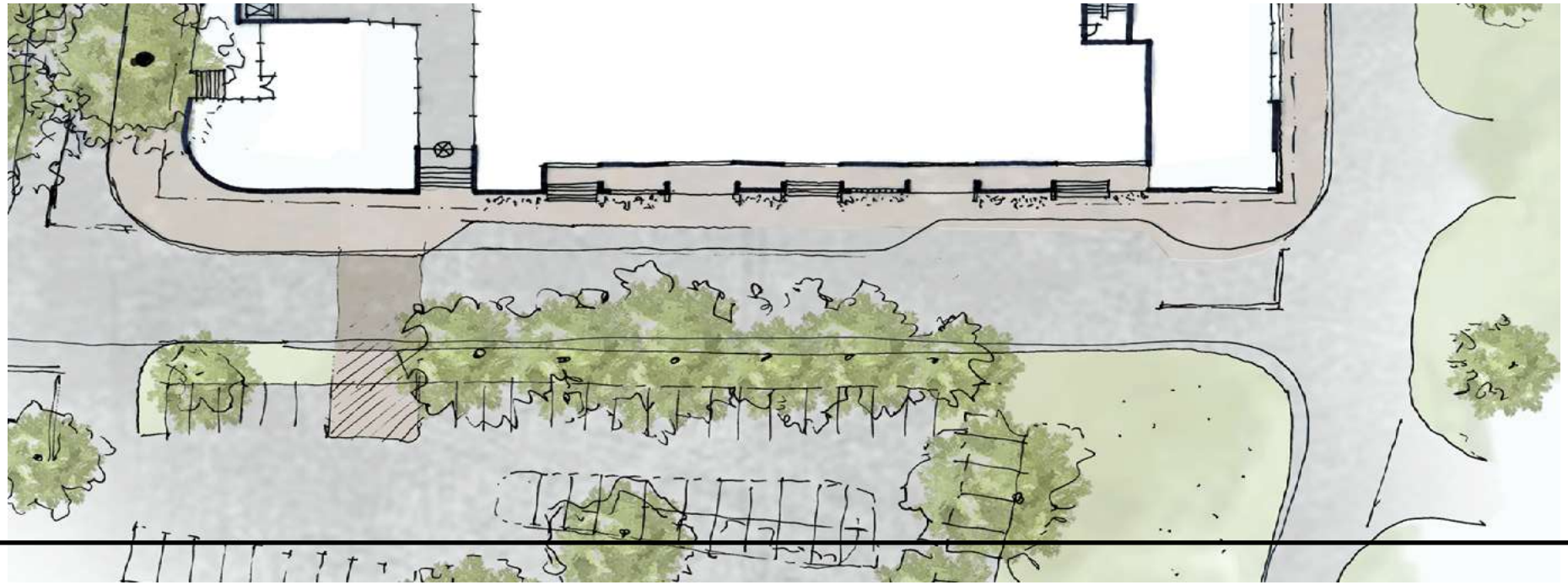




GROUND FLOOR PLAN WITH CONSIDERED STREET FRONTING THRESHOLDS



WEST ELEVATION: ADAM TAS STREET



GROUND FLOOR PLAN WITH CONSIDERED STREET FRONTING THRESHOLDS



WEST ELEVATION: ADAM TAS STREET



GROUND FLOOR PLAN WITH CONSIDERED STREET FRONTING THRESHOLDS



SOUTH ELEVATION: ALEXANDER STREET



GROUND FLOOR PLAN WITH CONSIDERED STREET FRONTING THRESHOLDS



SOUTH ELEVATION: ALEXANDER STREET CURRENT CONTEXT





SOUTH ELEVATION: ALEXANDER STREET CURRENT CONTEXT



SOUTH ELEVATION: ALEXANDER STREET FUTURE CONTEXT





SOUTH ELEVATION: ALEXANDER STREET FUTURE CONTEXT



SOUTH ELEVATION: ALEXANDER STREET



SECTION 1



SECTION 2

C4. SECTION


EXISTING TREE LINE
EXISTING TREE LINE
EXISTING TREE LINE
EXISTING TREE LINE
EXISTING TREE LINE
EXISTING TREE LINE
ALEXANDER STREET
MILL STREAM
ALEXANDER STREET
DU TOIT STREET
FUTURE
Mirror Active Edge
FUTURE
ROAD
SW
ERF
ERF
SW
ROAD
SW
ERF


DU TOIT STREET
ALEXANDER STREET

PART D: VISUAL JOURNEY/ PHOTO MONTAGE

ADAM TAS STREET
FIRST VIEW
3

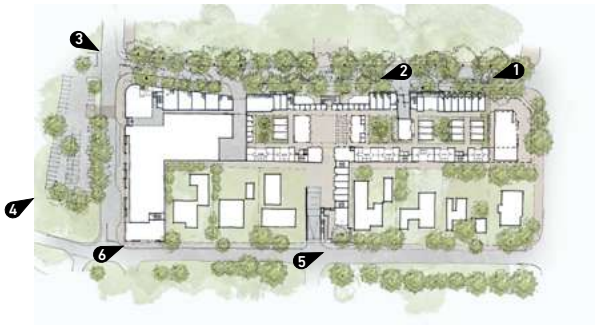




2
DU TOIT STREET
SECOND VIEW



ADAM TAS STREET
SECOND VIEW
4





1
DU TOIT STREET
FIRST VIEW

CNR ADAM TAS &
ALEXANDER STREETS
5





6
ALEXANDER STREET
SECOND VIEW





VIEW POSITION

DU TOIT STREET FIRST VIEW






12
11





VIEW POSITION





DU TOIT STREET SECOND VIEW







VIEW POSITION

ADAM TAS STREET SECOND VIEW











VIEW POSITION

CNR ADAM TAS & ALEXANDER STREETS VIEW







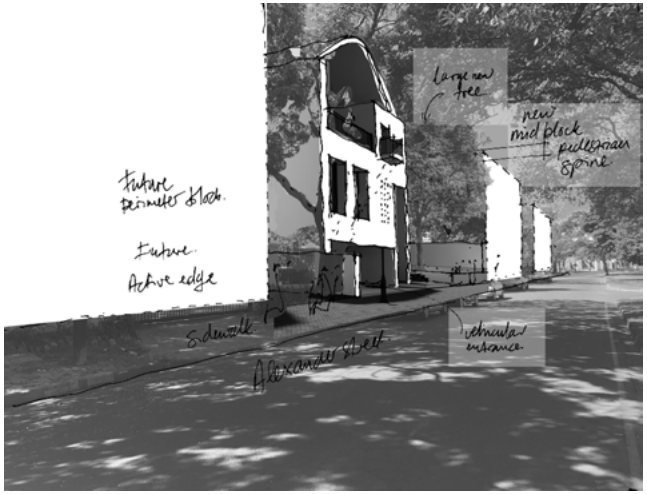




VIEW POSITION

ALEXANDER STREET VIEW








large new tree.
new mid block pedestrian spine.
future perimeter block.
future active edge
sidewalk.
Alexander Street.
vehicular entrance.



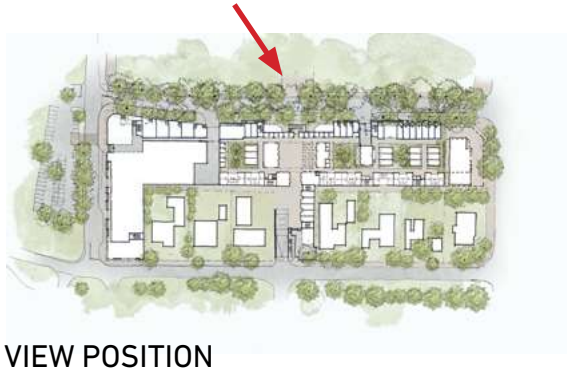

VIEW POSITION

CNR DU TOIT & ALEXANDER STREETS VIEW



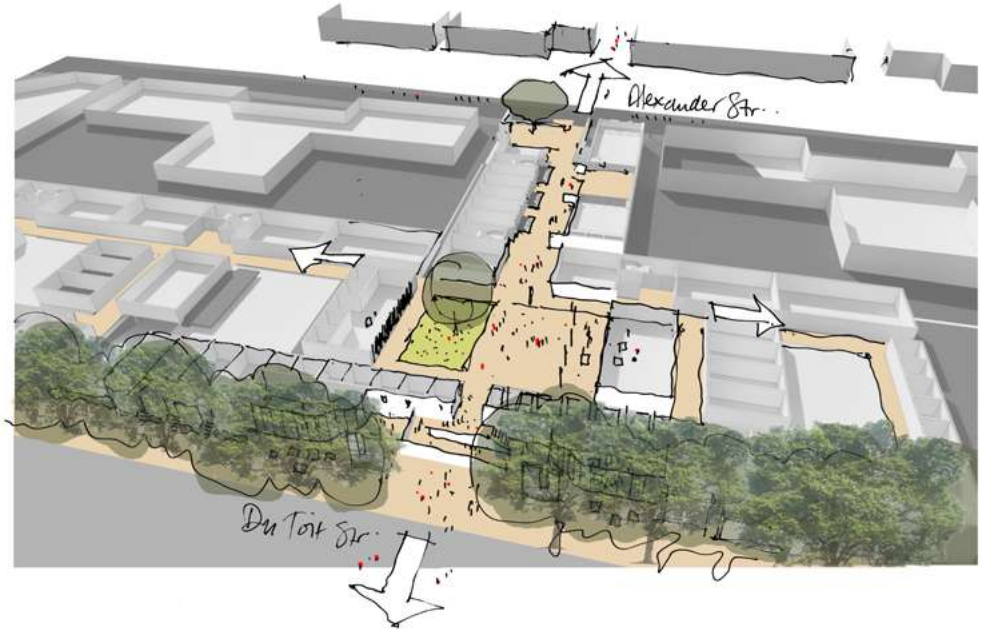






VIEW POSITION

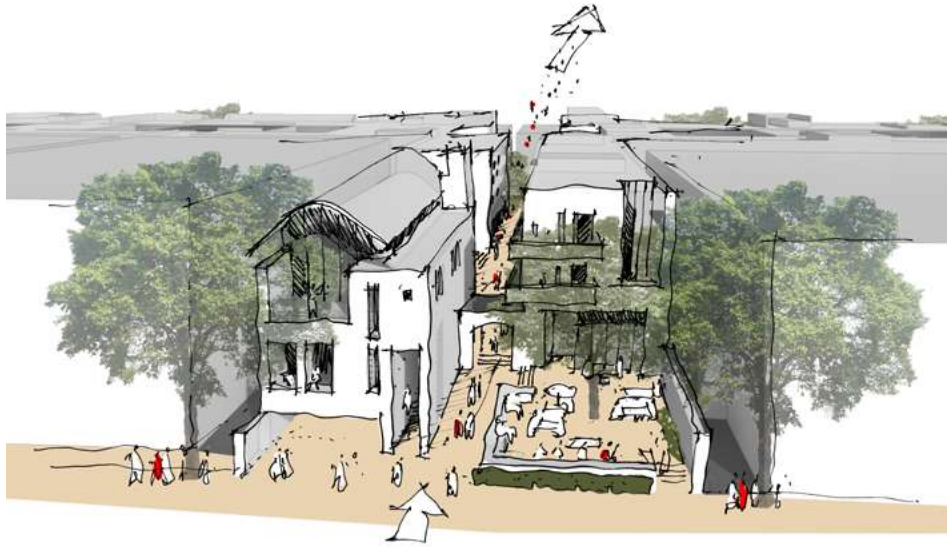






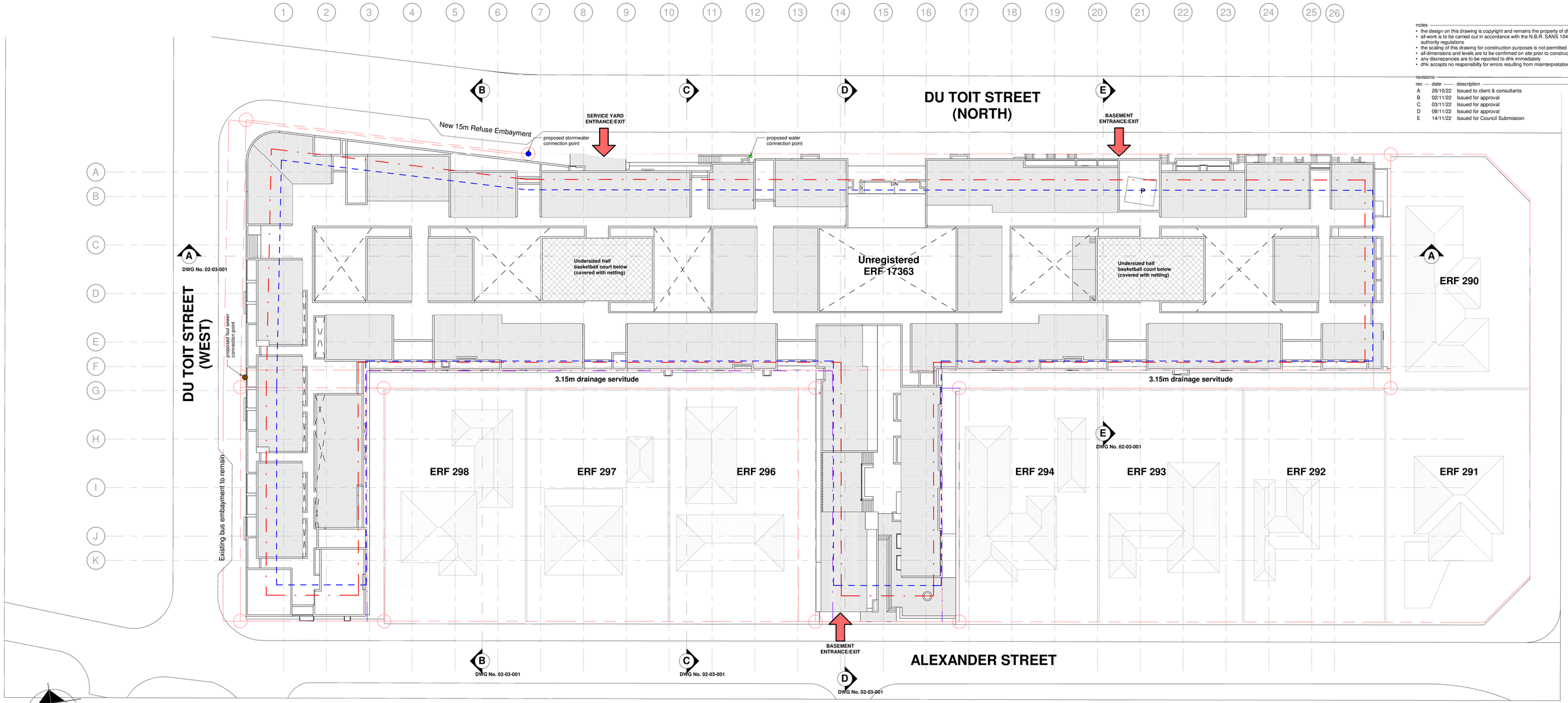


VIEW POSITION









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rev	date	description	name
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E	14/11/22	Issued for Council Submission	MG

03 (000) Site & Roof Plan

SCALE 1 : 350

ZONING SCHEME REQUIREMENTS

ALLOWABLE / REQUIRED	DEPARTURE / PROVIDED
COVERAGE	
ZONING SCHEME Hostel: 50% All other buildings: 85% TITLE DEED Not more than one-third of the area of the ERF (1/3 x 10 439m² = 3480m² = 33.3%)	Site area: 10 439m² Total Coverage: 9310m² (89%) Coverage of 90% in lieu of 50% is required in Zoning Scheme and in lieu of 33.3% as per Title Deed restriction
HEIGHT RESTRICTIONS	
ZONING SCHEME Business premises: 6 storeys All other buildings: 6 storeys URBAN CONSERVATION OVERLAY ZONE Buildings may not exceed a height of 10 meter, measured from existing ground level to top of roof or top of parapet, which limit is applicable only to the first 15 meters measured from a public road. On the balance of the land unit (outside the 15 meters measured from a public road) the height of a building may not exceed 5 storeys or the maximum number of storeys permitted in the base zone, whichever is the lowest.	Max. height provided: 4 storeys Height of 18m in lieu of 10m for the first 15m from a public road as required in the Stellenbosch Conservation Overlay Zone Refer to typical elevational diagrams on drawing 03-03-001
PARKING	
ZONING SCHEME Refer to parking calculations table on drawing 01-03-001 Units 1 bay per bedroom for private hostels = 637 bays Business: Retail & Office: 4 bays per 100m²/GLA = 51 bays Retail Anchor (>1000m²): 6 bays per 100m²/GLA = 110 bays PARKING BAYS REQ'D (UNITS): 637 bays PARKING BAYS REQ'D (BUSINESS): 161 bays TOTAL PARKING REQ'D: 798 bays	Refer to parking calculations table on drawing 01-03-001 TOTAL PARKING PROVIDED: 278 (including 4 bays for persons with disabilities) Comply with parking requirement for Business component; Require departure for hostel component: 112 bays in lieu of 637 bays.

BUILDING LINE LEGEND

Zoning Scheme:
Hostel: 4.5m and 6m building line

Zoning Scheme:
Business: 3.0m building line (where abutting onto other use zone)

Title Deed building lines:
varies - refer to Zoning Scheme Requirements table on drawing 01-03-000

UNIT & ROOM COUNT:

A1 (4-Bedroom)	= 43 Units	4 x 43 =	172 Bedrooms
B1 (8-Bedroom)	= 34 Units	8 x 34 =	272 Bedrooms
D1 (1-Bedroom)	=175 Units	1 x 175 =	175 Bedrooms
D2 (2-Bedroom)	= 9 Units	2 x 9 =	18 Bedrooms
Total	=261 Units		=637 Bedrooms

Area Schedule - Floor Area (by Use Type)

Use Type	Area
Level -1 (W Block)	
Covered Circulation	20.07 m²
Services	107.8 m²
	127.87 m²
Level 0 (W Block)	
Business	2868.21 m²
Covered Circulation	1628.86 m²
Hostel	2441.22 m²
Services	78.08 m²
	7016.37 m²
Level 1	
Business	139.61 m²
Covered Circulation	1818.26 m²
Hostel	4716.21 m²
	6674.08 m²
Level 2	
Business	120.91 m²
Covered Circulation	1785.03 m²
Hostel	4802.08 m²
	6708.03 m²
Level 3	
Covered Circulation	1622.6 m²
Hostel	4365.79 m²
	5988.4 m²
Grand total	26514.74 m²

Area Schedule - Gross Leasable Area (GLA) Breakdown

Name	Area
Business	
Covered Balcony	40.5 m²
Office	319.73 m²
Retail	102.46 m²
Retail (anchor)	1819.66 m²
Retail (line shop)	56.37 m²
Retail (line shops)	790 m²
Retail (Outdoor)	71.44 m²
	3200.17 m²
Hostel	
A1	4076.86 m²
B1	3994.93 m²
Covered Balcony	75.43 m²
Covered Stoep	41.05 m²
D1	5348.96 m²
D2	499.37 m²
S.C	2288.71 m²
	16325.31 m²
	19525.48 m²

Total Unit Count

Unit Type	Count
A1	43
B1	34
D1	175
D2	9
Grand total: 261	

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COUNCIL
14/11/22

22026-DHK-AR_01-03-000

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project
Du Toit St. Student Housing
Du Toit & Alexander Street
Unregistered ERF 17363, Stellenbosch

client
Myspace

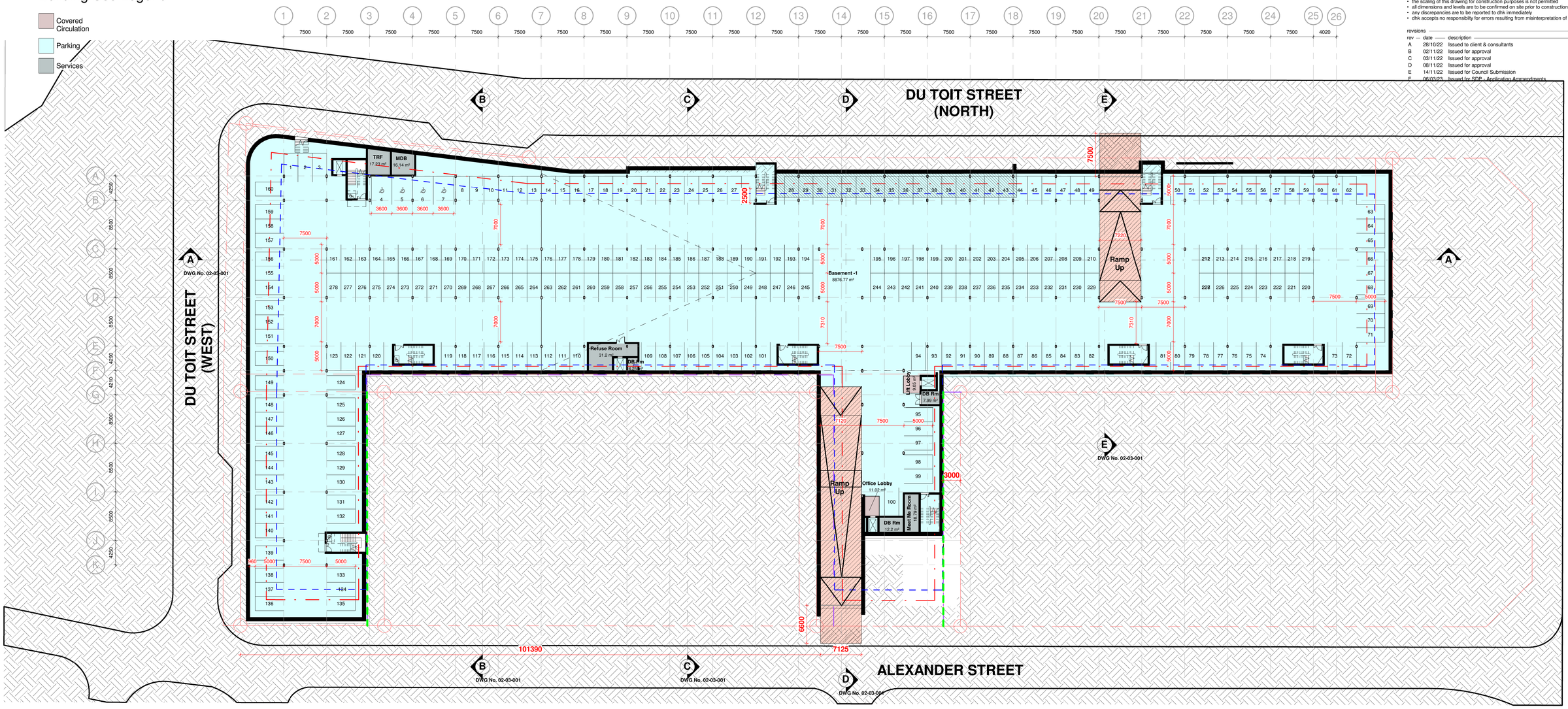
drawing
Site & Roof Plan

project number	drawing number	revision
22026	01-03-000	E
first issue	scale	
22/10/28	As indicated @ A1	

20231103T 13:33:02

Building Use Legend

- Covered Circulation
- Parking
- Services



03 (001) Proposed Basement Layout

SCALE 1 : 350

PARKING CALCULATIONS

Units:
1 bay per bedroom (private hostels)

A1 (4-Bedroom) = 43 Units 4 x 43 = 172 Bedrooms
B1 (8-Bedroom) = 34 Units 8 x 34 = 272 Bedrooms
D1 (1-Bedroom) = 175 Units 1 x 175 = 175 Bedrooms
D2 (2-Bedroom) = 9 Units 2 x 9 = 18 Bedrooms

Total no. bedrooms = 637

Total Hostel Parking Req'd = 637 bays

Business:
4 bays/100m² GLA (Retail & Office)
6 bays/100m2 GLA (Anchor >1000m²)

Retail & Office:
1268.40m² GLA /100 *4 = 51 bays

Retail (Anchor >1000m²)
1819.66m² GLA /100 *6 = 110 bays

Total Parking Req'd (Business) = 161 bays

TOTAL PARKING BAYS REQUIRED: 798 BAYS

TOTAL PARKING BAYS PROVIDED: 278 BAYS
(including 4 bays for persons with disabilities)

BUILDING LINE LEGEND

Zoning Scheme:
Hostel: 4.5m and 6m building line

Zoning Scheme:
Business: 3.0m building line (where abutting onto other use zone)

Title Deed building lines:
varies - refer to Zoning Scheme Requirements table on drawing 01-03-000

Parking Count - Type

Type	Count	Comments
Paraplegic - 5000x3600mm	4	Current Basement Parking (phase 1)
Standard - 5000x2500mm	1	
Standard - 5000x2500mm	273	Current Basement Parking (phase 1)
Grand total	278	

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E	14/11/22	Issued for Council Submission	MG
F	06/03/23	Issued for SDP - Application Ammendments	SP

issued for
COUNCIL
06/03/23

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Du Toit St. Student Housing
Du Toit & Alexander Street
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client
Myspace

drawing
Basement Plan

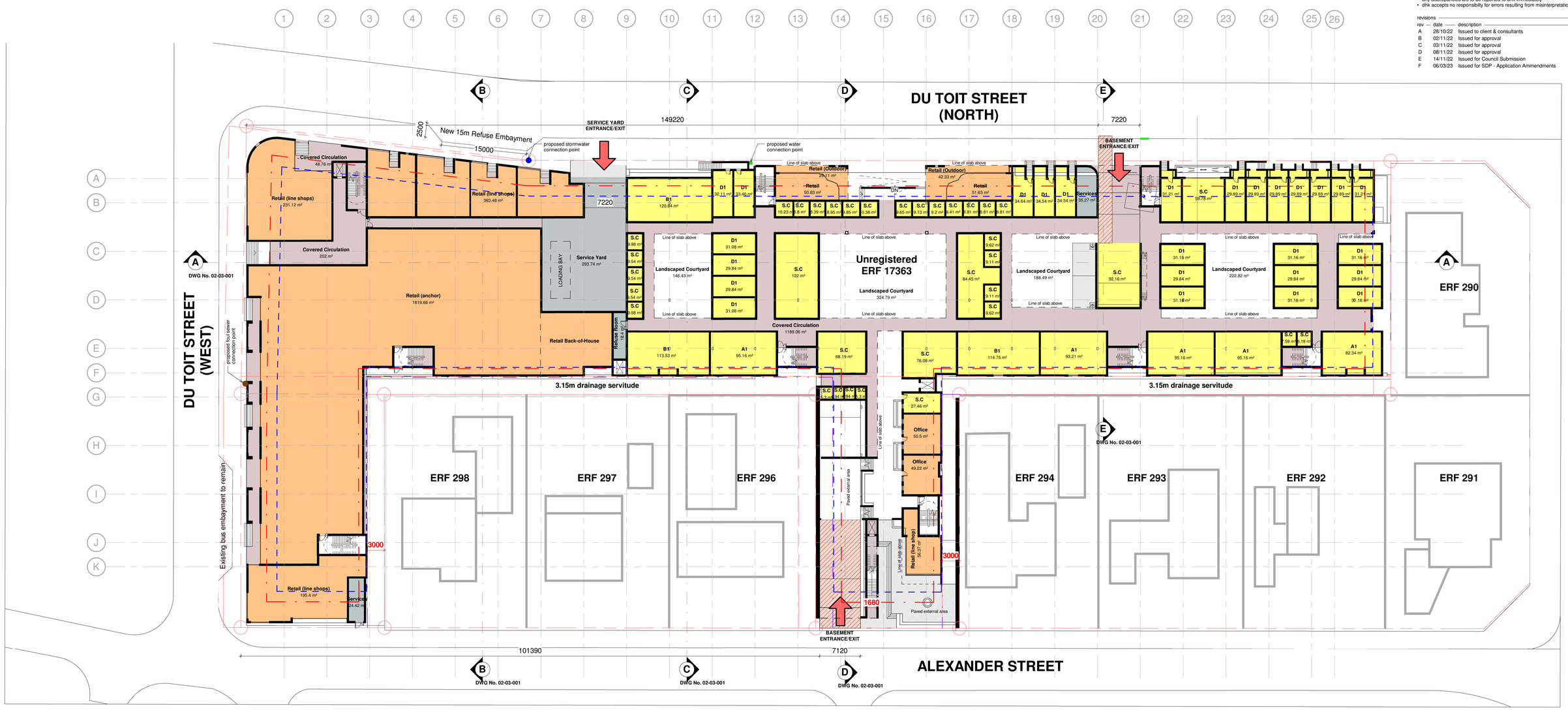
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first issue	scale	
22/10/28	As indicated @ A1	

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F	06/03/23	Issued for SDP - Application Ammendments	SP



03 (002) Ground Floor Plan

SCALE 1 : 350

Building Use Legend

- Business
- Covered Circulation
- Hostel
- Services

BUILDING LINE LEGEND

Zoning Scheme:
Hostel: 4.5m and 6m building line

Zoning Scheme:
Business: 3.0m building line (where abutting onto other use zone)

Title Deed building lines:
varies - refer to Zoning Scheme Requirements table on drawing 01-03-000

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06/03/23

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Du Toit St. Student Housing
Du Toit & Alexander Street
Unregistered ERF 17363, Stellenbosch

client
Myspace

drawing
Ground Floor Plan

project number	drawing number	revision
22026	01-03-002	F
first issue	scale	
22/20/28	As indicated @ A1	

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D	14/11/22	Issued for Council Submission	MG
E	06/03/23	Issued for SDP - Application Ammendments	SP



03 (003) First Floor Plan

SCALE 1 : 350

BUILDING LINE LEGEND

Zoning Scheme:
Hostel: 4.5m and 6m building line

Zoning Scheme:
Business: 3.0m building line (where abutting onto other use zone)

Title Deed building lines:
varies - refer to Zoning Scheme Requirements table on drawing 01-03-000

Building Use Legend

- Business
- Covered Circulation
- Hostel

issued for
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06/03/23

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project
Du Toit St. Student Housing
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client
Myspace

drawing
First Floor Plan

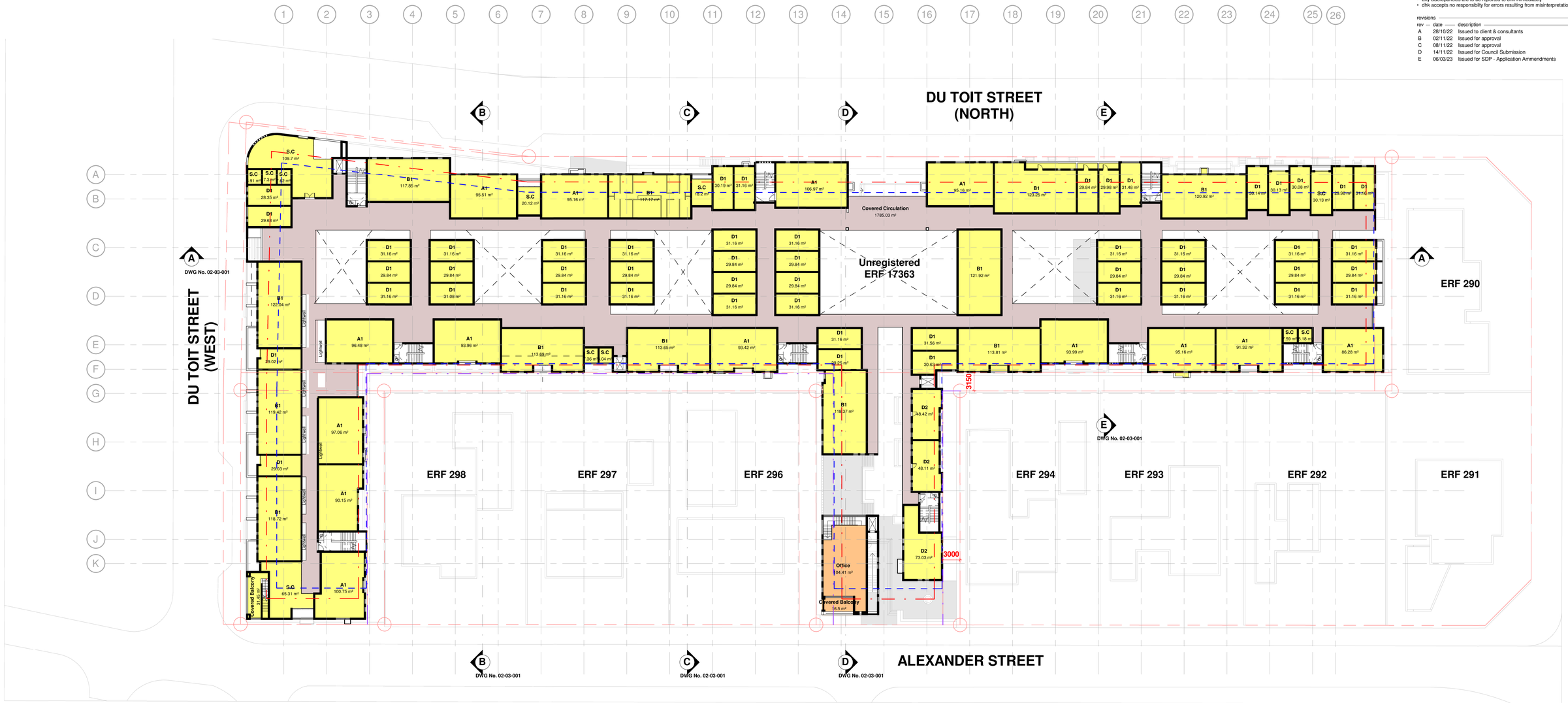
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first issue	scale	
22/10/28	As indicated @ A1	

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03 (004) Second Floor Plan

SCALE 1 : 350

BUILDING LINE LEGEND

- Zoning Scheme: Hostel: 4.5m and 6m building line
- Zoning Scheme: Business: 3.0m building line (where abutting onto other use zone)
- Title Deed building lines: varies - refer to Zoning Scheme Requirements table on drawing 01-03-000

Building Use Legend

- Business
- Covered Circulation
- Hostel

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06/03/23

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project
Du Toit St. Student Housing
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client
Myspace

drawing
Second Floor Plan

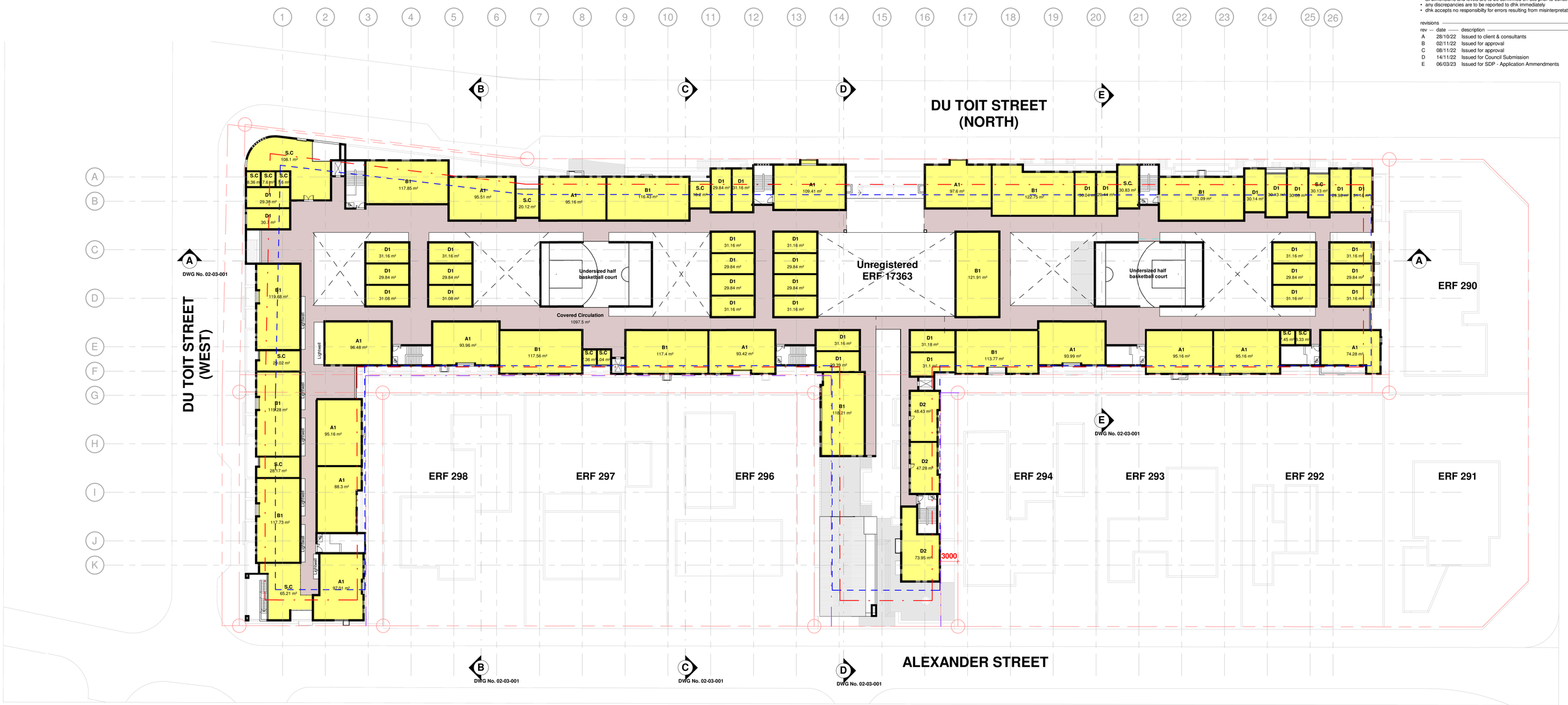
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22026	01-03-004	E
first issue	scale	
22/10/28	As indicated @ A1	

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03 (005) Third Floor Plan

SCALE 1 : 350

BUILDING LINE LEGEND

Zoning Scheme:
Hostel: 4.5m and 6m building line

Zoning Scheme:
Business: 3.0m building line (where abutting onto other use zone)

Title Deed building lines:
varies - refer to Zoning Scheme Requirements table on drawing 01-03-000

Building Use Legend

- Covered Circulation
- Hostel

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Du Toit St. Student Housing
Du Toit & Alexander Street
Unregistered ERF 17363, Stellenbosch

client
Myspace

drawing
Third Floor Plan

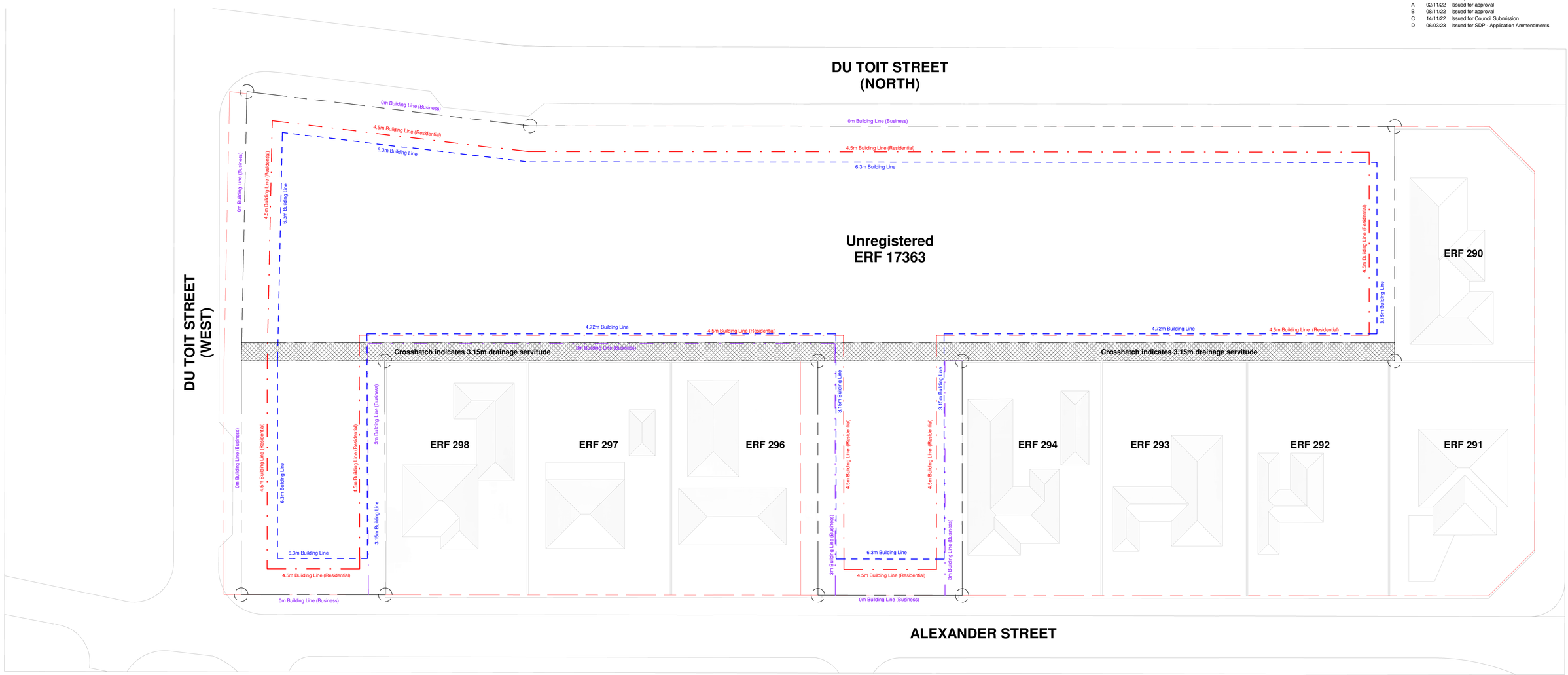
project number	drawing number	revision
22026	01-03-005	E
first issue	scale	
22/10/28	As indicated @ A1	

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C	14/11/22	Issued for Council Submission	MG
D	06/03/23	Issued for SDP - Application Ammendments	SP



03 (006) Building Lines - Overall Site

SCALE 1 : 350

BUILDING LINE LEGEND

Zoning Scheme:
Hostel: 4.5m and 6m building line

Zoning Scheme:
Business: 3.0m building line (where abutting onto other use zone)

Title Deed building lines:
varies - refer to Zoning Scheme Requirements table on drawing 01-03-000

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COUNCIL
06/03/23

22026-DHK-AR_01-03-006

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reg no: 1998/020807/07

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Du Toit St. Student Housing
Du Toit & Alexander Street
Unregistered ERF 17363, Stellenbosch

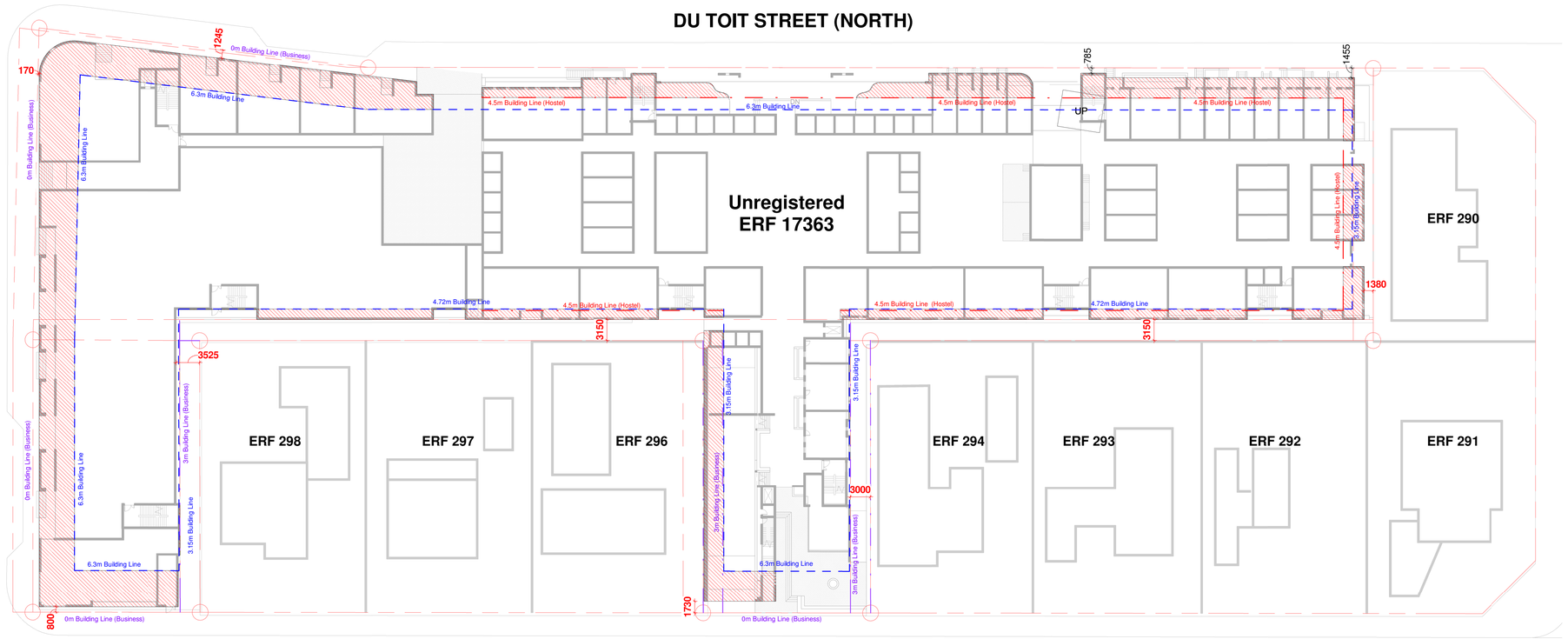
client
Myspace

drawing
Building Line Diagrams - Overall Site

project number	drawing number	revision
22026	01-03-006	D

first issue	scale
11/02/22	As indicated @ A1

20230307 13:42:03



03 (007) Building Lines - Ground Floor

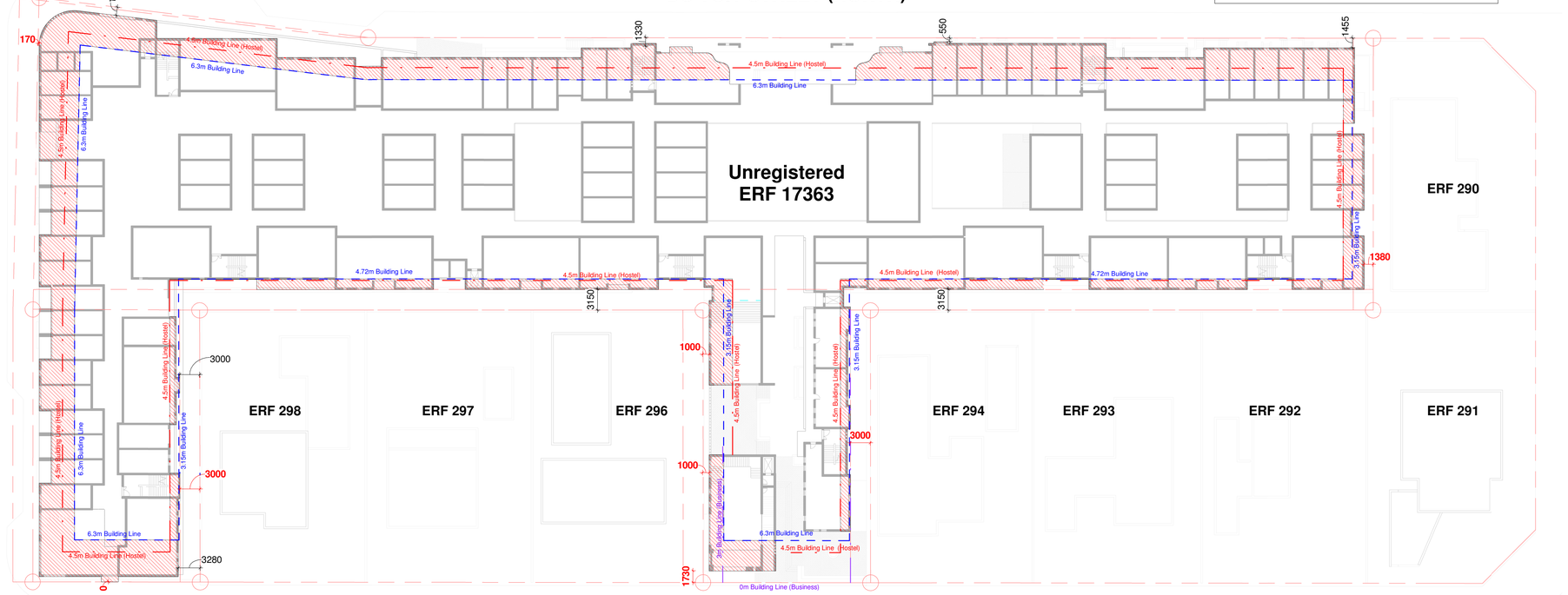
SCALE 1 : 400

BUILDING LINE LEGEND

Zoning Scheme:
Hostel: 4.5m and 6m building line

Zoning Scheme:
Business: 3.0m building line (where abutting onto other use zone)

Title Deed building lines:
varies - refer to Zoning Scheme Requirements table on drawing 01-03-000



03 (008) Building Lines - 1st Floor

SCALE 1 : 400

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revisions

rev	date	description	name
A	02/11/22	Issued for approval	MG
B	08/11/22	Issued for approval	MG
C	14/11/22	Issued for Council Submission	MG
D	06/03/23	Issued for SDP - Application Ammendments	SP

BUILDING LINE DEPARTURES

ALLOWABLE / REQUIRED	DEPARTURE / PROVIDED
BUILDING LINES	
ZONING SCHEME MIXED USE Business: 0.0m Street Boundary 0.0m Common Boundary OR 3.0m Common Boundary (where abutting onto land unit zoned for any other use zone, except business or industrial) Hostel: 4.5m Street Boundary (all levels) 4.5m Common Boundary (Ground and First) 6m (Second and Third)	Ground Storey • Street building line of 0.78m in lieu of 4.5m on Du Toit Street (north) (Stellenbosch Zoning Scheme) • Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 4.5m (Stellenbosch Zoning Scheme) • Common boundary at the side (Erven 296) of 0m in lieu of 3m (section 110(2)(i) of Stellenbosch Zoning Scheme) • Common boundary at the side (Erven 296) of 0m in lieu of 4.5m (Stellenbosch Zoning Scheme) • Common boundary at the side (Erven 290) of 1.35m in lieu of 4.5m (Stellenbosch Zoning Scheme).
TITLE DEED 6.3m Street Boundary 3.15m Lateral Common Boundary 4.72 Rear Boundary	Ground Storey • Street building line of 0.78m in lieu of 6.3m (Title Deed restriction) for the hostel component. • Street building line of 1.2m in lieu of 6.3m on Du Toit Street (north) (Title Deed restriction) for the retail component. • Street building line of 0m in lieu of 6.3m on Du Toit Street (west) (Title Deed restriction) for retail component. • Street building line of 0.8m in lieu of 6.3m on Alexander Street (Title Deed restriction) for retail component. • Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 4.72m (Title Deed restriction) for the hostel component. • Common boundary at the side (Erven 296, 297 and 298) of 3.15m in lieu of 4.72m (Title Deed restriction) for the retail component. • Common boundary at the side (Erven 294) of 3m in lieu of 3.15m (Title Deed restriction) for the hostel component. • Common boundary at the side (Erven 294) of 3m in lieu of 3.15m (Title Deed restriction) for the retail component. • Common boundary at the side (Erven 296) of 0m in lieu of 3.15m (Title Deed restriction) for access ramp to basement. • Common boundary at the side (Erven 296) of 0m in lieu of 3.15m (Title Deed restriction) for the hostel component. • Common boundary at the side (Erven 298) of 3m in lieu of 3.15m (Title Deed restriction) for retail component. • Common boundary at the side (Erven 290) of 1.35m in lieu of 3.15m (Title Deed restriction) for the hostel component.
ZONING SCHEME MIXED USE Business: 0.0m Street Boundary 0.0m Common Boundary OR 3.0m Common Boundary (where abutting onto land unit zoned for any other use zone, except business or industrial) Hostel: 4.5m Street Boundary (all levels) 4.5m Common Boundary (Ground and First) 6m (Second and Third)	First Storey • Street building line of 0.5m in lieu of 4.5m on Du Toit Street (north) (Stellenbosch Zoning Scheme) for the hostel component. • Street building line of 0.0m in lieu of 4.5m on Du Toit Street (west) (Stellenbosch Zoning Scheme) for the hostel component. • Street building line of 0.0m in lieu of 4.5m (Stellenbosch Zoning Scheme) on the most western portion of Alexander Street for the hostel component. • Common boundary at the side (Erf 294) of 0m in lieu of 4.5m (Stellenbosch Zoning Scheme) • Common boundary at the side (Erf 296) of 3m in lieu of 4.5m (Stellenbosch Zoning Scheme) for the hostel component. • Common boundary at the side (Erf 296) of 1m in lieu of 3m (section 110(2)(i) of Stellenbosch Zoning Scheme) for the office component. • Common boundary at the side (Erven 298) of 3m in lieu of 4.5m (Stellenbosch Zoning Scheme) for the hostel component. • Common boundary at the side (Erven 290) of 1.35m in lieu of 4.5m (Stellenbosch Zoning Scheme) for the hostel component.
TITLE DEED 6.3m Street Boundary 3.15m Lateral Common Boundary 4.72 Rear Boundary	First Storey • Street building line of 0m in lieu of 6.3m (Title Deed restriction) for the hostel component. • Street building line of 0.0m in lieu of 6.3m (Title Deed restriction) for the hostel component. • Street building line of 0.0m in lieu of 6.3m (Title Deed restriction) on the most western portion of Alexander Street for the hostel component. • Street building line of 1.7m in lieu of 6.3m (Title Deed restriction) on the central portion of Alexander Street for the office component. • Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 4.72m (Title Deed restriction) for the hostel component. • Common boundary at the side (Erf 294) of 3m in lieu of 3.15m (Title Deed restriction) for the hostel component. • Common boundary at the side (Erf 296) of 1m in lieu of 3.15m (Title Deed restriction) for the residential component. • • Common boundary at the side (Erf 296) of 1m in lieu of 3.15m (Title Deed restriction) for the office component. • Common boundary at the side (Erven 298) of 3m in lieu of 3.15m (Title Deed restriction) for the hostel component. • Common boundary at the side (Erven 290) of 1.35m in lieu of 3.15m (Title Deed restriction) for the hostel component.

issued for
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06/03/23

22026-DHK-AR_01-03-007

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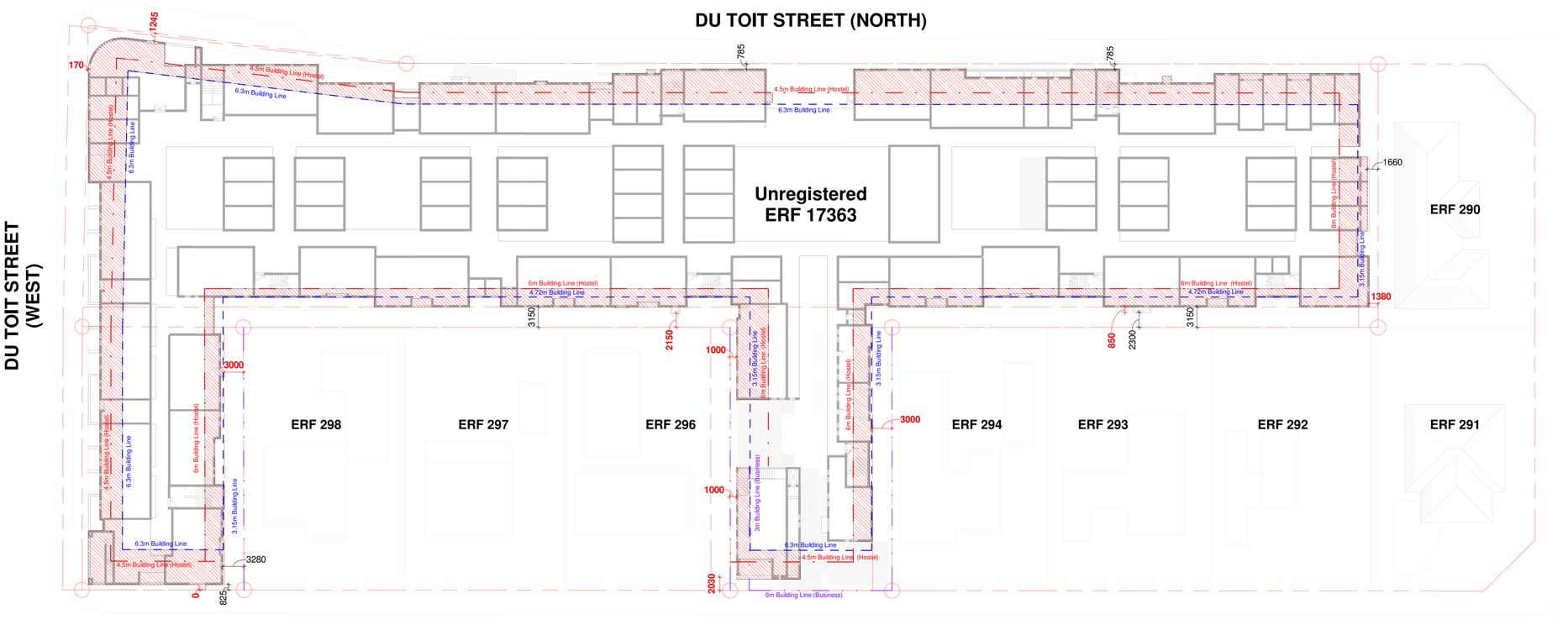
project
Du Toit St. Student Housing
Du Toit & Alexander Street
Unregistered ERF 17363, Stellenbosch

client
Myspace

drawing
Building Line Diagram - Ground & First Floor

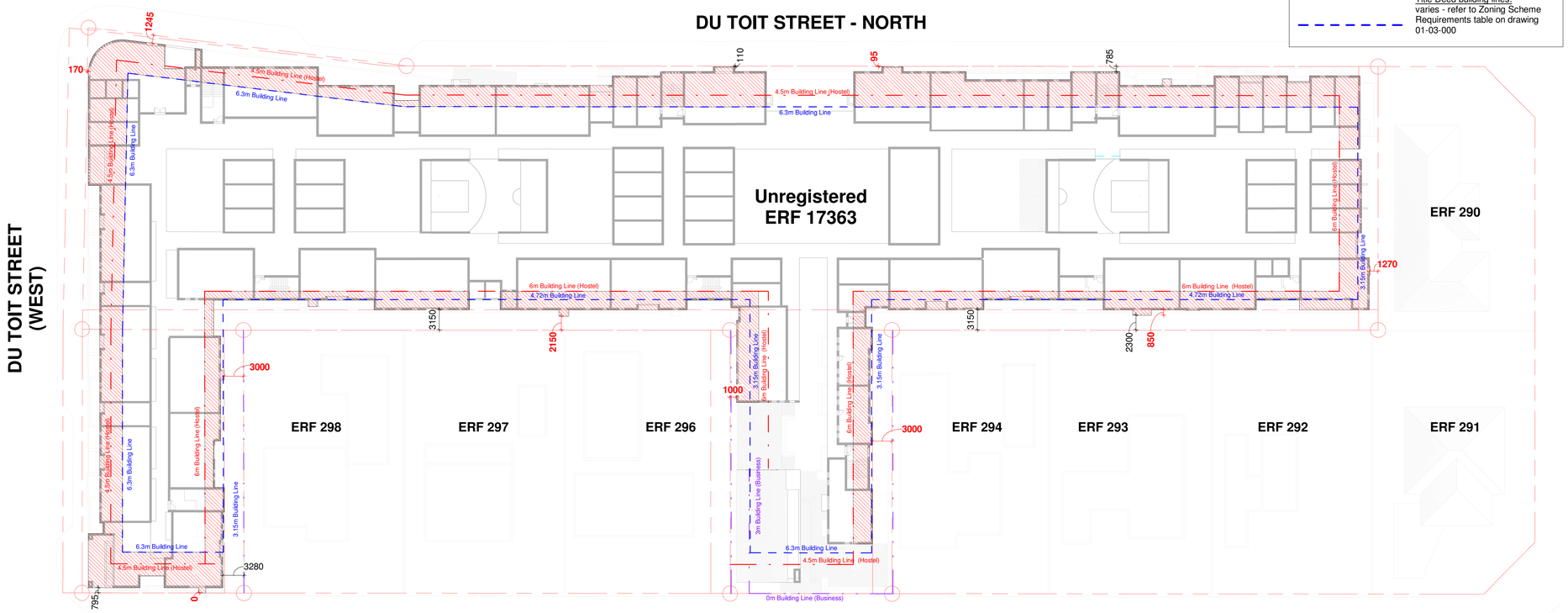
number	drawing number	revision
22026	01-03-007	D
first issue	scale	
10/31/22	As indicated @ A1	

2023/03/07 13:42:57



03 (009) Building Lines - 2nd Floor

SCALE 1 : 400



03 (010) Building Lines - 3rd Floor

SCALE 1 : 400

BUILDING LINE LEGEND

Zoning Scheme:
Hostel: 4.5m and 6m building line

Zoning Scheme:
Business: 3.0m building line (where abutting onto other use zone)

Title Deed building lines:
varies - refer to Zoning Scheme Requirements table on drawing 01-03-000

notes
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C	14/11/22	Issued for Council Submission	MG
D	06/03/23	Issued for SDP - Application Ammendments	SP

ZONING SCHEME REQUIREMENTS

ALLOWABLE / REQUIRED	DEPARTURE / PROVIDED
BUILDING LINES	
ZONING SCHEME MIXED USE Business: 0.0m Street Boundary 0.0m Common Boundary OR 3.0m Common Boundary (where abutting onto land unit zoned for any other use zone, except business or industrial) Hostel: 4.5m Street Boundary (all levels) 4.5m Common Boundary (Ground and First) 6m (Second and Third)	Second Storey • Street building line of 0m in lieu of 4.5m on Du Toit Street (north) (Stellenbosch Zoning Scheme) for the hostel component. • Street building line of 0.0m in lieu of 4.5m on Du Toit Street (west) (Stellenbosch Zoning Scheme) for the hostel component. • Street building line of 0.0m in lieu of 4.5m (Stellenbosch Zoning Scheme) on the most western portion of Alexander Street for the hostel component. • Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 6m (Stellenbosch Zoning Scheme) for the hostel component. • Common boundary at the side (Erf 294) of 3m in lieu of 6m (Stellenbosch Zoning Scheme) for the hostel component. • Common boundary at the side (Erf 296) of 1m in lieu of 6m (Stellenbosch Zoning Scheme) and for the hostel component. • Common boundary at the side (Erf 296) of 1m in lieu of 3m (section 110(2)(i) of Stellenbosch Zoning Scheme) for the office component. • Common boundary at the side (Erven 298) of 3m in lieu of 6m (Stellenbosch Zoning Scheme) for the hostel component. • Common boundary at the side (Erven 290) of 1.35m in lieu of 6m (Stellenbosch Zoning Scheme) for the hostel component.
TITLE DEED 6.3m Street Boundary 3.15m Lateral Common Boundary 4.72 Rear Boundary	Second Storey • Street building line of 0m in lieu of 6.3m (Title Deed restriction) for the hostel component. • Street building line of 0.0m in lieu of 6.3m (Title Deed restriction) for the hostel component. • Street building line of 0.0m in lieu of 6.3m (Title Deed restriction) on the most western portion of Alexander Street for the hostel component. • Street building line of 2m in lieu of 6.3m (Title Deed restriction) on the central portion of Alexander Street for the office component. • Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 4.72m (Title Deed restriction) for the hostel component. • Common boundary at the side (Erf 294) of 3m in lieu of 3.15m (Title Deed restriction) for the hostel component. • Common boundary at the side (Erf 296) of 1m in lieu of 3.15m (Title Deed restriction) for the hostel component. • Common boundary at the side (Erf 296) of 1m in lieu of 3.15m (Title Deed restriction) for the office component. • Common boundary at the side (Erven 298) of 3m in lieu of 3.15m (Title Deed restriction) for the hostel component. • Common boundary at the side (Erven 290) of 1.35m in lieu of 3.15m (Title Deed restriction) for the hostel component.
ZONING SCHEME MIXED USE Business: 0.0m Street Boundary 0.0m Common Boundary OR 3.0m Common Boundary (where abutting onto land unit zoned for any other use zone, except business or industrial) Hostel: 4.5m Street Boundary (all levels) 4.5m Common Boundary (Ground and First) 6m (Second and Third)	Third Storey • Street building line of 0m in lieu of 4.5m on Du Toit Street (north) (Stellenbosch Zoning Scheme) for the hostel component. • Street building line of 0.0m in lieu of 4.5m on Du Toit Street (west) (Stellenbosch Zoning Scheme) for the hostel component. • Street building line of 0.0m in lieu of 4.5m (Stellenbosch Zoning Scheme) on the most western portion of Alexander Street for the hostel component. • Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 6m (Stellenbosch Zoning Scheme) for the hostel component. • Common boundary at the side (Erf 294) of 3m in lieu of 6m (Stellenbosch Zoning Scheme) for the hostel component. • Common boundary at the side (Erf 296) of 1m in lieu of 6m (Stellenbosch Zoning Scheme) and for the hostel component. • Common boundary at the side (Erf 296) of 1m in lieu of 3m (section 110(2)(i) of Stellenbosch Zoning Scheme) for the office component. • Common boundary at the side (Erven 298) of 3m in lieu of 6m (Stellenbosch Zoning Scheme) for the hostel component. • Common boundary at the side (Erven 290) of 1.35m in lieu of 6m (Stellenbosch Zoning Scheme) for the hostel component.
TITLE DEED 6.3m Street Boundary 3.15m Lateral Common Boundary 4.72 Rear Boundary	Third Storey • Street building line of 0m in lieu of 6.3m (Title Deed restriction) for the hostel component. • Street building line of 0.0m in lieu of 6.3m (Title Deed restriction) for the hostel component. • Street building line of 0.0m in lieu of 6.3m (Title Deed restriction) on the most western portion of Alexander Street for the hostel component. • Street building line of 2m in lieu of 6.3m (Title Deed restriction) on the central portion of Alexander Street for the office component. • Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 4.72m (Title Deed restriction) for the hostel component. • Common boundary at the side (Erf 294) of 3m in lieu of 3.15m (Title Deed restriction) for the hostel component. • Common boundary at the side (Erf 296) of 1m in lieu of 3.15m (Title Deed restriction) for the hostel component. • Common boundary at the side (Erven 298) of 3m in lieu of 3.15m (Title Deed restriction) for the hostel component. • Common boundary at the side (Erven 290) of 1.3m in lieu of 3.15m (Title Deed restriction) for the hostel component.

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06/03/23

22026-DHK-AR_01-03-008

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project
Du Toit St. Student Housing
Du Toit & Alexander Street
Unregistered ERF 17363, Stellenbosch

client
Myspace

drawing
Building Line Diagram - Second & Third Floor

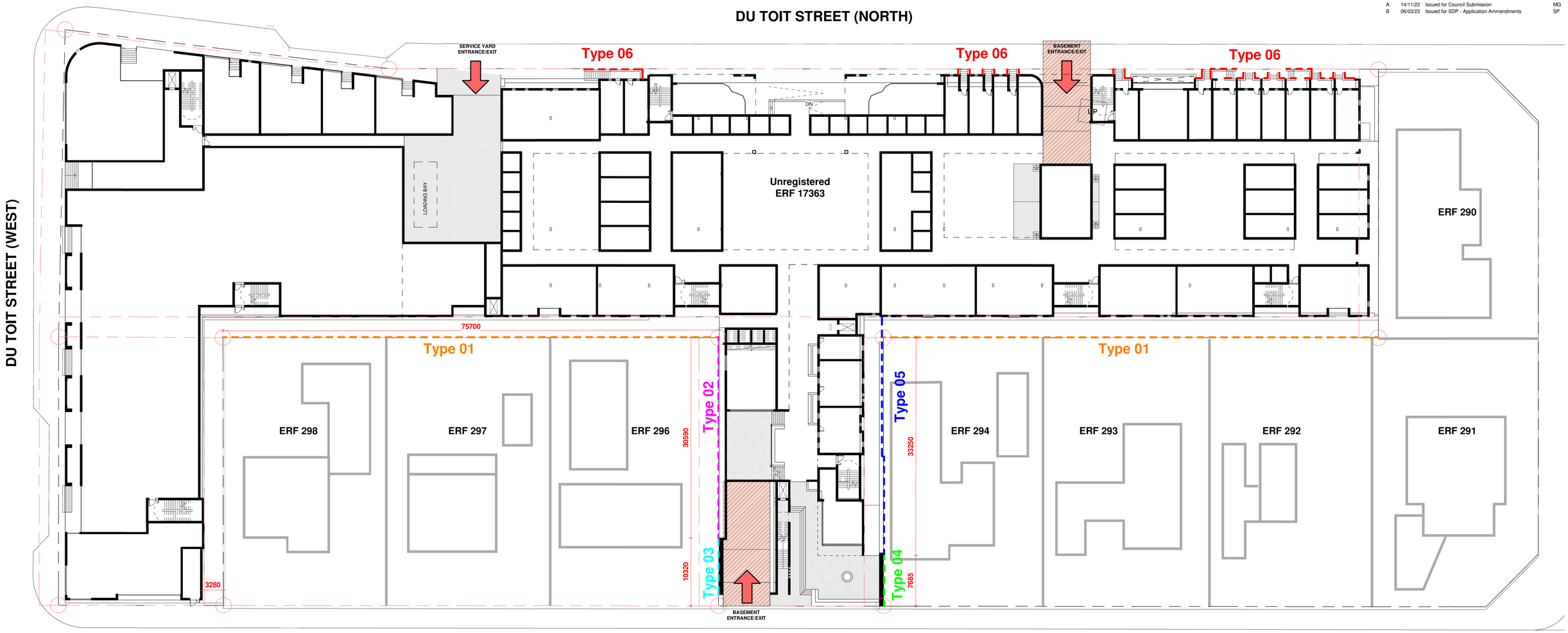
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22026	01-03-008	D
first issue	scale	
11/01/22	As indicated @ A1	

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revisions

rev	date	description	name
A	14/11/22	Issued for Council Submission	MG
B	06/03/23	Issued for SDP - Application Ammendments	SP



03 (0011) Ground Floor Plan - Boundary Walls

SCALE 1 : 300

TYPICAL BOUNDARY WALL LEGEND

- TYPE 01: Max. 2.1m high solid brick wall with support piers as required for structural stability, to be plastered and painted
- TYPE 02: Max. 2.1m high solid concrete wall (enclosure to basement) to be plastered and painted
- TYPE 03: Max. 2.8m high solid concrete wall (enclosure to basement - head height required for ramp access) for first 10.32m from street, to be plastered and painted
- TYPE 04: 600mm wide x max. 2.1m high brick wall to be plastered and painted
- TYPE 05: Full-height brick wall (walkway facade) with perforations - RE: East elevation on drawing 03-03-001
- TYPE 06: Low brick balustrade walls to stoeps and/or steps along street boundary - 1m high above finished floor level for prevention against falling

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project
Du Toit St. Student Housing
Du Toit & Alexander Street
Unregistered ERF 17363, Stellenbosch

client
Myspace

drawing
Typical Boundary Wall Conditions

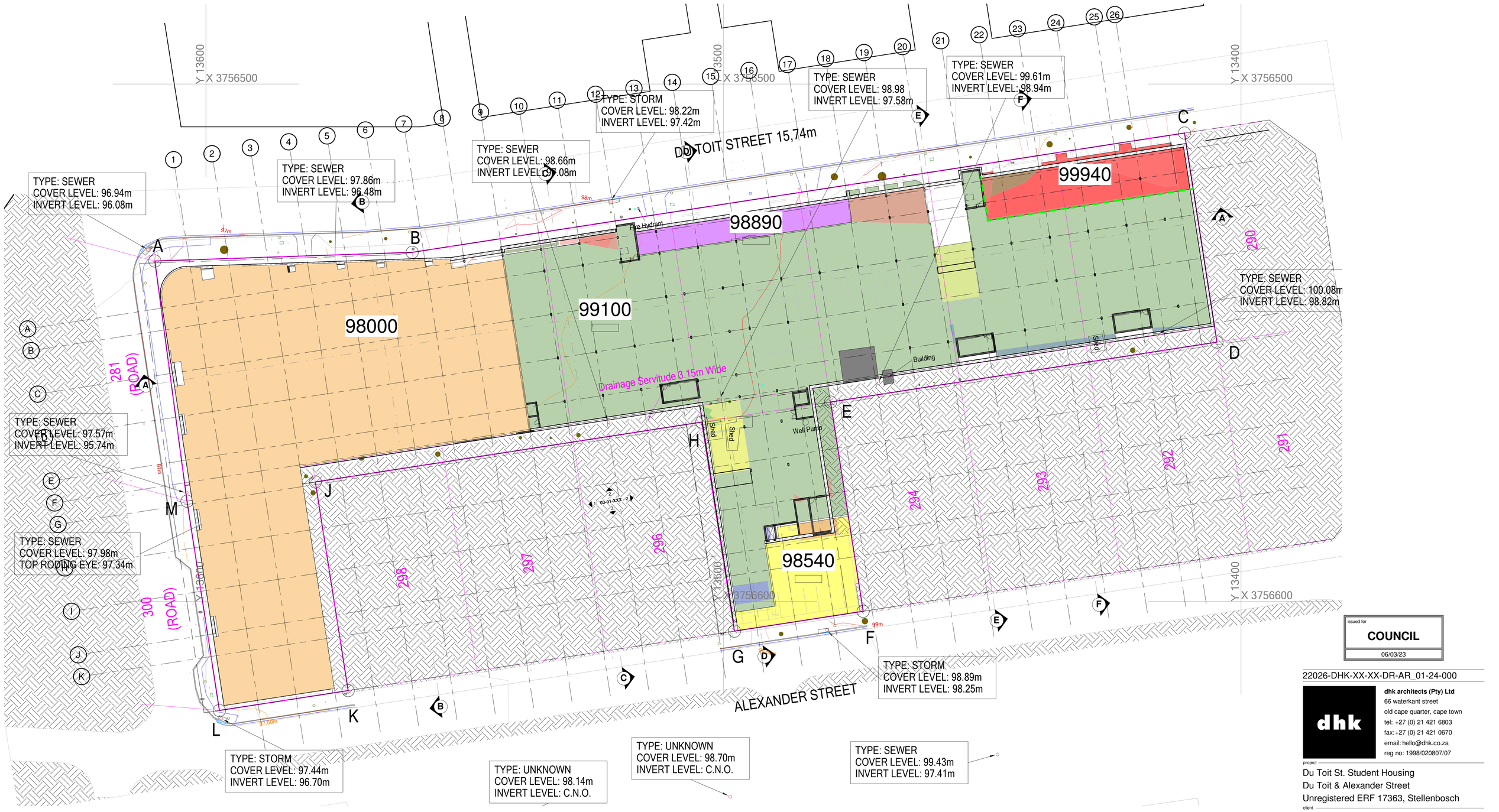
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22026	01-03-009	B
first issue	scale	
11/08/22	As indicated @ A1	

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A	06/03/23	Issued for SDP - Application Ammendments	SP



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project

Du Toit St. Student Housing
Du Toit & Alexander Street
Unregistered ERF 17363, Stellenbosch

client

Myspace

drawing

Level -1 (W Block)

SCALE 1 : 350

Reflected Basement Soffit Plan

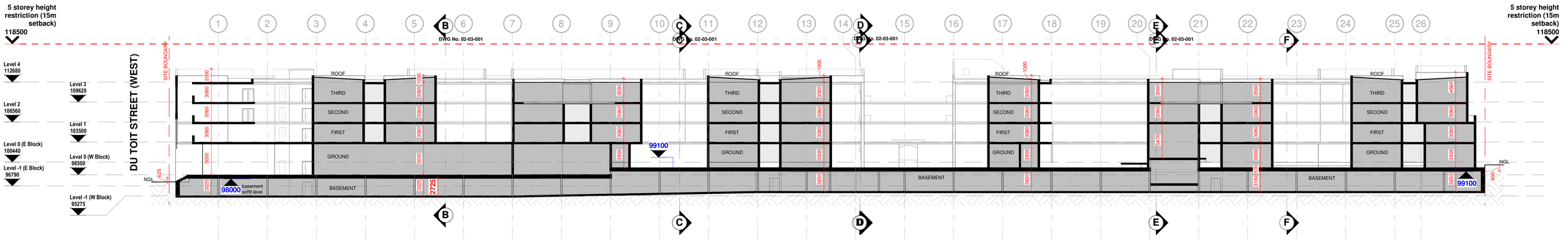
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first issue	scale	
230307	1 : 350 @ A1	

2023/03/07 12:50:22

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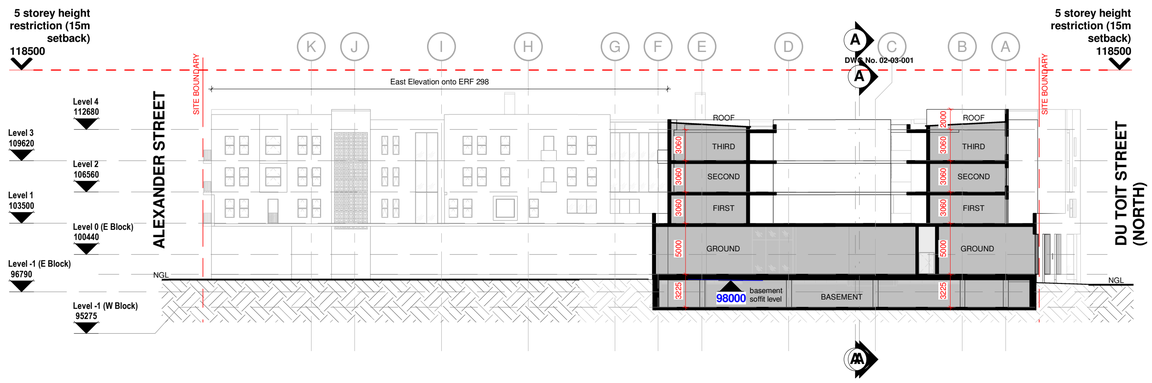
revisions

rev	date	description	name
A	28/10/22	Issued to client & consultants	MG
B	03/11/22	Issued for approval	MG
C	08/11/22	Issued for approval	MG
D	14/11/22	Issued for Council Submission	MG
E	06/03/23	Issued for SDP - Application Ammendments	SP



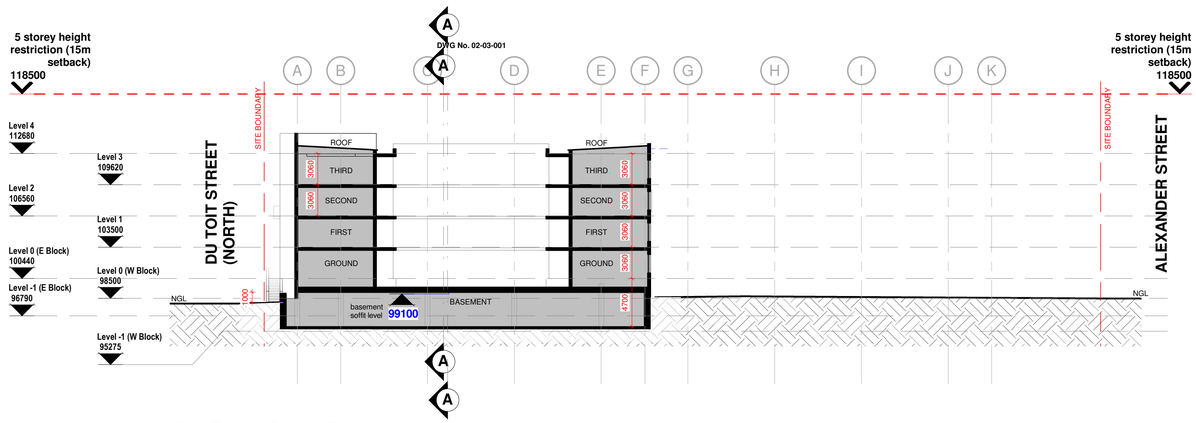
03 (001) Section A

SCALE 1 : 300



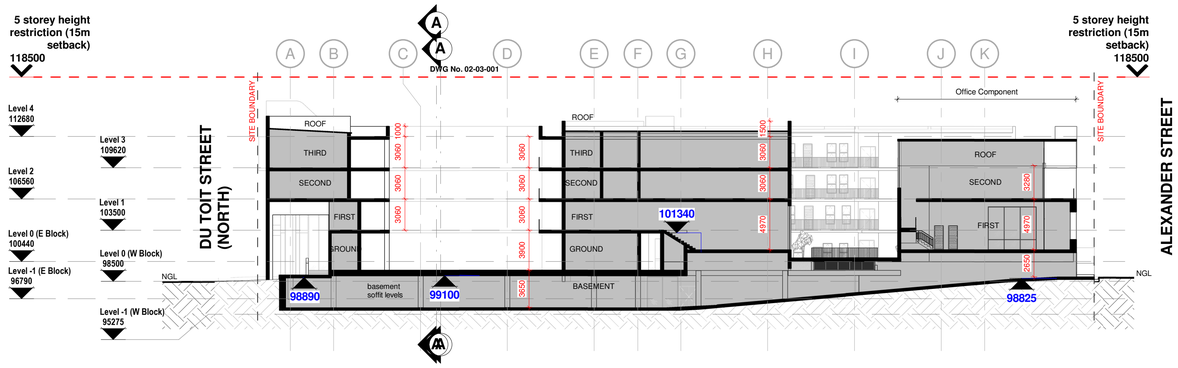
03 (002) Section B

SCALE 1 : 300



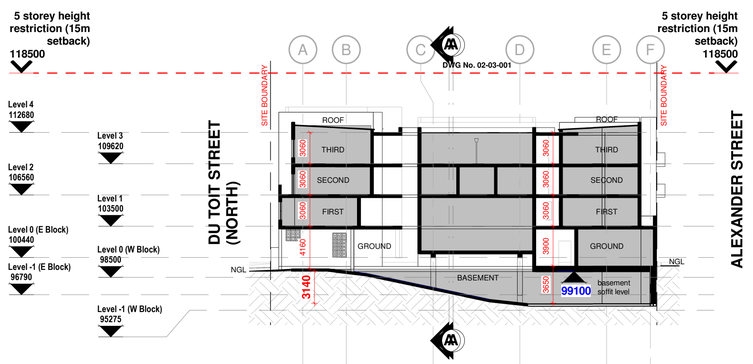
03 (003) Section C

SCALE 1 : 300



03 (004) Section D

SCALE 1 : 300



03 (005) Section E

SCALE 1 : 300

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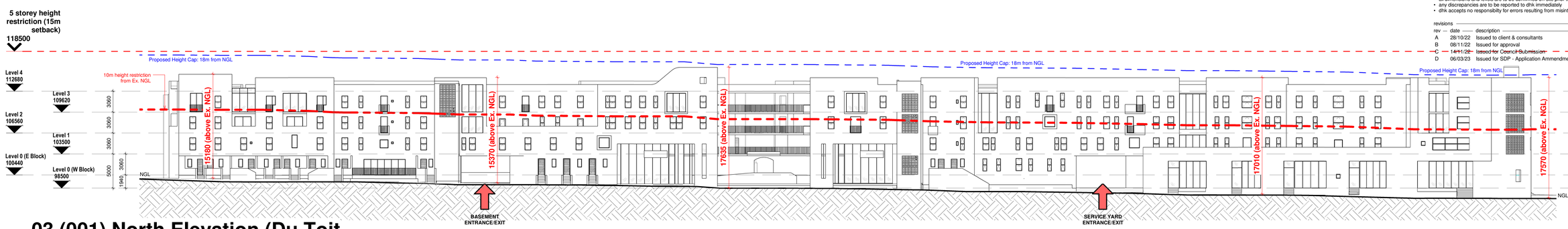
project
Du Toit St. Student Housing
Du Toit & Alexander Street
Unregistered ERF 17363, Stellenbosch

client
Myspace

drawing
Sectional Diagrams

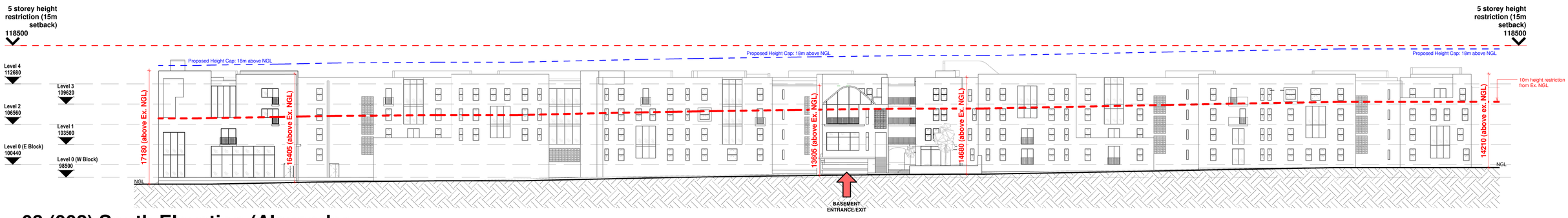
project number	drawing number	revision
22026	02-03-001	E
first issue	scale	
22/10/28	1 : 300 @ A1	

20231007 13:45:53



03 (001) North Elevation (Du Toit Street)

SCALE 1 : 300



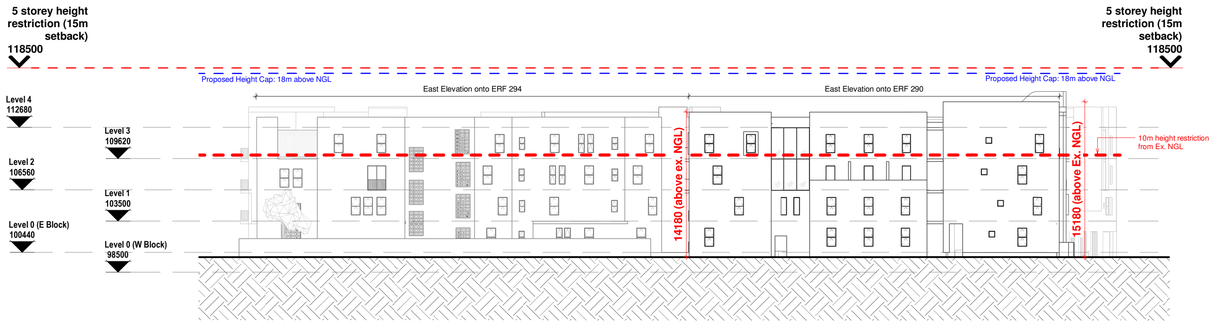
03 (002) South Elevation (Alexander

SCALE 1 : 300



03 (003) West Elevation (Du Toit Street)

SCALE 1 : 300



03 (004) East Elevation (Bergzicht Road)

SCALE 1 : 300

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issued for
COUNCIL
06/03/23

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reg no: 1998/020807/07

project
Du Toit St. Student Housing
Du Toit & Alexander Street
Unregistered ERF 17363, Stellenbosch

client
Myspace

drawing
Elevational Diagrams

project number	drawing number	revision
22026	03-03-001	D
first issue	scale	
22/10/28	1 : 300 @ A1	

20230306T 13:46:17

UNREGISTERED ERF 17363 STELLENBOSCH

DEPARTURE LIST

1. Permanent Departures in terms of Section 15(2)(b) of the Stellenbosch Municipal Planning Bylaw, 2015:

The following **permanent departures** from the parameters of a Mixed-Use Scheme containing a business premises component and a hostel component: (Please see Departure Drawing Sheets 10-03-000, 01-03-006, 01-03-007 and 01-03-008 contained in **Annexure 12**, **Site Development Plan.**)

(i) Building lines

Ground Storey

- Street building line of 0.78m in lieu of 4.5m on Du Toit Street (north)
- Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 4.5m
- Common boundary at the side (Erven 296) of 0m in lieu of 3m (section 110(2)(i) of Stellenbosch Zoning Scheme)
- Common boundary at the side (Erven 296) of 0m in lieu of 4.5m
- Common boundary at the side (Erven 290) of 1.35m in lieu of 4.5m

First Storey

- Street building line of 0.5m in lieu of 4.5m on Du Toit Street (north) for the hostel component.
- Street building line of 0.0m in lieu of 4.5m on Du Toit Street (west) for the hostel component.
- Street building line of 0.0m in lieu of 4.5m on the most western portion of Alexander Street for the hostel component.
- Common boundary at the side (Erf 294) of 0m in lieu of 4.5m.
- Common boundary at the side (Erf 296) of 3m in lieu of 4.5m for the hostel component.
- Common boundary at the side (Erf 296) of 1m in lieu of 3m (section 110(2)(i) of Zoning Scheme) for the office component.
- Common boundary at the side (Erven 298) of 3m in lieu of 4.5m for the hostel component.

- Common boundary at the side (Erven 290) of 1.35m in lieu of 4.5m for the hostel component.

Second Storey

- Street building line of 0m in lieu of 4.5m on Du Toit Street (north) for the hostel component.
- Street building line of 0.0m in lieu of 4.5m on Du Toit Street (west) for the hostel component.
- Street building line of 0.0m in lieu of 4.5m on the most western portion of Alexander Street for the hostel component.
- Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 6m for the hostel component.
- Common boundary at the side (Erf 294) of 3m in lieu of 6m for the hostel component.
- Common boundary at the side (Erf 296) of 1m in lieu of 6m for the hostel component.
- Common boundary at the side (Erf 296) of 1m in lieu of 3m (section 110(2)(i) of Zoning Scheme) for the office component.
- Common boundary at the side (Erven 298) of 3m in lieu of 6m for the hostel component.
- Common boundary at the side (Erven 290) of 1.35m in lieu of 6m for the hostel component.
- Street building line of 0m in lieu of 4.5m on Du Toit Street (north) for the hostel component.
- Street building line of 0.0m in lieu of 4.5m on Du Toit Street (west) for the hostel component.
- Street building line of 0.0m in lieu of 4.5m on the most western portion of Alexander Street for the hostel component.
- Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 6m for the hostel component.
- Common boundary at the side (Erf 294) of 3m in lieu of 6m for the hostel component.
- Common boundary at the side (Erf 296) of 1m in lieu of 6m and for the hostel component.
- Common boundary at the side (Erf 296) of 1m in lieu of 3m (section 110(2)(i) of Zoning Scheme) for the office component.

- Common boundary at the side (Erven 298) of 3m in lieu of 6m for the hostel component.
- Common boundary at the side (Erven 290) of 1.35m in lieu of 6m for the hostel component.

Third Storey

- Street building line of 0m in lieu of 4.5m on Du Toit Street (north) for the hostel component.
- Street building line of 0.0m in lieu of 4.5m on Du Toit Street (west) for the hostel component.
- Street building line of 0.0m in lieu of 4.5m on the most western portion of Alexander Street for the hostel component.
- Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 6m for the hostel component.
- Common boundary at the side (Erf 294) of 3m in lieu of 6m for the hostel component.
- Common boundary at the side (Erf 296) of 1m in lieu of 6m for the hostel component.
- Common boundary at the side (Erf 296) of 1m in lieu of 3m (section 110(2)(i) of Zoning Scheme) for the office component.
- Common boundary at the side (Erven 298) of 3m in lieu of 6m for the hostel component.
- Common boundary at the side (Erven 290) of 1.35m in lieu of 6m for the hostel component.

(ii) Coverage

A total coverage of 89% (9 310m²) in lieu of 50% in terms

(iii) **A departure from the parking provisions of a private hostel**, 117 bays in lieu of 637 bays. (Please see Basement Drawing Sheet 10-03-001 contained in **Annexure 12**, **Site Development Plan**)

(iv) Section 252(2): The following **departure from the provisions** applying to the **Stellenbosch Urban Conservation Area**:

A height of 18 m in lieu of 10 m for the first 15 meters measured from a public road. See **Annexure 12, Site Development Plan** (Drawing 03-03-001, Elevational Diagrams)

2. Departures from the building line restrictions indicated in paragraph E1(d) of the individual Title Deeds of the subject properties (now to be consolidated):

Condition E1(d): *That no building or structure or any portion thereof except boundary walls and fences be erected nearer than 6.30 metres to the street line which forms a boundary of this erf. No such buildings or structure shall be situated within 3.15 metres of the lateral boundary common to any adjoining erf, and within 4.72 metres of the rear of this erf.*

Ground Storey

- Street building line of 0.78m in lieu of 6.3m for the hostel component.
- Street building line of 1.2m in lieu of 6.3m on Du Toit Street (north) for the retail component.
- Street building line of 0m in lieu of 6.3m on Du Toit Street (west) for retail component.
- Street building line of 0.8m in lieu of 6.3m on Alexander Street for retail component.
- Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 4.72m for the hostel component.
- Common boundary at the rear (Erven 296, 297 and 298) of 3.15m in lieu of 4.72m for the retail component.
- Common boundary at the side (Erven 294) of 3m in lieu of 3.15m for the hostel component.
- Common boundary at the side (Erven 294) of 3m in lieu of 3.15m for the retail component.
- Common boundary at the side (Erven 296) of 0m in lieu of 3.15m) for access ramp to basement.
- Common boundary at the side (Erven 296) of 0m in lieu of 3.15m for the hostel component.
- Common boundary at the side (Erven 298) of 3m in lieu of 3.15m for retail component.
- Common boundary at the side (Erven 290) of 1.35m in lieu of 3.15m for the hostel component.

First Storey

- Street building line of 0m in lieu of 6.3m for the hostel component.
- Street building line of 0.0m in lieu of 6.3m for the hostel component.
- Street building line of 0.0m in lieu of 6.3m on the most western portion of Alexander Street for the hostel component.
- Street building line of 1.7m in lieu of 6.3m on the central portion of Alexander Street for the office component.
- Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 4.72m for the hostel component.
- Common boundary at the side (Erf 294) of 3m in lieu of 3.15m for the hostel component.
- Common boundary at the side (Erf 296) of 1m in lieu of 3.15m for the residential component.
- Common boundary at the side (Erf 296) of 1m in lieu of 3.15m for the office component.
- Common boundary at the side (Erven 298) of 3m in lieu of 3.15m for the hostel component.
- Common boundary at the side (Erven 290) of 1.35m in lieu of 3.15m for the hostel component.

Second Storey

- Street building line of 0m in lieu of 6.3m for the hostel component.
- Street building line of 0.0m in lieu of 6.3m for the hostel component.
- Street building line of 0.0m in lieu of 6.3m on the most western portion of Alexander Street for the hostel component.
- Street building line of 2m in lieu of 6.3m on the central portion of Alexander Street for the office component.
- Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 4.72m for the hostel component.
- Common boundary at the side (Erf 294) of 3m in lieu of 3.15m for the hostel component.
- Common boundary at the side (Erf 296) of 1m in lieu of 3.15m for the hostel component.

- Common boundary at the side (Erf 296) of 1m in lieu of 3.15m for the office component.
- Common boundary at the side (Erven 298) of 3m in lieu of 3.15m for the hostel component.
- Common boundary at the side (Erven 290) of 1.35m in lieu of 3.15m for the hostel component.

Third Storey

- Street building line of 0m in lieu of 6.3m for the hostel component.
- Street building line of 0.0m in lieu of 6.3m for the hostel component.
- Street building line of 0.0m in lieu of 6.3m on the most western portion of Alexander Street for the hostel component.
- Street building line of 2m in lieu of 6.3m on the central portion of Alexander Street for the office component.
- Common boundary at the rear (Erven 292, 293, 294, 296, 297 and 298) of 3.15m in lieu of 4.72m for the hostel component.
- Common boundary at the side (Erf 294) of 3m in lieu of 3.15m for the hostel component.
- Common boundary at the side (Erf 296) of 1m in lieu of 3.15m for the hostel component.
- Common boundary at the side (Erven 298) of 3m in lieu of 3.15m for the hostel component.
- Common boundary at the side (Erven 290) of 1.3m in lieu of 3.15m for the hostel component.

friedlaender, burger & volkmann
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LAND SURVEYORS BASEMENT CERTIFICATE
UNREGISTERRED ERF 17363 STELLENBOSCH

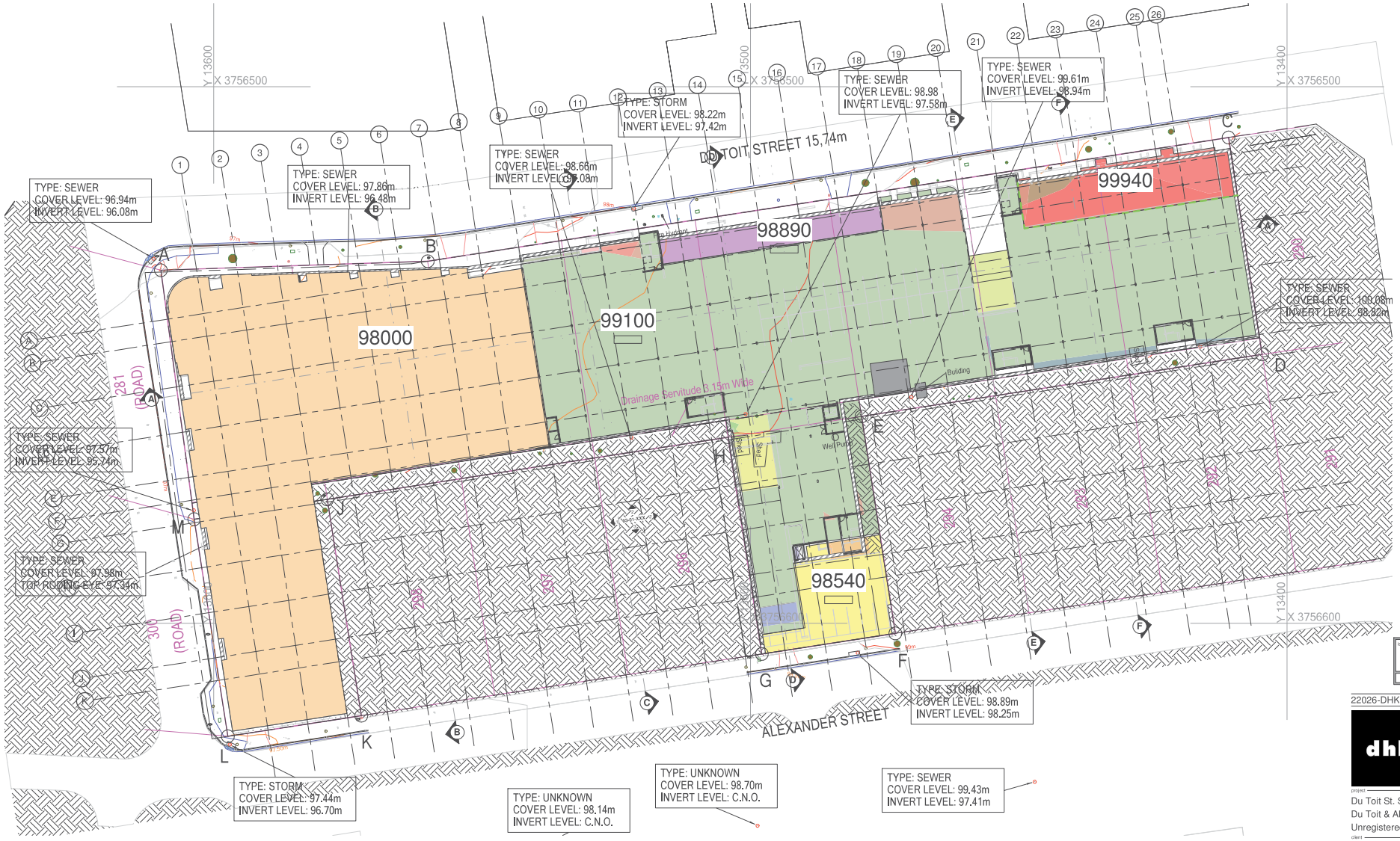
I confirm that the basement level as represented on drawing titled : Reflected Basement Soffit Plan with reference : Project No. 22026, drawing number 01-24-000 revision A , first issued 230307 as prepared by dhk Architects and attached as Annexure A, complies with the definition of basement storey as defined in the Stellenbosch Municipality Zoning Scheme By-Law 2019, in that where ceiling levels protrude above existing ground level the ceiling levels protrude less than 1 meter at any point above existing ground level.

Date : 16/3/2023



D.P.Burger Pr. Land Surveyor
FRIEDLAENDER BURGER VOLKMANN

ANNEXURE A



Level -1 (W Block)

SCALE 1 : 350

notes
- the design on this drawing is copyright and remains the property of dhk
- all work is to be carried out in accordance with the N.B.R. SANS 10400 and applicable authority regulations
- the scaling of this drawing for construction purposes is not permitted
- all dimensions and levels are to be confirmed on site prior to construction
- any discrepancies are to be reported to dhk immediately
- dhk accepts no responsibility for errors resulting from misinterpretation of this drawing

revisions

rev	date	description	name
A	06/03/23	Issued for SDP - Application Ammendments	SP

issued for
COUNCIL
06/03/23

22026-DHK-XX-XX-DR-AR_01-24-000

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reg no: 1998/020807/07

project
Du Toit St. Student Housing
Du Toit & Alexander Street
Unregistered ERF 17363, Stellenbosch

client
Myspace

drawing
Reflected Basement Soffit Plan

project number	drawing number	revision
22026	01-24-000	A
first issue	scale	
230307	1 : 350 @ A1	



DU TOIT /ALEXANDER DEVELOPMENT

LANDSCAPE STATEMENT

JUNE 2021

BACKGROUND and CONTEXT

The proposed development lies in the historic town of Stellenbosch which is typified by avenues of street trees and the proximity of the wild indigenous vegetation on the fynbos occurring on the surrounding mountains. In addition to This variety of green systems both wild and urban there are distinct agricultural landscape patterns present in the regular planting of vineyards and the associated windbreaks.

The overall impression is of a town with an embedded and lush appearance and the real importance of the oak tree as a symbol of the town “Eikestad”, with leafy residential pocket steeped in history and natural beauty.

The proposed development lies in one such small pocket along the dominant R44 route which connects Stellenbosch, Somerset West and leading to the N1 (Fig 4). Alexander street which is on the southern edge of this site is densely planted along the bank of the Mill stream (Fig 1 and 2). The central access street to the site, Du Toit street, has a regular row of oak trees on the northern verge with sparse tree planting along the southern verge (Fig 3).



FIg 1 - Tree planting in Alexander Street



FIg 2 - Mill stream

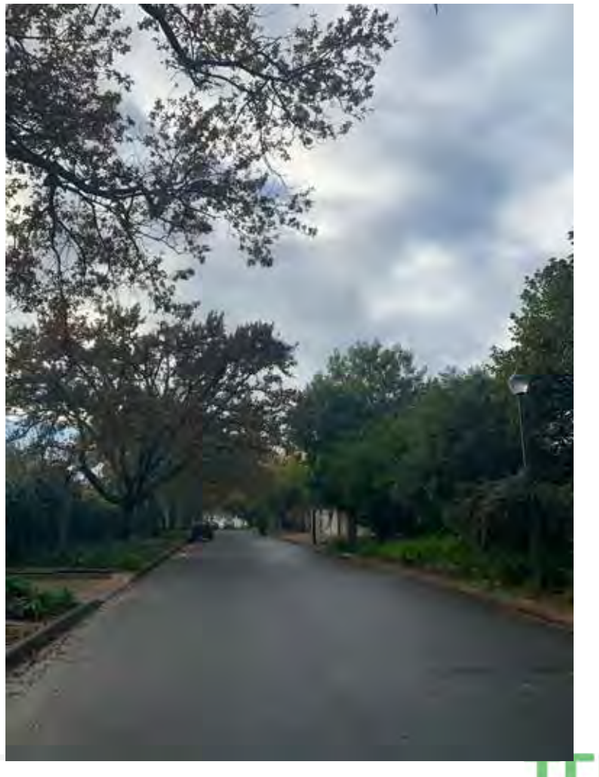


FIg 3 - Mill stream



FIg 4 - Broader context of the site and the dominant access routes to the site (in pink). Some important green structures highlighted in green

UNDERSTANDING THE SITE and THE IMPORTANCE AND ROLE OF THE LANDSCAPE

It is essential to understand the site in the context of the broader town scape and the role of the landscape and landscape elements and patterns in this environment.

LANDSCAPE PATTERNS

When analysing the figure ground of the site it is apparent that there are significant trees as street trees and large trees embedded in the private gardens. These patterns are explored in the series of diagrams (Fig 5-7). Three dimensional qualities of the street trees are further explores in the images of both Du Toit street and Alexander street. The notion of vertical and horizontal planes and their spatial implications are illustrated with the graphic overlays on the images.

Essential to this is the understanding that all tree planting expresses a vertical element in the landscape, akin to a column or post, with the associated vertical spatial impact. In addition to this trees have a canopy that extent along the horizontal plane and further grows to a three dimensional mass that can create an overhead canopy with distinct spatial qualities. When developing the site these qualities should be recognised and developed further as an amenity and as management of the overall perception of the development and suitability and fit in the broader context.

The green matrix is inextricably associated with storm-water management. Currently all storm-water in the urban streets are managed through traditional engineering methods. exposing these systems could further enhance and develop an identity and sense of place. THis would connect to the historical system already present in the mill stream and so embed the development in the context and urban fabric.



EXISTING TREE CANOPY

Street tree planting

Open space tree planting

Significant street trees along Du Toit street along northern verge (oak trees)

Southern verge Du Toit street has limited tree planting

Significant large trees occur within the private gardens

Green pocket of urban development - perception that must be managed

FIg 5

INTERNAL GREEN "WEAVE"

Green matrix internal to private gardens

Edges connect to adjacent green matrix of the city-scape

This green matrix creates a perception of a dense green pocket

Significant large trees occur within the private gardens

Ratio of dwelling vs green is significantly towards an overall green footprint (again management of perception of the public once development is presented)

FIg 6



DOMINANT GREEN STRUCTURES

Street trees create two significant structural elements in the landscape

These have distinct spatial quality to be seen as an amenity

Spatial qualities are both edge and overhead

Increase of these elements will assist in the management of the perception of a "green" development

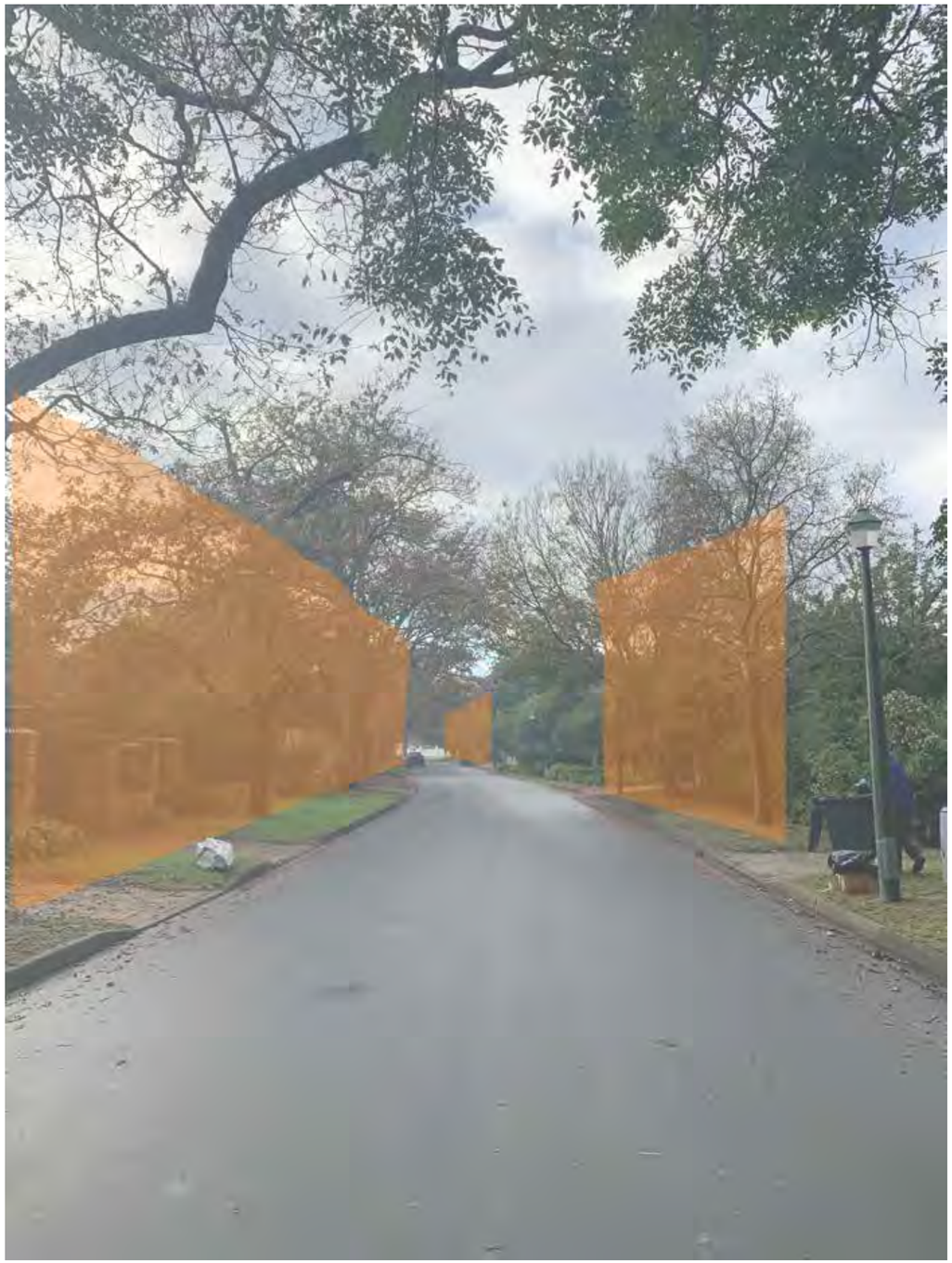
FIg 7



Du Toit Street



Alexander Street



Edge Spatial Impact



Overhead Spatial Impact

NEW DEVELOPMENT AND LANDSCAPE

As the new proposal is for a higher density development the relative ratio of green to built form will be affected. Acknowledging the existing green structures and their importance will assist in creating suitable green connection from within the proposed development to the existing green systems. The existing significant trees will be maintained and the resulting street interface will be suitably developed to provide a positive urban edge.

This waft and weave of green elements and creative interventions within the development will ensure an integrated urban intervention.

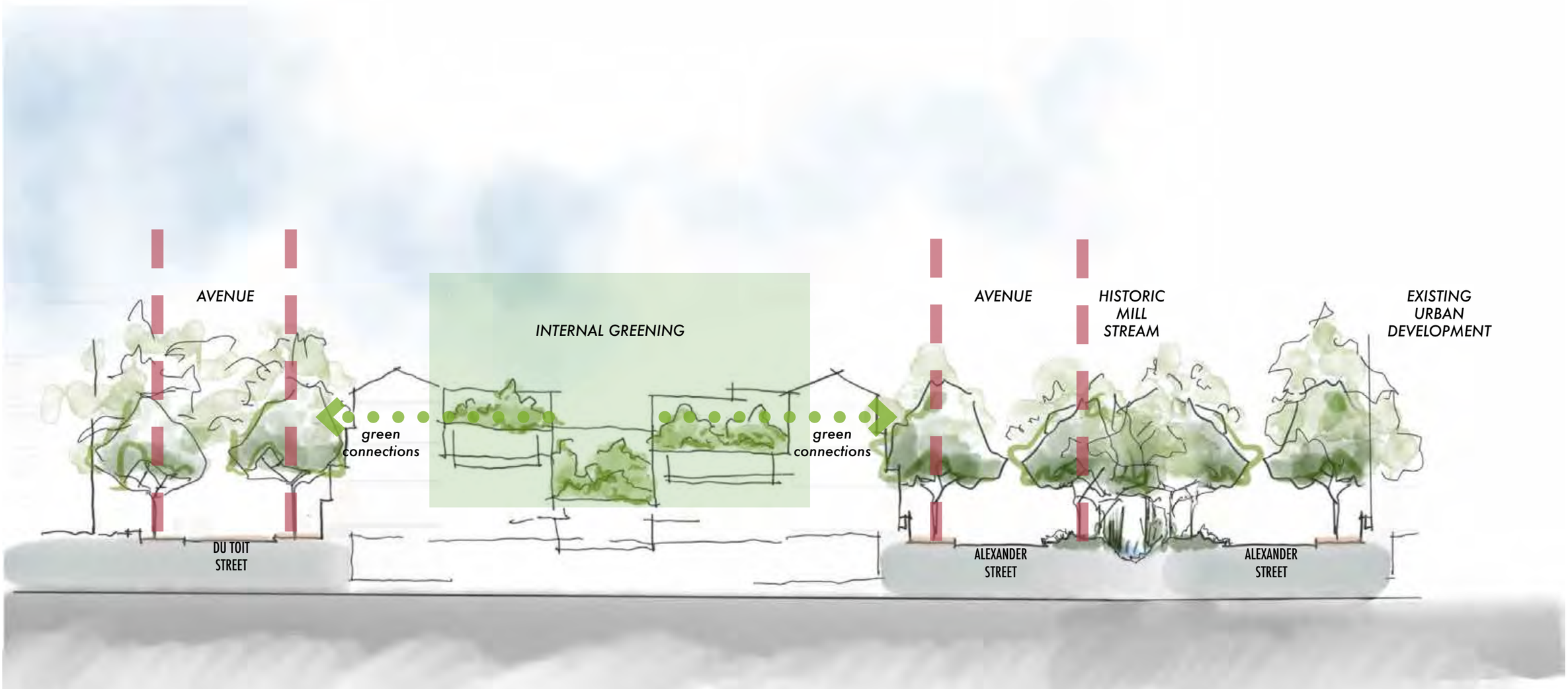
NECESSARY STEPS

Crucial steps to ensure the survival of the street trees are essential and are summarised in the following points:

- An in-depth and thorough tree survey.
- A dedicated tree protection plan both for during construction and future management of the existing and proposed trees.
- Correct choice of street tree specie.
- Creative application of green within the development including creative application of greening on basement levels.
- An integrated services approach of all systems (Water, pedestrian,l vehicular and other)



PROPOSED ADDITIONAL TREE AND GREENING OF FUTURE DEVELOPMENT - CREATE THE “WAFT” AND “WEAVE” OF GREEN TAPESTRY



INDICATIVE SECTION USING URBA BASE FOR DEVELOPMENT



“STEALING” SOME OF THE STREET TO CREATE POSITIVE URBAN SPACES







PRECEDENT IMAGES OF URBAN TREE MANAGEMENT



DU TOIT /ALEXANDER DEVELOPMENT

LANDSCAPE FRAMEWORK

NOVEMBER 2022

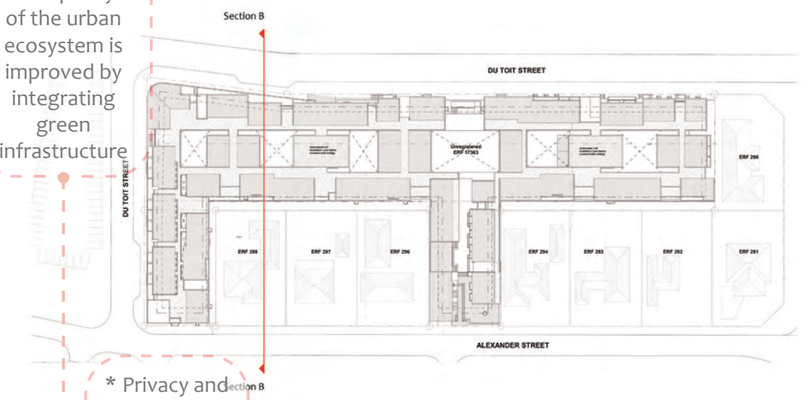
Myspace

TERRA+



Plan Diagram 1: Typical spaces

* Biodiversity and quality of the urban ecosystem is improved by integrating green infrastructure



* Privacy and comfortable microclimate achieved with tree planting and additional greening

* Varying densities and scales respond to design priorities and create context * (*refer to urban design framework*)

DESIGN PRINCIPLES

* Street-defining tree planting to create a diverse and softened edge and provide amelioration of harsh climate conditions
* Green matrix encompasses permeable pedestrian connection to interstitial spaces
* Materiality and design of pavement and road interface include shared space and pedestrian dominant movement zones

* Raised courtyard planters to accommodate tree planting and additional vertical green planting

* Active first floors with direct access to pedestrian walkways and visual connection to public street interface

* Woonerf street concept functions as expanded outdoor gathering spaces encouraging social spillout

* Pinching and texturing the road at sidewalk step-outs serves as a traffic calming mechanism



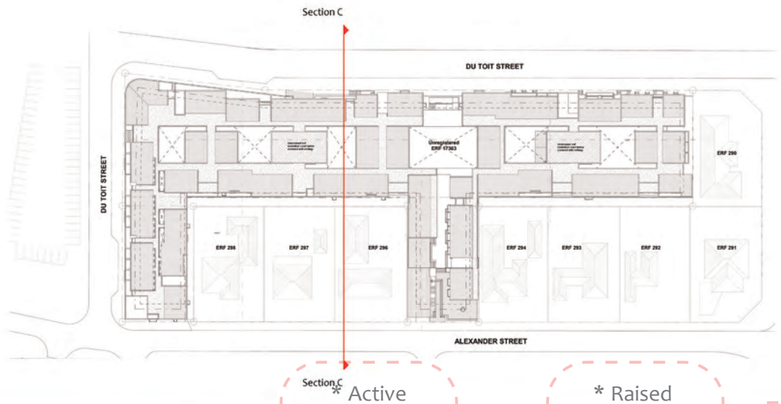
* Planted road reserve with extended pavement space and new tree planting

Section B-B: North-south axis, from internal servitude through to further road verge and sidewalk of Du Toit street

* Road raised and paved to meet pavement for equitable access and a focus on multimodal transit

ILLUSTRATIVE SECTION

TERRA+



DESIGN PRINCIPLES

* Street-defining tree planting to create a diverse and softened edge and provide amelioration of harsh climate conditions
* Green matrix encompasses permeable pedestrian connection to interstitial spaces
* Materiality and design of pavement and road interface include shared space and pedestrian dominant movement zones

* Varying densities and scales respond to design priorities and create context * (*refer to urban design framework*)

* Pedestrian walkway and tree line may interchange where necessary to accommodate movement

* Biodiversity and quality of the urban ecosystem is improved by integrating green infrastructure

* Pinching and texturing the road at sidewalk step-outs serves as a traffic calming mechanism

* Active ground floors with direct physical access and visual connection to public street interface

* Raised courtyard planters to accommodate tree planting and additional vertical green planting

* Internal multidimensional courtyard spaces designed with active vertical and canopy plane

* Privacy and comfortable microclimate achieved with tree planting and additional greening

* Woonerf street concept functions as expanded outdoor gathering spaces encouraging social spillout

DU TOIT STREET (NORTH)

ALEXANDER STREET

Erf boundary

ROOF
THIRD
SECOND
FIRST
GROUND
BASEMENT

* Planted road reserve with extended pavement space and new tree planting

* Road raised and paved to meet pavement for equitable access and a focus on multimodal transit

Section C-C: North-south axis, from internal servitude through to further road verge and sidewalk of Du Toit street

ILLUSTRATIVE SECTION



North Elevation



West Elevation



1 CONCEPT LANDSCAPE PLAN

131-02.1 1 : 400

0 10m 20m 50m

REVISION SCHEDULE:

REV.	DATE	DESCRIPTION
B	2022-10-21	Landscape proposal for submission

GENERAL NOTES:

This TERRA+ Landscape Architects' drawing must not be scaled, only written/indicated dimensions and finished levels may be used.
All dimensions, levels and specifications are to be verified on site and checked against the issued drawings for the Landscape Architect and other consultants prior to commencement of any works.
Any discrepancies must be reported to the Landscape Architects prior to ordering materials and commencement of construction.

This Landscape Plan is in accordance with TERRA+ Landscape Architects' Landscape Works Specification Document, and with the Approved Site Development Landscape Plan.

Hard and Soft Landscape Design is in accordance with the National Building Regulations SANS 10400 Parts A, B, C, D, F, G, M, O, P, R, S.

Landscape Plan to be read in conjunction with Project Architects' and Project Engineers' and other involved relevant professional consultants' corresponding plans and specifications.

All hard landscape works that require engineer's input (i.e. paving sub-layers, stormwater management, any structural foundations, etc.) are to be in accordance with Projects Engineers' Specifications and Details.

Implementation of the proposed landscape works shall be as per conditions of the approval and within set time frames.

Landscape Architect to provide Certification of implementation of the landscaping works as per Plans and Specifications on its successful Practical and Final Completions.

Landscape works shall be implemented to the satisfaction of the District Manager: Environmental Management. Before practical completion is achieved, landscape works shall be inspected by the Department of Recreation and Parks.

PROJECT TITLE
DU TOIT STREET STUDENT HOUSING
Alexander Street & Du Toit Street
Stellenbosch Central, Stellenbosch 7600

CLIENT
Myspace

APPROVAL BY CLIENT
SIGNED

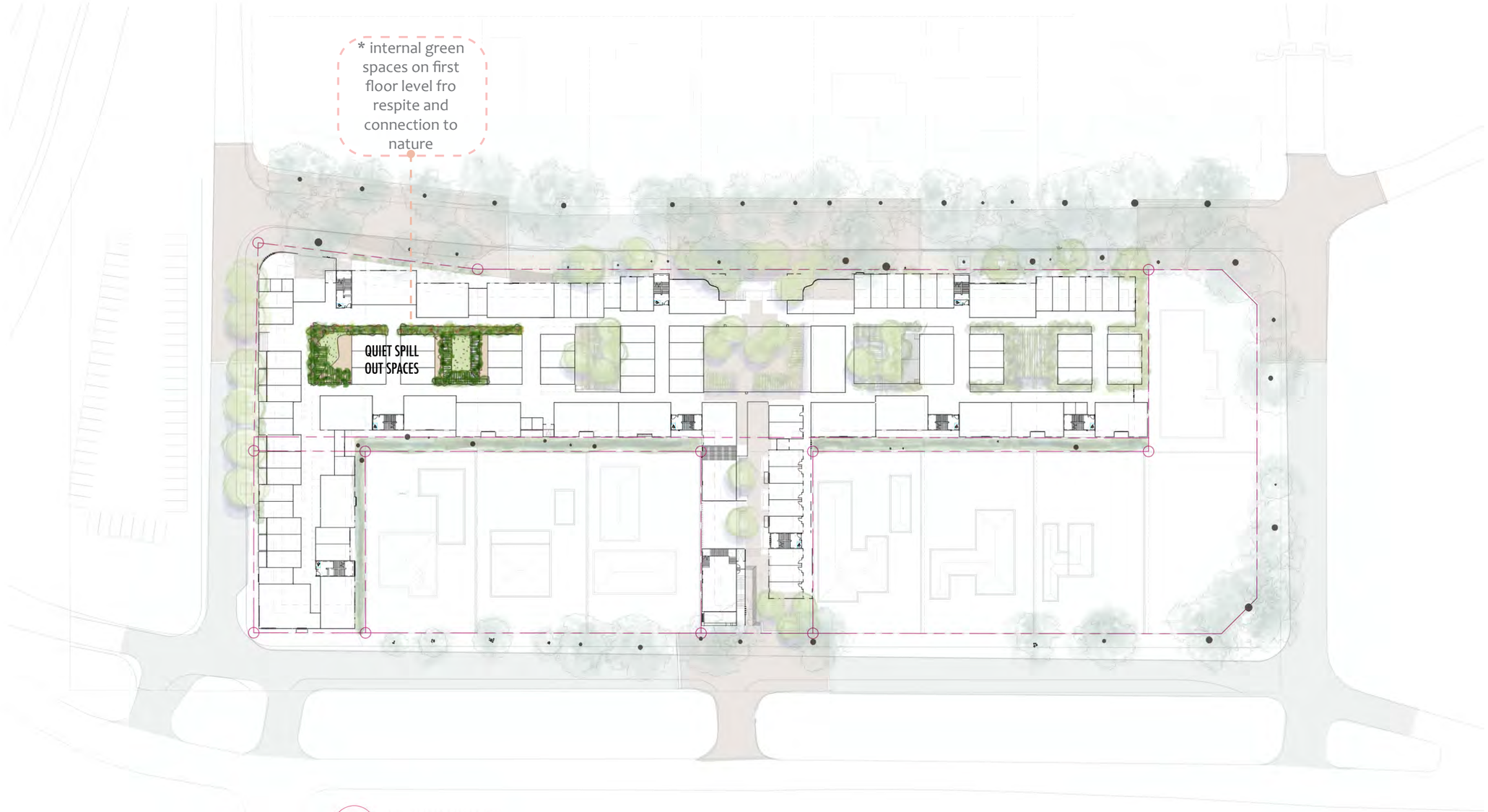
DRAWING TITLE
LANDSCAPE PLAN - Ground Floor

DRAWING NUMBER	REV.	DRAWING PURPOSE
131-02.1	B	FOR SUBMISSION
SCALE	DATE	DRAWN BY
1 : 400 @ A1	2022-11-08	MK

CHECKED BY
Ankia Bormans
Director & Principal Landscape Architect of TERRA+ Landscape Architect
Prof. Landscape Architect, Reg. No. 20197 (SACLAP)
SIGNED

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TERRA+ landscape architects
Unit 20, Sussex Studios, 23-25 Sussex Street, Woodstock
ankia@terraplus.co.za / 060 99 123 00



1 CONCEPT LANDSCAPE PLAN
131-02.1 1 : 400

REVISION SCHEDULE:

REV.	DATE	DESCRIPTION
B	2022-10-21	Landscape proposal for submission

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PROJECT TITLE
DU TOIT STREET STUDENT HOUSING
Alexander Street & Du Toit Street
Stellenbosch Central, Stellenbosch 7600

CLIENT
Myspace

APPROVAL BY CLIENT
SIGNED

DRAWING TITLE
LANDSCAPE PLAN - First Floor

DRAWING NUMBER	REV.	DRAWING PURPOSE
131-02.1	B	FOR SUBMISSION
SCALE	DATE	DRAWN BY
1 : 400 @ A1	2022-11-08	MK

CHECKED BY
Ankia Bormans
Director & Principal Landscape Architect of TERRA+ Landscape Architect Prof. Landscape Architect, Reg. No. 2097 (SACLAP)

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TERRA+ landscape architects
Unit 20, Sussex Studios, 23-25 Sussex Street, Woodstock

TERRA+

PREPARED BY: **TERRA+ Landscape Architects**

Unit 20 Sussex Studios
23 - 25 Sussex Street
Woodstock 7915

terraplus.co.za



ALEXANDER & DU TOIT STREET BLOCK REGENERATION

TREE SURVEY METHODOLOGY, GENERAL MANAGEMENT & PRUNING DOCUMENT

PREPARED FOR: **JAPIE DE VOS PROPERTY DEVELOPERS**

PROJECT / SITE: **ALEXANDER & DU TOIT STREET BLOCK REGENERATION**
Alexander & Du Toit Streets
Stellenbosch Central 7600

DATE: **2021-07-21**

TERRA+

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3. Site Specific Points p.4

4. Tree Pruning Methodology p.5

5. Pruning Techniques p.6

6. Tree management during construction p.9

7. Recommendations p.11

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Tree Survey Landscape Plan p.18

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Tree Survey Information Spreadsheet p.20

TERRA+

1. INTRODUCTION

Green spaces in general and trees in particular are of immense environmental and aesthetical value. Aside from softening the often harsh interface between built form and infrastructure, they create direct micro-climates which ameliorate temperature fluctuations, provide shade and protect from UV rays, assist with wind moderation, provide a barrier to traffic, actively improve air quality by filtering pollutants from the air, intercept and store rainwater, reduce flooding, provide habitat for wildlife etc. Beyond adding to the physical health of our communities, there is scientific evidence indicating that sensory engagement with trees directly improves our mental wellbeing.

In acknowledgement of the crucial role trees play within the built environment, **TERRA+ Landscape Architects** have developed a tree management document, which forms part of survey procedure mandated by TERRA+ or independent surveys.

The purpose of the survey is to establish a baseline layout of the existing trees in order to develop a management strategy and propose future planting of landscaping elements. The overall objective of this management document (and a tree survey) is to ensure that valuable tree stock is retained, enhanced and increased in the most proactive manner whilst ensuring the health, safety and well being of the public and property.

A survey is conducted to assess the trees' condition and health whilst highlighting any work that may be required to ensure the tree is retained in the best possible condition. When a site is earmarked for development, a tree survey is conducted in order to ascertain any opportunities and constraints posed by existing trees in relation to development plans.

Aside from survey methodology, this document also contains guidelines to tree management during construction; typical root management; and pruning strategies.

2. SURVEY METHODOLOGY

This survey method is designed to assess the trees' condition and health whilst highlighting any work that may be required to ensure the trees are retained in the best possible condition.

The process employed is to do a number of site visits and with existing survey drawings plot the actual trees (refer TERRA+ Landscape Plans for Phases A and B). Photographic documentation is taken of each individual tree. These are then identified. A desktop collation of all the material and documentation is then structured into a document consisting of photos, spreadsheet and relevant documentation to provide the client with a complete set of criteria and strategy.

The criteria employed assessing the trees were the following:

- *Type (species), origin, ivasive category (where applicable), evergreen or deciduous*
- *Stem type*
- *Stem Diameter 1m AGL*
- *Crown Spread / Diameter*
- *Tree height*
- *Condition (health/presence of structural decay or defects)*
- *Significance and Additional Observations*

When determining the condition of the trees, it will be recorded whether the trees are dead; dying; diseased; dangerous; or damaging property. When a tree is marked as damaging property technical evidence must be provided to substantiate the claim and proposed response.

Trees taller than approximately 2m are considered for a survey. Any tree shorter than 2m are regarded as insignificant and can be transplanted or replaced without any significant impact on the environment.

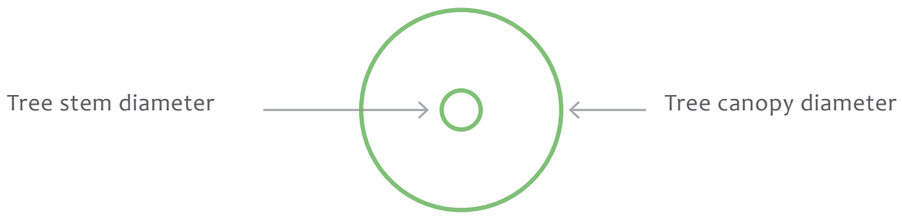
It is recommended that a survey be conducted to assess the tree status every 20 years.

Note:
Where it states in the listing that trees must be checked, it refers to the identification that was limited due to lack of flower, foliage or other distinctive identification markers.

Trees of particular significance are clearly indicated with a colour (blue / where applicable) in the listing and plan. One example would be *Sideroxylon inerme.* Commonly known as White Milkwood, this tree is a protected species under South Africa's National Forest Act, 1998 and would therefor be indicated with a blue symbol (below). In terms of this act, "no person may cut, disturb, damage or destroy any protected tree; or possess, collect, remove, transport, export, purchase, sell, donate or in any other manner acquire or dispose of any protected tree or any product derived from a protected tree".

TYPICAL TREE SURVEY KEY (however, **please refer to the plan legend**):

- *PRESERVE*
- *RETAIN*
- *REPLACE*
- *REMOVE (stockpile for later use)*
- *REMOVE*
- *DEAD*



The inner circle measurement represents the scaled diameter of the tree stem, one meter up from natural ground level.

The outer circle measurement represents the scaled diameter of the tree canopy, an estimated measurement of its widest circumference.

The estimated height of the tree will be recorded, along with the stem diameter and canopy diameter, in a Microsoft Excel ledger of the tree survey (where applicable only). The tree survey plan drawing will not reflect the height of the tree.

3. SITE SPECIFIC POINTS

TERRA+ Landscape Architects have surveyed the site. The following deciding points were taken into account and are brought to attention:

1. Intention is to retain some existing character of traditional planting patterns of existing tree alignments and spatial qualities, and the value of existing established mature trees in the landscape of existing streets.

2. Out of the total 47 trees surveyed, only two trees (2x) are indigenous, the rest are all exotic species as per the spreadsheet (**please refer to Annexure II**).

3. It is advised that the felling of mature exotic or indigenous trees within the residential areas is avoided. Instead, continuous tree canopies are encouraged within urban setting.

4. There are twenty one (21x) English oak trees (*Quercus robur*) among other listed exotic tree species. There is a strong linear geometric configuration of sixteen oak trees lining one side of Du Toit Street. Other three oak trees serve as corner marker at the corner of Alexander Street and Bergzicht Road (**please refer to Annexure I**). We advise that these trees are preserved for the future, that traditional planting pattern is reinforced, and if needed to, be replaced, thereby enhancing traditional patterns with appropriate species.

5. Deliberately planted trees are an integral part of the cultural landscape. Existing mature trees need care and proper management to ensure their protection and conservation. *Quercus robur* tree species are an integral part of the historical cultural landscape of Stellenbosch, having been introduced in around 1679, creating sense of place, memorable aesthetic features. Cultural significance increases with age, how large the trunks and canopies are, also whether they do not pose an invasive risks, and whether they create a strong association with place.

6. The oak trees are not invasive and do not present any threat to human life or to property, are not classified as 'declared weeds', are not diseased beyond recovery, do not cause traffic, electrical or health hazard, and do not interfere with essential services.

7. In this landscape these trees do not take ecological niche of indigenous plant species.

8. Landmark significance (referring specifically to existing *Quercus robur* trees): strong historical elements in the landscape, provide structure and positive spatial qualities to the streets.

9. Other roles: as most of trees are exotic, they are not necessarily of ecological value in terms of providing ecological connectivity, but they provide amelioration of the direct micro-climates.

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4. TREE PRUNING METHODOLOGY

Generally trees occur in forests where the competition for light allows for the shape and health to be determined. This includes the natural shedding and trimming of limbs to accommodate the growth of the tree. In an urban environment this does not occur naturally and the trees then pose a danger to people and property.

Tree pruning consists of the following techniques:

- Removal of crossing, weak or competitive branches
- Crown balancing
- Dead wooding
- Crown lifting
- Crown thinning

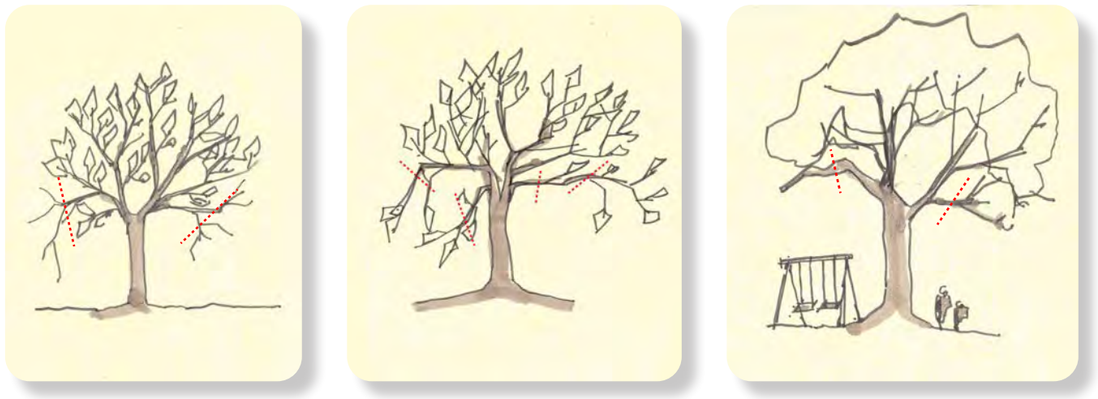


Figure 1. Reasons for pruning: Health, Shape and Safety

Pruning trees is beneficial for the tree if done correctly and will improve the health, structure and beauty of the tree. When done incorrectly the pruning will adversely affect the tree and lead to its demise (Fig.1). It is crucial to determine the purpose of the pruning and intended long-term outcomes before a pruning project is undertaken. It is advised that all pruning be done by a professional arborist or a tree care professional.

Some pruning of the existing trees may be advisable for their health and structural improvements.

Request for pruning should be addressed to the relevant authority within Stellenbosch Municipality.

A clear intention as to the outcome must be communicated prior to the pruning taking place to ensure a satisfactory outcome.

The following table 1. will assist as a guide choosing the best pruning method for the desired goal.

PRUNING TECHNIQUES							
GOAL	Structural	Crown Cleaning	Crown Thinning	Crown Raising	Crown Reduction	Crown Restoration	Root Pruning
Safety (reduce risk)		X	X	X	X	X	
Provide Clearance			X	X	X		
Reduce Shade and Wind Resistance			X		X		
Maintain Health	X	X				X	
Influence Grown (flower , leaf or fruit production)	X		X		X	X	
Improve View			X	X	X		
Improve Aesthetics	X	X	X			X	
Tree Planting	X						X
Existing infrastructure repair or protection							X

Table 1. Pruning Techniques

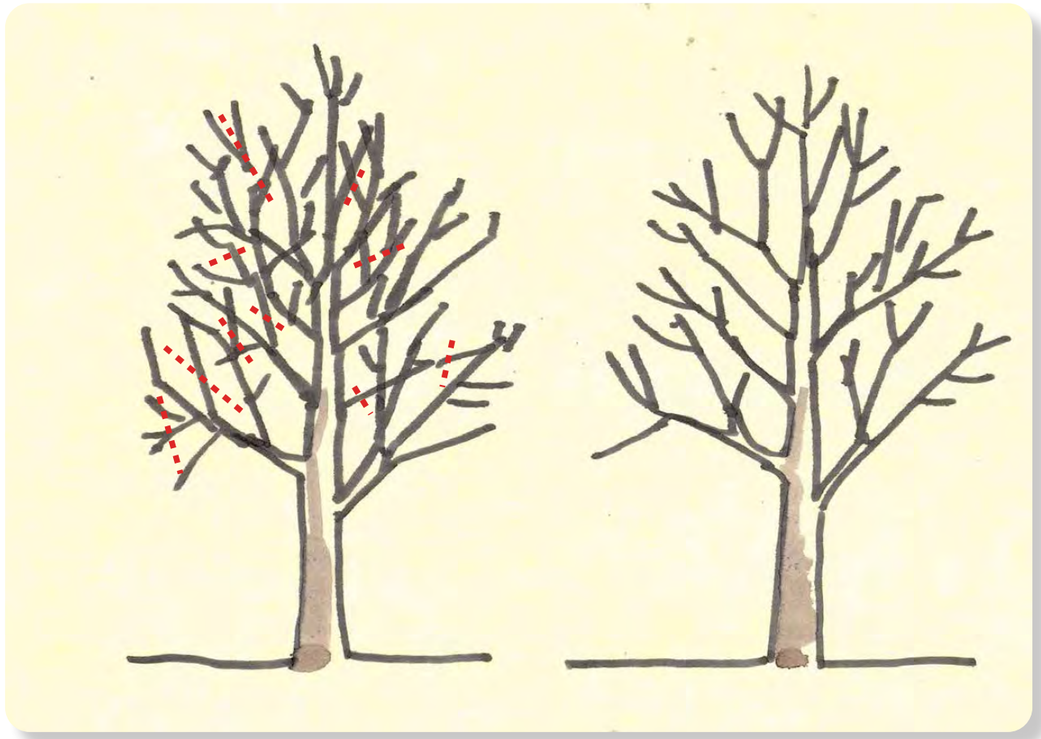


Figure 2 - Crown Cleaning and Thinning, removing dead and diseased branches and removal of co-dominant branches

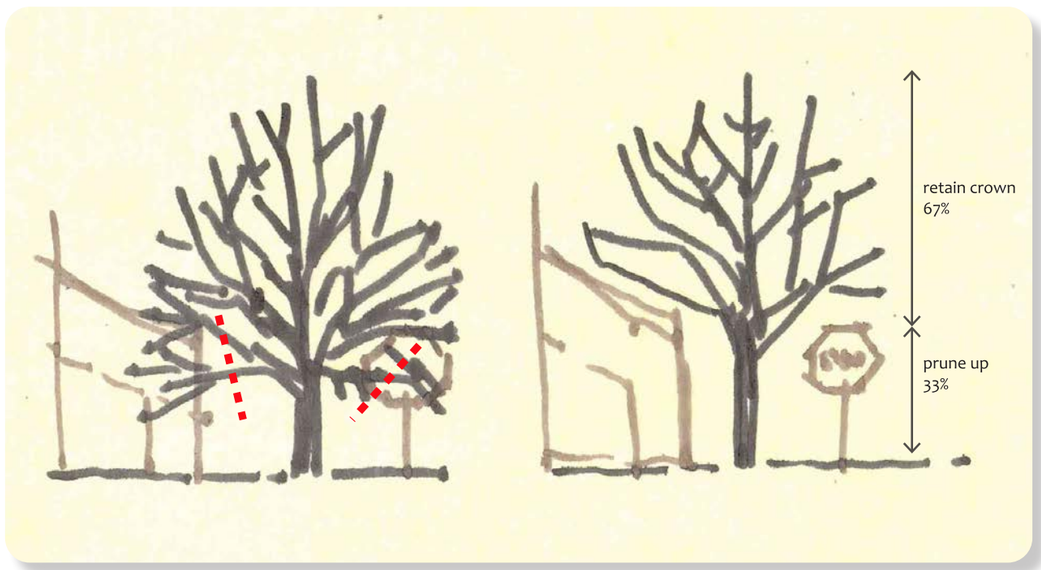


Figure 3 - Crown Raising

5. PRUNING TECHNIQUES

4.1. Structural pruning

Structural pruning is applied mainly on young trees to ensure sound development into mature trees. Trees that have been correctly pruned while young, prevent potential problems and maintenance costs in future. It is imperative to choose trees that are structurally sound when selecting a new tree from the nursery. Trees should have a well formed tapering stem, with well spaced branches, that are smaller in diameter than the stem.

Often it is the case that the branches develop from apical buds at the top of a single stem. These will form co-dominant branches. These branches are each an extension of the stem and one should be removed to ensure a good structure to the tree. The branch that is chosen must be pruned at the correct angle and is best removed when the tree is still relatively young. A good guide is to have branches that are no greater than a half of the stem diameter.

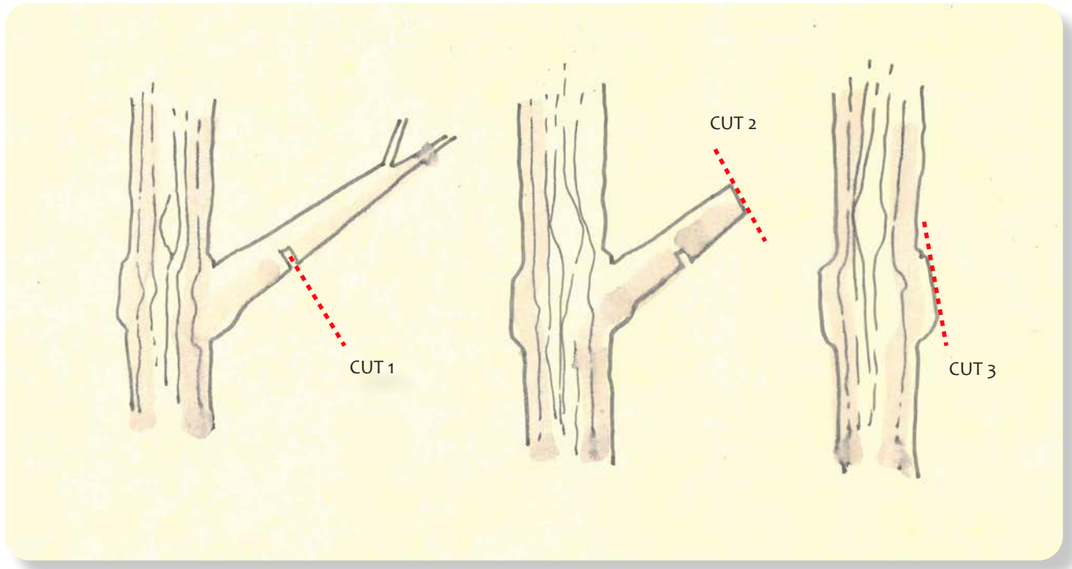


Figure 4 - Correct pruning methods and cuts

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4.2. Crown Cleaning and Thinning

Crown cleaning a tree involves a series of cuts to remove branches and/or dead branches that could impose danger to the surroundings. Excessive epicormic branches are selectively removed throughout the tree, leaving the dominant branches intact to ensure good development and shape. Crown cleaning and thinning will reduce any incidences of risk to people and property. It ensures good development of the tree and will reduce maintenance in the long term. Crown cleaning and thinning also provides an ideal opportunity to scrutinise the tree for disease and remove diseased branches. This can be performed on mature or young trees where the need arises.

In the case of crown thinning the size and shape of the tree is not necessarily affected, but thinning allows for better air movement through the branches and better light penetration. This reduces the risk of storm damage. Thinning should be done with an even distribution of smaller branches so that the weight distribution is even and that interior branches do not have their foliar weight towards the end of the branch.

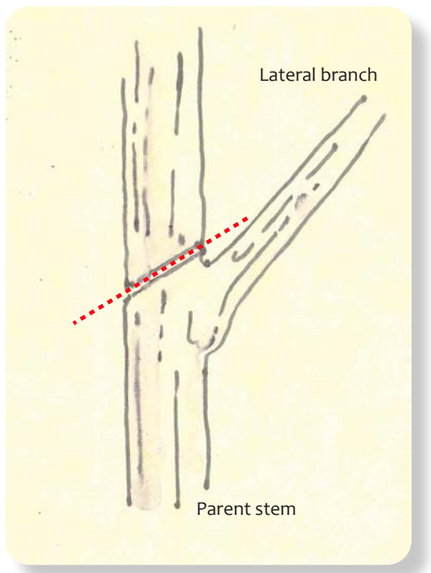


Figure 5 - Pruning to reduce crown height

A well pruned tree where crown cleaning and thinning has taken place should look natural, balanced and have a good form. The intention is that the pruned tree must not look as if it has been pruned but have the most natural look possible. (Fig. 2)

4.3. Crown Raising

Crown raising as implied is the pruning method of removing the lower branches of a tree and provide clearance where the tree might obstruct sight-lines, interfere with architecture, pedestrian and or vehicular traffic. Crown raising should be performed on young trees to avoid the lower branches developing a diameter that is too large. This also ensures that the shape is monitored and developed correctly, and that diseases are limited due to large pruning wounds.

Should the lower branches have a large diameter, these can be shortened to promote growth in the upper branches and then later removed . No more than 30 - 33 % of the lower canopy must be removed. (Fig. 3)

4.4.Crown Reduction

In extreme cases the crown of a tree must be reduced. This would required the branches to be cut back to the point of origin or where a lateral branch is capable of sustaining the remaining limb and can take apical dominance. This pruning method should not be confused with topping. Under no circumstances must a tree be topped. This is not a recommended practice and can severely compromise the tree.

Crown reduction is the reduction of the tree keeping a healthy and aesthetically pleasing shape. The tree specie must also be taken into consideration. Not all species can adequately recover from such a severe practice. It should be noted that crown reduction must not be used to control the height of a tree. It is always best to plant the correct specie for the correct place. (Fig. 4 & 5)

4.5. Crown Restoration

This pruning method is used when trees have been damaged, vandalised or topped.

This is to improve the overall health and structure. The success of pruning largely depends on the whether the tree can cope with the damage in the first place and then the subsequent pruning. It usually requires a number of prunings before the desired shape and health of the tree is restored. Careful monitoring of the tree must be done by a tree specialist to ascertain whether the tree is recovering. The tree will not recover in all instances, removal and replacing of the tree may be a more viable option.

Crown restoration often includes all the above mentioned pruning techniques.

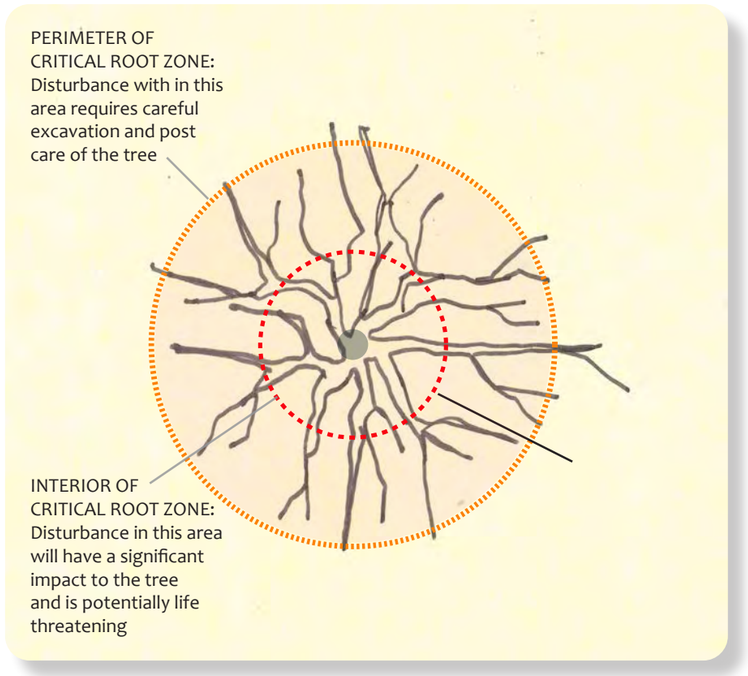


Figure 6 - Plan view of tree indicating critical root zone

A good guide to determine whether a branch should be pruned is the following:

Under 6 cm in diameter : PROCEED

Between 6 and 12 cm in diameter : THINK AGAIN

Larger than 12 cm in diameter : HAVE A VERY GOOD REASON

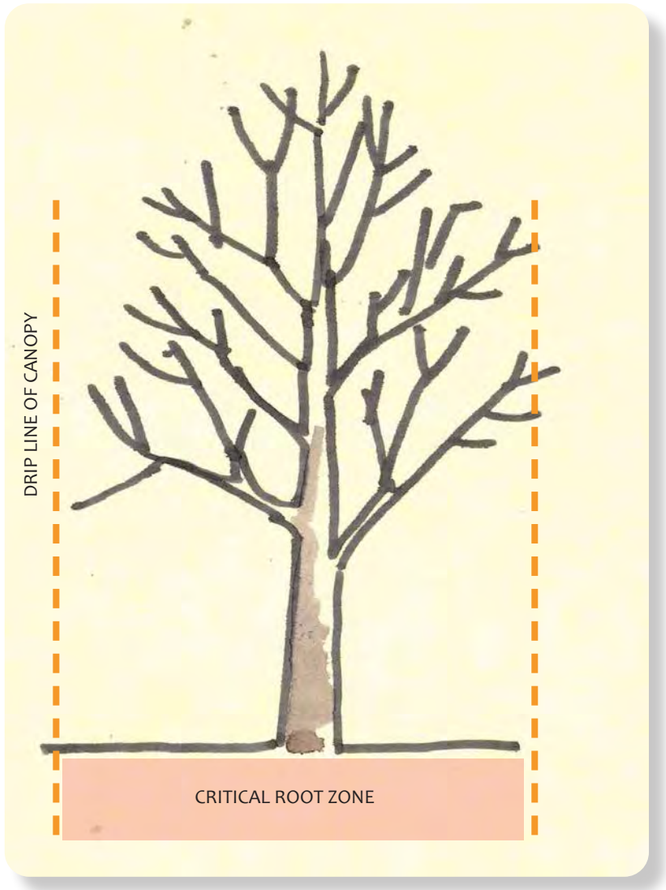


Figure 7 - Elevation of tree indicating critical root zone

4.6. Root Pruning

Root pruning is the selective reduction of the roots where they cause obstruction to existing infrastructure. Root pruning may also be carried out where there is an indication that the roots might in future cause a problem.

There is always a risk that the tree suffers severely when pruning the roots and it is often difficult to ascertain the actual extent of the roots. This is determined by the health and maturity of the tree. Younger trees often respond better to root pruning than more mature trees.

All roots must be exposed by hand to determine the extent of the root zone and to allow for clean cuts. All cuts must be done with a clean sharp saw. Do not hack or chop at the roots as these create damaged areas that are prone to diseases.

Should it be determined that the roots will be a problem in the future a root barrier may be installed to ensure limited root growth in the area. Root growth is not always symmetrical around the tree following the drip line. Physical barriers such as infrastructure or the soil conditions can determine the root zone, that is why it is imperative that the area requiring root pruning be carefully excavated.

No more that 25% of the root zone may be pruned . Any more than that may be fatal to the tree. (Fig. 6 & 7)

6. TREE MANAGEMENT DURING CONSTRUCTION

The tree protection strategy is divided into several stages as outlined below:

5.1 Installation of tree Protection Hoarding:

The Hoarding is to be constructed of a firm and rigid material well bedded in the ground to obviate it falling over in the wind. The proposed material is to be approved by the Landscape Architect.

In relation to the installation of the hoarding within the tree canopy drip line, each condition needs to be individually assessed with a view to minimizing damage to the roots of the trees.

When working around the tree stem, all measures must be taken not to damage the tree branches, bark, roots and leaves. Hoarding must be replaced once work has been completed.

5.2 Works on Site:

The Project Manager is to advise the Landscape Architect when work commences adjacent to the trees.

A line of Communication is to be agreed by, all consultants and contractors' telephone numbers are to be clearly displayed on site.

Mark out the hoarding alignment on site for approval by the Landscape Architect before commencement of installation thereof.

Signs are to be posted on the protective hoarding at frequent intervals explaining in Afrikaans, English, and isiXhosa, that this is a Tree Protection Zone and that no access is permitted.

5.3 Contractual Tree Protection Measures:

The hoarding is to be kept in tact at all times, if any portion of the hoarding becomes damaged it is to be repaired immediately to the cost of the main contractor and reported to the Landscape Architect.

No fires are to be made at any place within the tree canopies.

No materials are to be stored under the trees or against the hoarding.

No hanging of clothing or any items on the trees or the hoarding.

No item, nail, etc may be attached to the trees unless deemed necessary by the approved arborist.

No storm water runoff or/and spilling of materials from site must be directed towards the trees.

No branches or tree roots can be removed without the prior approval of the Arborist, all pruning of trees to be performed under supervision of the arborist.

All trenching within the tree canopies is to be approved by the landscape architect before commencement thereof.

All trenching within the tree canopies is to be performed by hand (spade work), any roots that are exposed during these excavations are to be left intact and inspected by an arborist, Roots can only be pruned by an arborist (or done under the supervision of an Arborist). Not withstanding if any part of the tree is damaged during the said works this is to be reported to the Landscape Architect immediately (Ankia Bormans: 082 448 4645 / TERRA+). This is to ensure that the approved arborist can be instructed to perform any tree surgery if required.

All waste from tree surgery must be recycled, being used in a variety of situations, including: mulches for shrub beds, firewood, habitat piles or dead standing timber where suitable, thereby avoiding the use of landfill sites.

5.4 Monitoring of Trees during the Project Works and Post Construction:

The hoarding and status of the trees will be assessed and monitored on a weekly basis, and supplemented by monthly reports.

Where interference to the tree's root ball or canopy is required (eg. through pruning or excavation), the arborist should assess and recommend appropriate action (eg. the application of suitable wound sealant, fertilizer, soil improver or surface dressing) and monitor the tree's health.

The existing water table around existing trees needs to be maintained during the project works and after completion thereof. An appropriate watering program must be implemented for new trees.

A site journal is to be kept indicating recording dates, people spoken to, any damage to trees and the like.

The hoarding can only be removed on the instruction of the landscape architect.

5.5 Tree Protection Construction Measures:

Excavations within the tree root zone to be implemented by hand.

Potential compaction of soil within the root zone to be ameliorated through methods approved by the Landscape Architect (eg. place boarding or mulch in local area effected and the like).

Pruning to clear for building site or construction works to be done by an Arborist.

In addition dependent on the extent of excavation adjacent to the root zones (to be accessed by the Landscape Architect), retention of the root ball will be required – sand bagging retention method to be used until the pre-construction levels are reinstated.

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7. RECOMMENDATIONS

As per Site Specific Points and the Spreadsheet (**Annexure II**), we recommend to retain the majority of the existing mature tree species, and to preserve significant species, *Quercus robur* trees, to keep existing character of a largely green treed environment with filtered light on the streets.

All existing trees would benefit from some pruning, and other necessary works where required, and some tree pasting for health advantages (to our knowledge, the treatment is only proposed by Riaan Van Zyl Consulting and Contracting Professional Arborists).

In principle, all tree recommendations must take the overall aesthetic and historical character of the site into account, as well as the factors that are decribed under chapters 2. & 3. in the document earlier.

It is recommended that a survey be conducted on a regular basis, or where the need to address a particular situation arises that an assessment be done by a Registered Landscape Architect / Arborist.

Please refer to:

TREE SURVEY LANDSCAPE PLAN Dwg. No. 131-01.1 - Addendum I

LANDSCAPE TREE SURVEY INFORMATION - Addendum II

for further site specific information.

PLEASE NOTE:

Landscape Tree Survey will require Site Survey from a Professional Land Surveyor, with all typical survey information (cadastral, topographical, manholes, electrical poles, etc.) and the following information would be requested to be surveyed and recorded for the Existing Trees:

a. Stem position at ground level in meters amsl
b. Stem circumference at 1m above ground level
c. Single stem or multi-stem
d. Clear stem height (until branches start)
e. Total tree height in meters amsl
f. Crown spread / dripline
g. Any major roots - only if visible on surface
h. Tree species, Crown shape, Tree condition – to Landscape Architect's Survey.

8. APPLICABLE STATUTORY FRAMEWORKS

The site is located in Stellenbosch Central area within Stellenbosch Municipality.

For the purpose of this document, the following relevant planning documents, policies, and interest groups were reviewed and are mentioned:

International Committee for Monuments and Sites (ICOMOS) Charter: ICOMOS Xi'an declaration on the conservation of the setting of heritage structures, sites and areas (21 October 2005)

National Heritage Trees and *National Monument Trees* in terms of *National Heritage Resources Act of 1999, Act No. 25 of 1999* (NHRA)

National Forest Act of 1998, Section 12 (NFA)

Stellenbosch Municipal Frameworks, Guidelines and Regulations

Stellenbosch Municipality By-Laws

Stellenbosch Interest Group: all development, historic conservation, natural environment in the Stellenbosch Valley

Stellenbosch Heritage Foundation

Zoning Scheme Regulations 2013 / the Heritage Protection Overlay Zones (HPOZs)

Integrated Metropolitan Environmental Policy (IMEP): *Cultural Heritage Strategy*, 2005

City of Cape Town Heritage Advice Pamphlet No. 3: Historical Landscapes and Vegetation

City of Cape Town Tree Policy

SANBI Gums and Bees

Tree Keepers Urban Foresters, treekeeperscapetown.org.za

9. PHOTOGRAPHIC RECORD OF ALL SURVEYED TREES

Photos are taken on the day of site survey / inspection, 2021-07-05.
Tree numbers relate to the Landscape Survey Plan & the Spreadsheet (**Annexures I & II**).



Tree #01



Tree #02



Tree #03



Tree #04



Tree #05



Tree #06



Tree #07



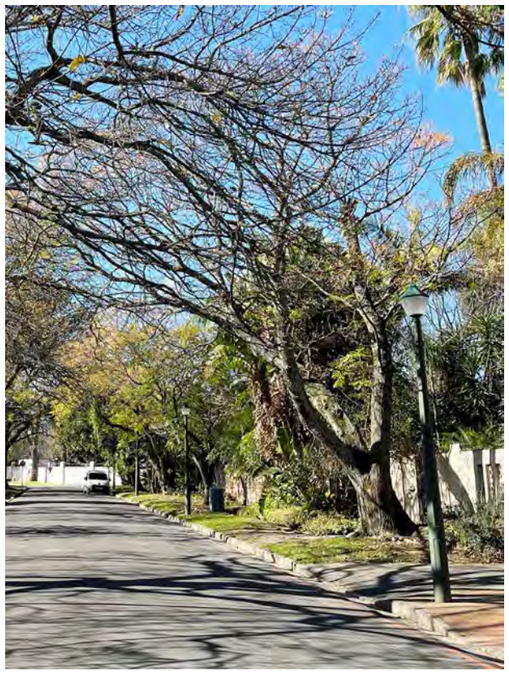
Tree #08



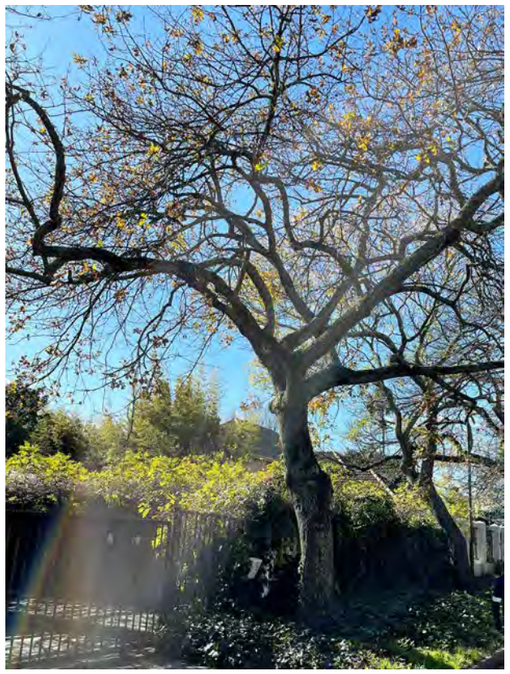
Tree #09 & #11



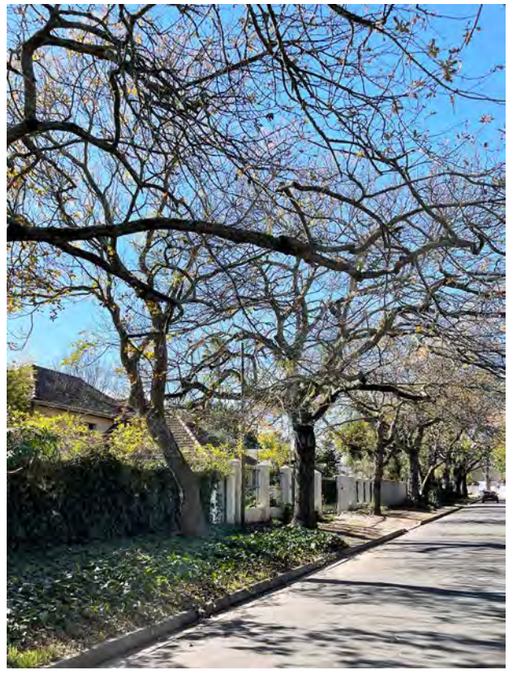
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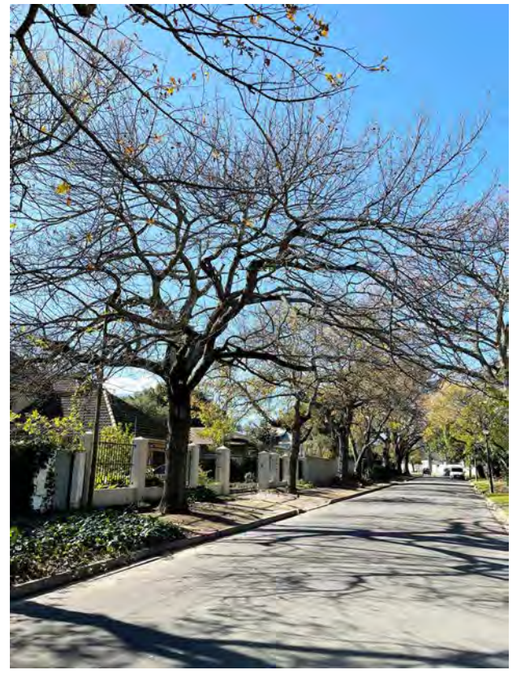
Tree #12



Tree #13



Tree #14



Tree #15



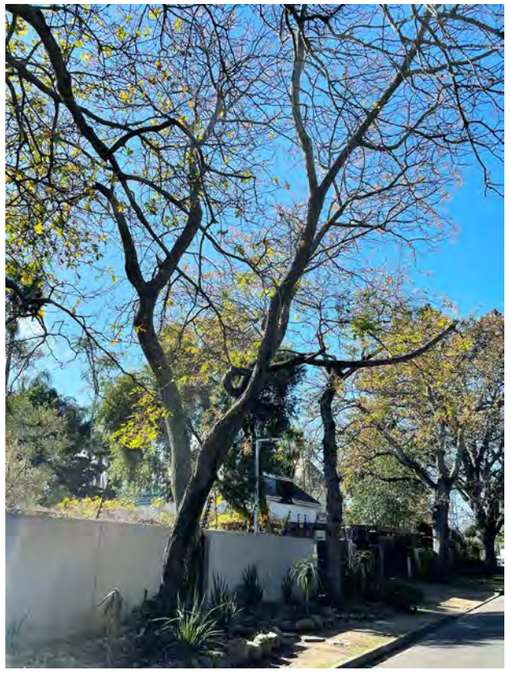
Tree #16



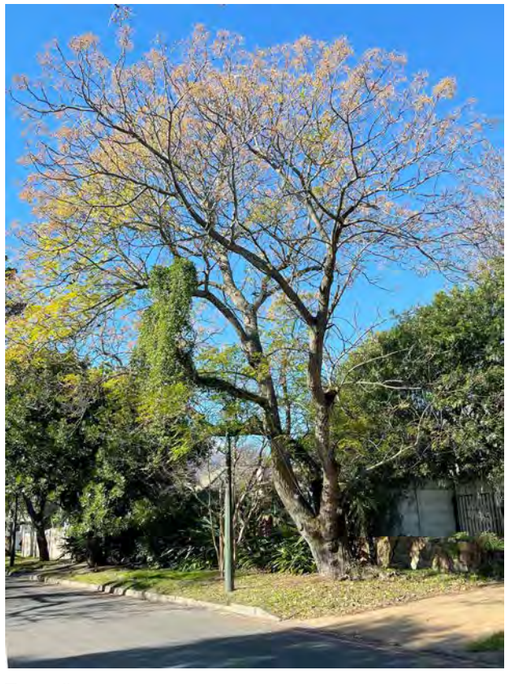
Tree #17



Tree #18



Tree #19



Tree #20



Tree #21



Tree #22



Tree #23



Tree #24



Tree #25



Tree #26



Tree #27



Tree #28 & #29



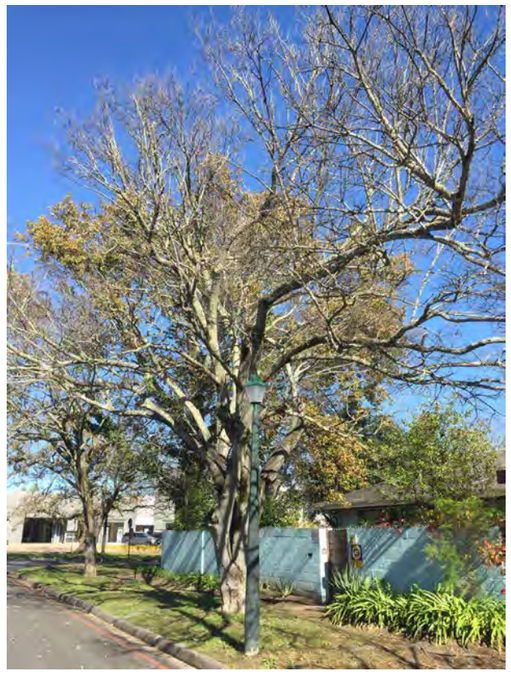
Tree #30 & #31



Tree #30 & 31



Tree #32



Tree #33



Tree #34



Tree #35



Tree #36



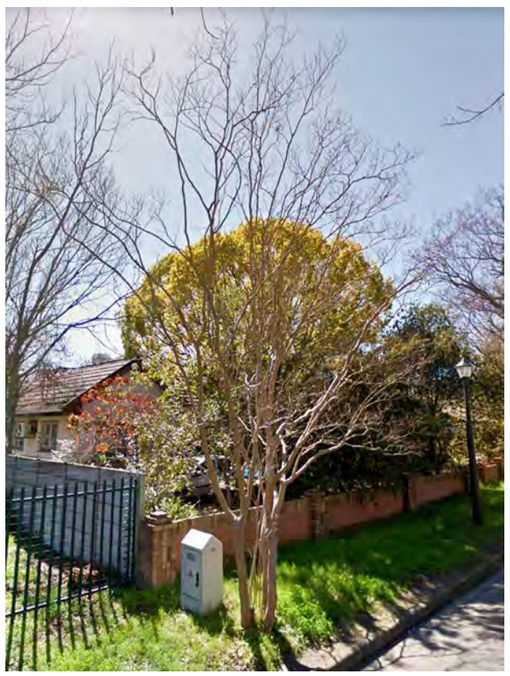
Tree #39



Tree #40



Tree #37



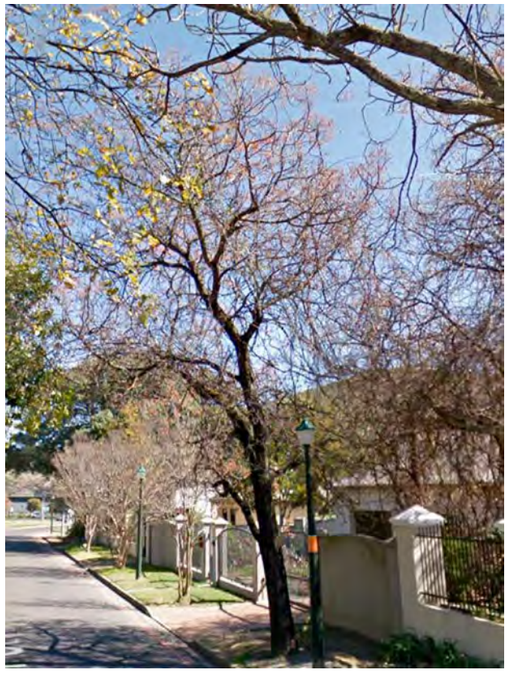
Tree #38



Tree #41



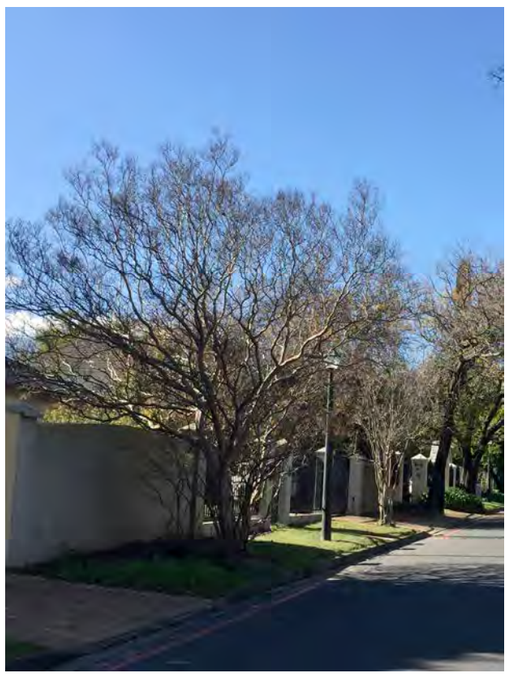
Tree #42



Tree #43



Tree #44



Tree #45



Tree #46



Tree #46 & #47



Tree #47



ANNEXURE I

TREE SURVEY LANDSCAPE PLAN

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This page contains TREE SURVEY LANDSCAPE PLAN

Refer **Dwg. No. 131-01.1**, Rev. B, dated 2021-07-20, for General Notes and other information.



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ANNEXURE II

TREE SURVEY INFORMATION SPREADSHEET

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ALEXANDER & DU TOIT STREET BLOCK REGENERATION

Alexander Street & Du Toit Street, Stellenbosch Central 7600

LANDSCAPE TREE SURVEY

Prepared for: JAPIE DE VOS PROPERTY DEVELOPERS
Prepared by: TERRA+ LANDSCAPE ARCHITECTS
Date of Site Inspection: 2021-07-05
Document Date: 2021-07-21 **Revision:** B

GENERAL NOTES:

1. First mention of a tree species has more detailed information (origin areas, etc., where applicable). Following mentions of the same species do not repeat the general information.
2. Regarding all surveyed *Quercus robur* trees:

2.a. All surveyed *Quercus robur* trees have access to full sun & sufficient space for the roots - this is to be maintained.

2.b. *Quercus robur* trees in Heritage Protection Overlay Zone of Stellenbosch may be protected in accordance with National Heritage Trees or National Monument Trees in terms of the National Heritage Resources Act of 1999, Act No. 25 of 1999.

2.c. It is suggested that all surveyed *Quercus robur* trees are examined in future for: oak tree decline desease; powdery mildew, sooty mould, various bract fungi, aphids, & other pests, & other bacterial deseases, also root rot; and for any physical damage, like hollow trunks, weak or broken branches, uneven crown shape etc. by a professional arborist.

3. Invasive category for exotic tree species is listed in accordance with either CARA, Conservation of Agricultural Resources Act; or with the latest NEMBA classifications in accordance with the National Environmental Management: Biodiversity Act, 2004, Act No. 10 of 2004, Alien and Invasive Species Lists, 2016; or both.
4. Where it is mentioned in the document that the tree may be replaced with suitable indigenous tree species, this includes an appropriate size and stature / size that will have a similar spatial impact as the existing tree that is being replaced, to keep streetscape character and existing historic tree patterns.

Tree #	Tree Species Botanical Name (common name/s)	Origin	Invasive category	Evergreen Deciduous	Single- / Multi-Stemmed	Stem (m) 1m AGL	Crown spread (m)	Height (m)	Tree Condition					Recommendations (environmental & other)
									++	+	0	-	- -	
# 01	***Quercus robur*** (English Oak)	exotic / Europe & Western Asia	not invasive, not listed: no invasive potential, protected (historical, cultural, aesthetic, & landscape values)	deciduous	single	approx. 0,8m	approx. 15m	approx. 12m	✓					It is advisable that the tree is preserved. Check the tree for deseases & physical damage as per point 2. under General Notes.

Tree #	Tree Species Botanical Name (common name/s)	Origin	Invasive category	Evergreen Deciduous	Single- / Multi-Stemmed	Stem (m) 1m AGL	Crown spread (m)	Height (m)	Tree Condition					Recommendations (environmental & other)
									++	+	0	-	- -	
# 02	***Quercus robur***	exotic	not invasive	deciduous	single, branching out 2,5m AGL	approx. 0,85m	approx. 12,5m	approx.	✓					It is advisable that the tree is preserved.
# 03	***Melia azedarach*** (Syringa / Persian Lilac)	exotic / native to Indomalaya & Australasia	category 3 CARA & NEMBA in urban areas (invader plant, may no longer be planted), category 1b in natural areas NEMBA	deciduous	3 main stems from about 1m AGL	approx. 1,2m	approx. 16 - 18m	approx. 14m	✓					Large number of bird-dispersed seed; may restrict regeneration of native species; leaf litter changes soil chemistry - increases pH; flowers are a respiratory irritant; leaves, bark, flowers & sometimes fruit are poisonous. Tree may be replaced with suitable indigenous tree species following application process/approval of relevant authorities.
# 04	***Quercus robur***	exotic	not invasive	deciduous	single	approx. 0,7m	approx. 12m	approx. 10m		✓				Tree has visible broken branches. It is advisable that the tree is worked on and is preserved.
# 05	***Tipuana tipu*** (Tipu Tree / Tipoeboom / Pride of Bolivia)	exotic / South America	category 3 CARA & NEMBA	deciduous	single	approx. 0,4m	approx. 7,5m	approx. 8m	✓					Identification requires confirmation - seasonal lack of flowers, foliage & distinctive identification markers. Tree may be replaced pending relevant authorities approval. *Tipuana tipu* has a very aggressive root system, lifting concrete.
# 06	***Celtis sinensis*** (Chinese Hackberry / Nettelboom)	exotic / East Asia	category 3 in the Western Cape	deciduous	single, branching out 1,2m AGL	approx. 0,4m	approx. 11m	approx. 10m	✓					It the tree is retained, however, it may be replaced pending relevant authorities approval.

Tree #	Tree Species Botanical Name (common name/s)	Origin	Invasive category	Evergreen Deciduous	Single- / Multi-Stemmed	Stem (m) 1m AGL	Crown spread (m)	Height (m)	Tree Condition					Recommendations (environmental & other)
									++	+	0	-	- -	
# 07	***Quercus robur***	exotic	not invasive	deciduous	single, branching out 2,5m AGL	approx. 0,85m	approx. 17m	approx. 14m	✓					It is advisable that the tree to be preserved.
# 08	***Quercus robur***	exotic	not invasive	deciduous	single, branching out 2,5m AGL	approx. 1,0m	approx. 19m	approx. 15m	✓					A beautiful tree with distinct spatial qualities. It is advisable that the tree to be preserved.
# 09	***Quercus robur***	exotic	not invasive	deciduous	single	approx. 0,2m	approx. 1,5m	approx. 2m					✓	In poor condition. Tree to be ascertained again at a later stage.
# 10	***Olea europaea* subsp. *africana*** (Wild Olive / Olienhout)	indigenous, SA Tree No. 617	n/a	evergreen	3-4, multi-stemmed	approx. 0,12m each	approx. 5,5m	approx. 5m	✓					Tree is advised to be retained if possible.
# 11	***Quercus robur***	exotic	not invasive	deciduous	single, branching out 1,8m AGL	approx. 0,9m	approx. 16,5m	approx. 15m	✓					It is advisable that the tree to be preserved. A specimen tree with strongly pronounced spatial character, adding to the landscape character of the streetscape.
# 12	***Melia azedarach***	exotic	category 3 in urban areas, 1b in natural areas	deciduous	single, branching out widely 1m AGL	approx. 0,6m	approx. 13m	approx. 13m	✓					Tree is advised to be retained, controlled, or may be replaced with suitable species pending relevant authorities approval.
# 13	***Quercus robur***	exotic	not invasive	deciduous	single	approx. 0,8m	approx. 13,5m	approx. 14m	✓					It is advisable that the tree to be preserved.
# 14	***Melia azedarach***	exotic	category 3 in urban areas, 1b in natural areas	deciduous	single	approx. 0,75m	approx. 16m	approx. 14m	✓					Tree may be retained, controlled, or may be replaced with suitable species pending relevant authorities approval.
# 15	***Quercus robur***	exotic	not invasive	deciduous	single	approx. 0,85m	approx. 15m	approx. 14m	✓					Also a beautiful specimen tree. It is advisable that the tree to be preserved.

Tree #	Tree Species Botanical Name (common name/s)	Origin	Invasive category	Evergreen Deciduous	Single- / Multi-Stemmed	Stem (m) 1m AGL	Crown spread (m)	Height (m)	Tree Condition					Recommendations (environmental & other)
									++	+	0	-	- -	
# 16	***Melia azedarach***	exotic	category 3 in urban areas	deciduous	single, branching out into 3 trunks 1m AGL	approx. 1,1m	approx. 16,5m	approx. 15m	✓					Tree is advised to be retained, controlled, or may be replaced with suitable species pending relevant authorities approval.
# 17	***Quercus robur***	exotic	not invasive	deciduous	single	approx. 0,65m	approx. 13m	approx. 12m	✓					It is advisable that the tree to be preserved.
# 18	***Quercus robur***	exotic	not invasive	deciduous	single	approx. 1,0m	approx. 15,5m	approx. 12m	✓					It is advisable that the tree to be preserved.
# 19	***Melia azedarach***	exotic	category 3 in urban areas	deciduous	2-stemmed	approx. 0,8m	approx. 10m	approx. 14m	✓					Tree may be retained, controlled, or may be replaced with suitable species pending relevant authorities approval.
# 20	***Melia azedarach***	exotic	category 3 in urban areas	deciduous	2-stemmed	approx. 0,5m	approx. 8-10m	approx. 14m	✓					
# 21	***Quercus robur***	exotic	not invasive	deciduous	single	approx. 0,6m	approx. 11m	approx. 12m	✓					It is advisable that the tree to be preserved.
# 22	***Quercus robur***	exotic	not invasive	deciduous	single	approx. 1,4m	approx. 10-12m	approx. 14m	✓					It is advisable that the tree to be preserved.
# 23	***Quercus robur***	exotic	not invasive	deciduous	single	approx. 1,2m	approx. 15m	approx. 16m	✓					A specimen tree! It is advisable that the tree to be preserved.
# 24	***Lagerstroemia indica*** (Crepe Myrtle / Pride of India / Trots van Indie)	exotic / Indian Subcontinent & Southeast Asia	not invasive	deciduous	multi-stemmed		approx. 7,5m	approx. 5m	✓					Tree may be retained, or replaced.
# 25	***Harpephyllum caffrum*** (Wild Plum / Wildepruin)	indigenous, SA Tree No. 361	n/a	evergreen	single, branching out 1,4m AGL	approx. 0,45m	approx. 10-13m	approx. 10m	✓					It is advisable that the tree is retained.
# 26	***Quercus robur***	exotic	not invasive	deciduous	single	approx. 1,4m	approx. 20m	approx. 18m	✓					Another beautiful healthy specimen tree! It is advisable that the tree to be preserved.
# 27	***Quercus robur***	exotic	not invasive	deciduous	single	approx. 1,25m	approx. 19m	approx. 17m	✓					It is advisable that the tree to be preserved.
# 28	***Melia azedarach***	exotic	category 3 in urban areas	deciduous	single	approx. 0,7m	approx. 11m	approx. 17m	✓					Trees may be retained, controlled, or may be replaced with suitable species pending relevant authorities approval.
# 29	***Melia azedarach***	exotic	category 3 in urban areas	deciduous	2-stemmed	approx. 1,2m	approx. 19m	approx. 19m	✓					

Tree #	Tree Species Botanical Name (common name/s)	Origin	Invasive category	Evergreen Deciduous	Single- / Multi-Stemmed	Stem (m) 1m AGL	Crown spread (m)	Height (m)	Tree Condition					Recommendations (environmental & other)
									++	+	0	-	- -	
# 30	***Celtis sinensis***	exotic	category 3 CARA	deciduous	multi-stemmed from about 1m AGL with one major trunk	approx. 0,7m	approx. 11,5m	approx. 10m	✓					Trees' identification is to be confirmed as on the date of inspection trees lacked foliage & other distinct identifying markers due to seasonal changes.
# 31	***Celtis sinensis***	exotic	category 3 CARA	deciduous	single, branching out 1,2m AGL	approx. 0,9m	approx. 16,5m	approx. 13m	✓					
# 32	***Celtis sinensis***	exotic	category 3 CARA	deciduous	single, branching out 1,0m AGL	approx. 0,3m	approx. 7m		✓					
# 33	***Quercus robur***	exotic	not invasive	deciduous	3, multi-stemmed	approx. 1,2m	approx. 13m	approx. 14m	✓					It is advisable that the tree to be preserved.
# 34	***Quercus robur***	exotic	not invasive	deciduous	single	approx. 1,2m	approx. 14,5m	approx. 14m	✓					It is advisable that the tree to be preserved.
# 35	***Quercus robur***	exotic	not invasive	deciduous	single	approx. 1,5m	approx. 21m	approx. 20m	✓					A very large specimen tree, it is advisable that the tree to be preserved.
# 36	***Melia azedarach***	exotic	category 3 in urban areas	deciduous	single	approx. 1,3m	approx. 14m	approx. 15m	✓					Trees to be retained, controlled, or may be replaced with suitable species pending relevant authorities approval.
# 37	***Melia azedarach***	exotic	category 3 in urban areas	deciduous	single	approx. 0,8m	approx. 13m	approx. 12m	✓					
# 38	***Lagerstroemia indica***	exotic	not invasive	deciduous	multi-stemmed		approx. 5,5m	approx. 6m	✓					Tree may be retained or replaced.
# 39	***Melia azedarach***	exotic	category 3 in urban areas	deciduous	single	approx. 0,8m	approx. 15,5m	approx. 12m	✓					Tree may be retained, controlled, or replaced with suitable species pending relevant authorities approval.

Tree #	Tree Species Botanical Name (common name/s)	Origin	Invasive category	Evergreen Deciduous	Single- / Multi-Stemmed	Stem (m) 1m AGL	Crown spread (m)	Height (m)	Tree Condition					Recommendations (environmental & other)
									++	+	0	-	- -	
# 40	***Jacaranda mimosifolia*** (Blue Jacaranda / Fern Tree)	exotic / south-central South America	category 3 CARA	semi-deciduous	single	approx. 0,4m	approx. 12,5m	approx. 10m			✓			Overgrown with ivy. Tree may be retained, controlled, or replaced with suitable indigenous tree species pending relevant authorities approval.
# 41	***Quercus robur***	exotic	not invasive	deciduous	single	approx. 0,6m	approx. 14m	approx. 14m	✓					Overgrown with ivy. Clear from ivy, it is advisable that the tree to be preserved.
# 42	***Melia azedarach***	exotic	category 3 in urban areas	deciduous	single	approx. 0,9m	approx. 14,5m	approx. 13m	✓					Trees may be retained, controlled, or may be replaced with suitable species pending relevant authorities approval.
# 43	***Melia azedarach***	exotic	category 3 in urban areas	deciduous	single	approx. 0,6m	approx. 13,5m	approx. 12m	✓					
# 44	***Lagerstroemia indica***	exotic	not invasive	deciduous	multi-stemmed		approx. 5,5m	approx. 6m	✓					Trees may be retained where possible, or may be replaced with suitable indigenous species pending relevant authorities approval.
# 45	***Lagerstroemia indica***	exotic	not invasive	deciduous	multi-stemmed		approx. 9m	approx. 5m	✓					
# 46	***Lagerstroemia indica***	exotic	not invasive	deciduous	multi-stemmed		approx. 6,5m	approx. 5m	✓					
# 47	***Lagerstroemia indica***	exotic	not invasive	deciduous	multi-stemmed		approx. 5,5m	approx. 4m	✓					

Brief Revision History

Revision:	Date:	Comments:
A	2021-07-16	First draft issued For Review
B	2021-07-21	A few extra notes - Final Document Issue For Information

Du Toit Street Student Residence

Transport Impact Assessment

Stellenbosch

Final
March 2023

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SUMMARY SHEET

Report Type	Transport Impact Assessment
Title	Du Toit Street Student Residence
Location	Stellenbosch
Client	MySpace
Reference Number	ITS 4258.1
Project Team	Junaid Gamieldien
	Johan Brink (Pr. Eng)
Contact Details	Tel: 021 914 6211
Date	March 2023
Report Status	Final
File Name	G:\4258.1 TIA Du Toitstr Student Accommodation\12 Reports\Issued\4258.1_Du Toit Str Student Residence_Draft_NP_2022-11-14.docx

It is herewith certified that this Traffic Impact Assessment has been prepared according to requirements of the South African Traffic Impact and Site Traffic Assessment Manual.

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REPORT - SUMMARY TABLE

This transport impact assessment is reported only in a summary table instead of a lengthy report to assist review and interpretation of the results. This summary table includes all the relevant information that is normally contained in a report. It should be sufficient for review and interpretation of the expected transport impacts as well as the comprehension of the required measures to mitigate the transport impact. If any more detail is required, please contact the authors.

APPENDICES

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Transport Impact Assessment

Du Toit Street Student Residence, Stellenbosch

1 Purpose of Study	The applicant, MySpace, is proposing to develop a student residence to house approximately 1 000 students. The site is located between Alexander and Du Toit (East-West) Streets in Stellenbosch, Western Cape. This report provides the assessment of the transport related impacts of the proposed development.
2 Locality	The development is located between Alexander and Du Toit (East-West) Roads on erven 282-289, 295 and 299 in Stellenbosch. It is located east of Adam Tas Road (R44 / MR27), south of the Van der Stel Sports Centre and west of the Eikestad Mall. Refer Figure 1 for the Locality Map.  *Figure 1: Locality Map*

3 Land Use
Refer to Appendix A
	Existing use:
	• Single residential
	
	Proposed use:
	• Residential: 261 units (housing approximately 800 students)
	  ○ NSFAS* allocated apartment/bedrooms(A1): 43 units
	  ○ Bursary student allocated (B1): 34 units
	  ○ Market related apartments (D1,D2): 184 units
	• Retail: 2 769 m^2 GLA
	  ○ Line shops/outdoor: 949 m^2 GLA
	  ○ Anchor: 1 820 m^2 GLA
	• Office: 320 m^2 GLA
	
	*NSFAS – National Student Financial Aid Scheme.

	A1, B1 and D1,D2 are unit types. Further details are provided in the architect plans. Refer to Appendix A for the Site Development Plan (SDP). A five-year horizon period is assumed for this development.
4 Existing Roadways	Table 1 provides a summary of the existing roadways in the site vicinity.

Table 1: Roadways in the Study Area

Roadway	Classification	Cross Section	Speed Limit (km/h)	Sidewalks
Adam Tas Road (R44 /MR27)	Provincial Major Arterial (Class 2)	4 lanes	60	Western side
Bird Street	Municipal Minor Arterial (Class 3)	2 lanes	60	Both sides
Alexander Street	Municipal Collector Road (Class 4)	2-4 lanes	60	Southern side
Du Toit (North-South) Street	Municipal Collector Road (Class 4)	2 lanes	60	Eastern side
Du Toit (East-West) Street	Municipal Local Street (Class 5)	2 lanes	60	No
Bergzicht Road	Municipal Local Street (Class 5)	2 lanes	60	No

5 Analyses Hours	The traffic analyses for this assessment are based on weekday a.m. and p.m. peak hours. The following peak hours are typically representative of the study area: • Weekday a.m. peak hour: 07:15 to 08:15 • Weekday p.m. peak hour: 16:00 to 17:00
6 Scenarios Analysed	The transport impact of the proposed development was analysed for the following scenarios: 1. 2022 Existing Conditions 2. 2027 Background Traffic Conditions (2022 existing traffic conditions plus background growth) 3. 2027 Total Traffic Conditions (2027 background traffic conditions plus development trips) The traffic growth assumptions used to analyse future scenarios are discussed in Section 9.

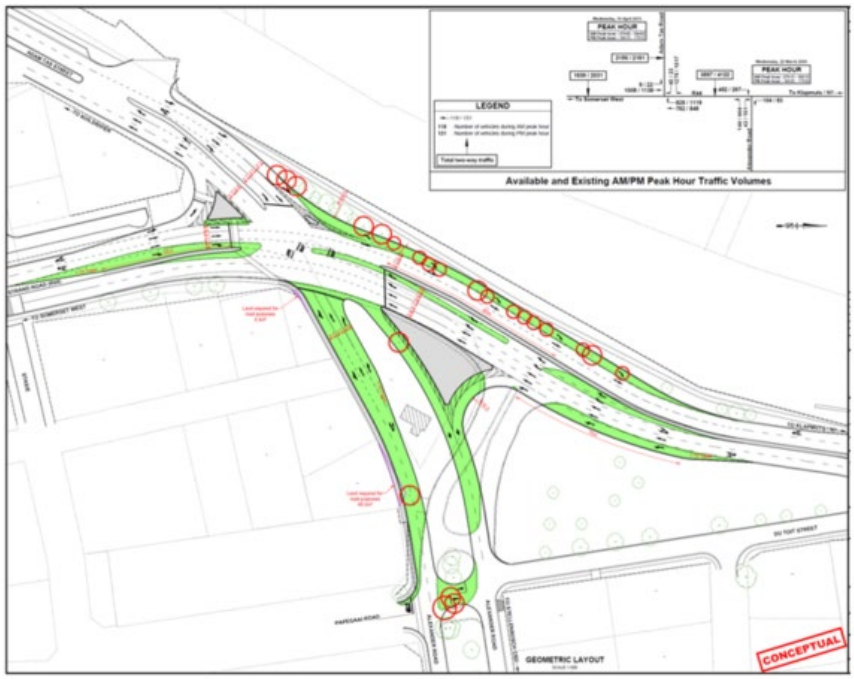
7 Study Intersections (existing control)
Refer to Appendix B

The scope of the analyses included the intersections summarised in Table 2. Refer to Figure B1 in Appendix B for the existing lane configurations and intersection controls.

Table 2: Study Intersections

No.	Name	Existing Control
1	Du Toit (North-South) Road/Du Toit (East-West) Road	All-way Stop
2	Du Toit (East-West) Road/Future Access	Future Intersection
3	Du Toit (East-West) Road/Bergzicht Road	Priority Control
4	Adam Tas Road/Alexander (East-West) Street	Traffic Signal
5a	Alexander (East-West)Street/Du Toit (North-South) Street (eastbound)	Priority Control
5b	Alexander (East-West) Street /Alexander (North-South) Street (westbound)	T-junction
5c	Alexander Street (East-West) /Papegaai Street (westbound)	Priority Control
6a	Alexander (East-West) Street / Alexander (North-South) Street/Future Access (eastbound)	Priority Control
6b	Alexander (East-West) Street / Alexander (North-South) Street / Future Access (westbound)	Priority Control
7a	Alexander (East-West) Street /Bergzicht Road (eastbound)	Priority Control
7b	Alexander (East-West) Street / Bergzicht Road (westbound)	Priority Control

8 Existing Intersection Operations *Refer to Appendix B*	Peak period traffic surveys were conducted on Tuesday, 26 July 2022 to determine the peak hour traffic volumes at the intersections in the study area. All the intersection operations were analysed in accordance with the procedures stated in the Highway Capacity Manual (HCM). The intersections in the study area were analysed to determine the level of service (LOS), delay per vehicle (in seconds) and volume per capacity (V/C) during the weekday a.m. and p.m. peak hours. It is evident from site observations that the Adam Tas Road (R44) corridor currently operates at capacity with significant vehicle delays. Queueing from downstream intersections affects the operations of upstream intersections and the counted traffic volumes would not represent the actual traffic demand along the R44. The intersections along Adam Tas Road should be analysed as a corridor with synchronised cycle times and phases to optimise traffic progression along the corridor. Although this is outside the scope of this development, any intersection upgrade along Adam Tas Road (R44) should take this into account during the detail design phase. Refer to Figure B2 in Appendix B for the weekday a.m. and p.m. peak hour traffic operations for the existing traffic conditions. Based on the existing traffic capacity analysis results, all the intersections are currently operating at an acceptable LOS with adequate spare capacity, except for the R44 / Alexander Street intersection. The realignment of Alexander Street to the R44 / Adam Tas (R310) intersection has been planned by the Stellenbosch Municipality. The consolidation of the two intersections is expected to improve the performance of the intersection compared with existing conditions. Future detail is provided in section 10 and 12 of this report.  *Figure 2: Exsitng R44 traffic conditions (southbound AM peak hour)*

9 Approved Developments/ Latent Rights	No specific approved/latent developments are known in the surrounding area. Any possible latent development trips are therefore associated with an anticipated annual traffic growth along Alexander and Adam Tas (R44) Roads. A growth rate of 1% per annum for the a.m. and p.m. peak periods were applied to the existing traffic volumes over the next five years. These growth rates were applied to the Adam Tas Road traffic volumes and the through volumes along Alexander Road. These growth rates were calculated from historical (2013 and 2019) traffic volumes. The annual growth rates are regarded as conservative as the Adam Tas corridor has reached capacity and minimal growth can occur without capacity improvements.
10 Future Roadways	The realigning of Alexander Street to link with the Adam Tas Road (R310)/R44 intersection has been planned by the Stellenbosch Municipality. Refer to Figure 3 for the conceptual drawing of the realignment of Alexander Road. All future analyses assumes the realignment is implemented as the existing traffic conditions already justifies this upgrade.  *Figure 3: Realignment of Alexander Street* The Adam Tas Corridor (ATC) will consist of several public spaces joining certain identified destination points of Stellenbosch. A public space will be developed along Du Toit (East-West) Road, joining the JS Marais Park to the Train Station. Refer to Figure 4 for an extract of the ATC Overall Framework. The proposed development will not affect the planning of the proposed ATC and can in fact be regarded as a catalyst project to help achieve the objectives of the ATC. The main objective would be to promote Transit

Orientated Development (TOD) by improving pedestrian and cycling infrastructure with the integration of public transport services.



Figure 4: Extract of Adam Tas Corridor Overall Framework

11 Vehicle Access

Vehicle access to the site is proposed via Du Toit (East-West) and Alexander (East-West) Street to the basement parking level. Refer to the SDP for the proposed positions.

The existing median break where the Alexander Street access is proposed is approximately 4m in width. This should be widened to at least 6m to two-way flow and aligned with the basement ramp to accommodate the increase in traffic. It is also suggested that the existing access to the church on the opposite side of the road be aligned with future access to consolidate the accesses. However, this is not a necessity but will be a practical improvement to allow better traffic flow to and from the church.



Figure 5: Existing Alexander Street Median Opening

12 2027 Background Traffic Conditions
Refer to Appendix B

The 2027 background traffic conditions assess the future conditions without the development traffic of the site. For this scenario, it is assumed that the realignment of the Alexander Street to Adam Tas (R310) will be in place.

Based on the traffic analyses results, all intersections are expected to operate at an acceptable LOS. The upgraded R44 / Adam Tas / Alexander Street will improve the operations of the R44 corridor with the consolidation of the two closely spaced intersections.

No additional mitigation measures are recommended. Refer to Figure B3 in Appendix B for the weekday a.m. and p.m. peak hour traffic operations for the background traffic conditions.

13 Trip Generation Rates and Development Trips
Refer to Appendix C

The trip generation rates used to determine the expected development trips generated by the apartment, retail anchor and office components are from the South African Trip Data Manual (COTO TMH 17, 2013). The trip generation rate of the retail line shops is based on the Institute of Transportation Engineering (ITE, 2004) trip generation rates for "Specialty Retail Center" which is regarded more appropriate for this application. Reduction factors are applied to the standard rates based on the expected vehicle ownership amongst NSFAS and bursary students, the provision of public transport services (discussed later in this report) and the mixed-use nature of the development i.e. the interaction between the students and the retail.

The estimated development trips are summarised in Table 3. Further detail for the trip generation rates, reduction factors and development trips per use are provided in Table C1 in Appendix C.

Table 3: Estimated Development Trips

Land Use	Weekday a.m. Peak Hour			Weekday p.m. Peak Hour		
	In	Out	Total	In	Out	Total
Driveway Trips	42	43	85	153	144	297
Pass-by Trips	0	0	0	-40	-40	-80
Net New Trips	42	43	85	113	104	217

14 Trip Distribution
Refer to Appendix B

The trip distribution for the development traffic during the weekday a.m. and p.m. peak hour are expected as follows:

- Residential and Office component:
  - 30% east along Alexander Street
  - 45% east along Du Toit (East-West) Road
  - 2% north along Adam Tas Road
  - 3% north along Du Toit (North-South) Road
  - 10% south along Adam Tas Road
  - 10% south along R44

	• Retail component:
	  ○ 30% east along Alexander Street
	  ○ 30% east along Du Toit (East-West) Road
	  ○ 2% north along Adam Tas Road
	  ○ 3% north along Du Toit (North-South) Road
	  ○ 10% south along Adam Tas Road
	  ○ 5% south along R44
	
	The estimated distribution and assignment of the development trips are illustrated graphically in Figure B4.1 and B4.2 in Appendix B.

15 2027 Total Traffic Conditions *Refer to Appendix B*	The 2027 total traffic conditions assess the study intersections with the inclusion of the development traffic. The analyses results indicate the intersections will continue to operate acceptably. The developments trips from the site are expected to have a marginal impact on the operations along the R44 corridor during the weekday peak hours. Refer to Figure B5 in Appendix B for the traffic analyses results.
16 Public Transport	<u>Existing Facilities:</u> Both the train station and mini-bus taxi rank are situated approximately 600m from the proposed development. There is also a bus embayment situated at the northern approach of the Du Toit (North-South) Street /Alexander Street intersection. Refer to Figure 6 for the location of the existing public transport facilities.  *Figure 6: Existing Public Tranport Facilities* Stellenbosch University currently provides a campus shuttle service for all its students during the day and evening. The day shuttle service operates via three routes as indicated in Figure 7.

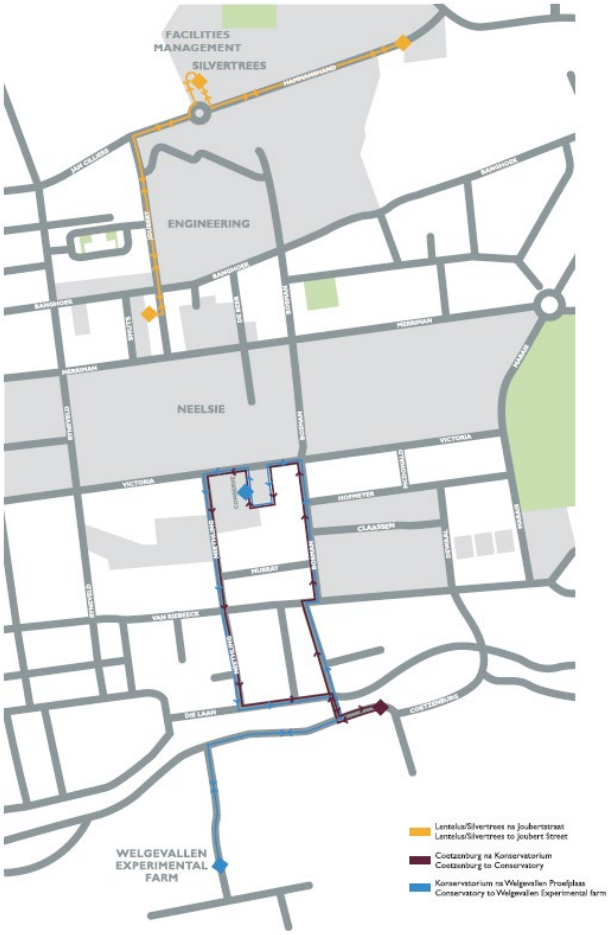


Figure 7: Stellenbosch University Shuttle Service Routes

Proposed Facilities:

A shuttle service is proposed in support of the lower parking supply (discussed in Section 18 and additional detail provided in Appendix D). It is proposed to expand the current US student shuttle service to the proposed development. Peak hour demand for the shuttle service was calculated to be three minibus taxi vehicles serving the site and making a combined 18 trips within the hour. The proposed route is shown in Figure 8. However, further discussions with the university will be required to finalise and agree on a proposed route.

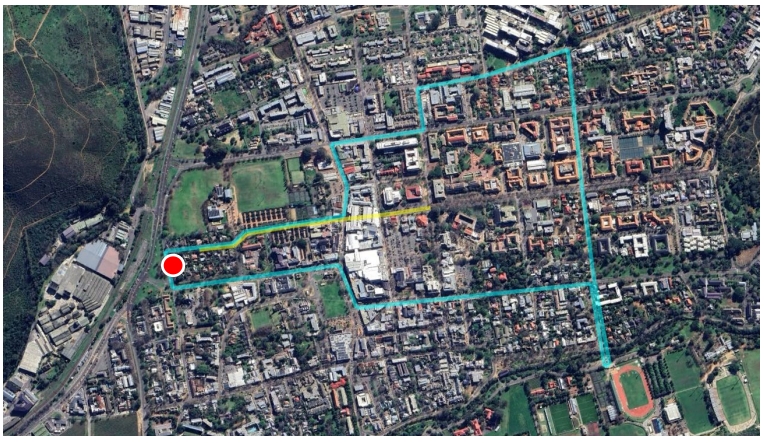
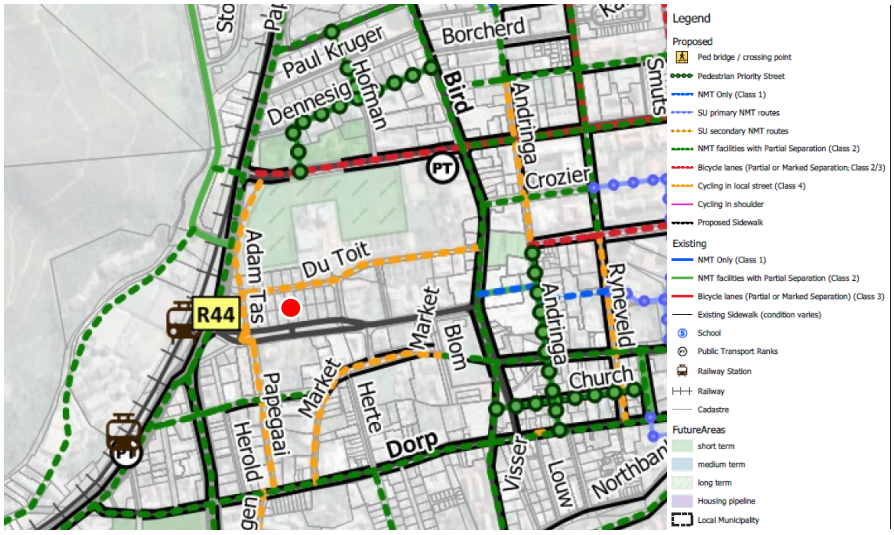
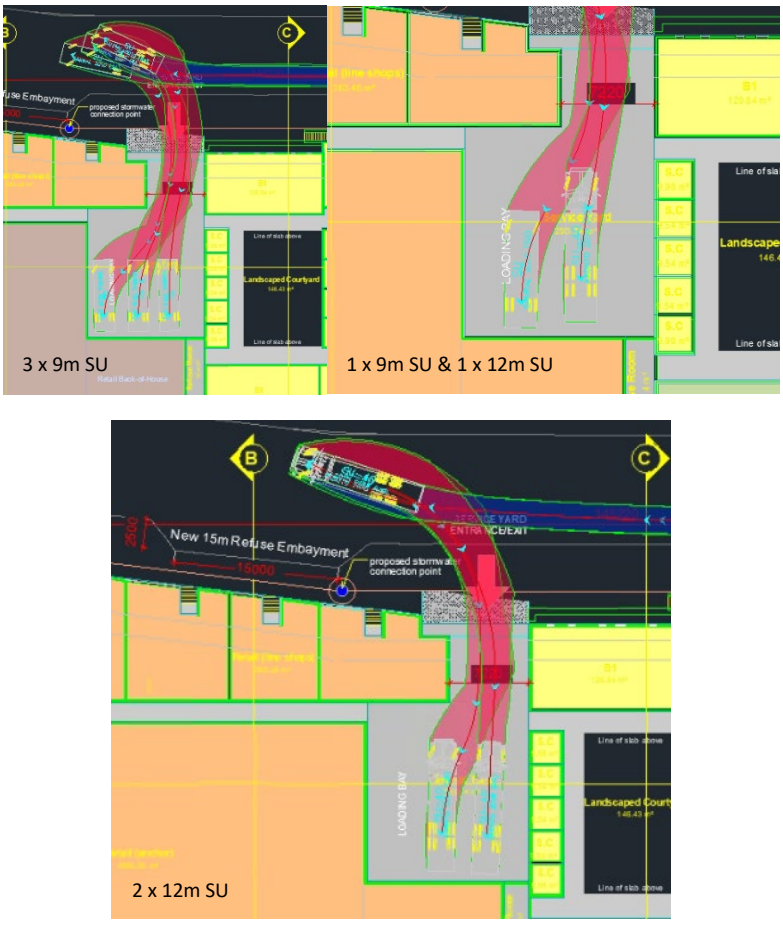


Figure 8: Proposed Shuttle Route

17 Pedestrians & Cyclists	<u>Existing Facilities:</u> A sidewalk on the eastern side of Du Toit (North-South) Street fronting the proposed development is currently available. There are no other dedicated pedestrian facilities in the immediate vicinity of the site and people walk in the road along Du Toit (East-West) Street or on the opposite side of Alexander Street where a sidewalk is also available. <u>Proposed Facilities:</u> It is proposed to improve the overall pedestrian and bicycle infrastructure surrounding the proposed development in view of the ATC TOD where a pedestrian spine is proposed along Du Toit (East-West) Street between Bird Street and Bergzicht Road. It is therefore proposed that Development Charges (DCs) generated by the proposed development be allocated towards the planning, design and implementation of sidewalks and bicycle facilities from the development along Du Toit (East-West) Street linking up with Bird Street and where practical further towards Campus. This will be in line with The Municipality's NMT master plan – refer to Figure 9 – and to reduce the impact on the road network and thus the need to provide capacity upgrades at intersections for which the DC as generally used. The planning and design should be coordinated with Stellenbosch University planning and be integrated with the University's green routes offering increased security for the users. The realignment of Alexander Street to Adam Tas (R310) will include the sidewalks to link up with the existing R44 sidewalks to the south.  *Figure 9: Stellenbosch NMT Master Plan* Traffic calming measures in the form of raised intersections are also proposed. Concept sketches are provided in the Landscape Architect set of figures.

18 Parking *Refer to Appendix D*	A total of 336 parking bay are required on site based on actual parking demand. A total of 278 parking bays will be provided on site. This shortfall of 58 bays is proposed to be subsidised by bicycles, improved pedestrian and bicycle facilities linking the development and the University as well as a dedicated shuttle service. A parking departure motivation report providing detailed methodology, research and recommendations was prepared and is provided in Appendix D.
19 Truck Turning Movements	Up to 3 delivery vehicles will be able to be accommodated within the delivery yard with reverse docking to the south -refer to the images below. Delivery vehicles should be limited to 9m to 12m single unit trucks. Up to 2 x 12m single unit trucks will be able to be accommodated at the same time. Truck manoeuvres will need to be tested once the back of house location is finalised and operations for the retail is confirmed by the tenant.  *Figure 10: Delivery Yard Vehicle Manuevers*
20 Findings & Recommendations	The traffic impact assessment resulted in the following findings and recommendations. **Findings:** • All the study intersections currently operate and will continue to operate acceptably without and with the proposed development except for the R44/Alexander Street intersection. The planned

realignment of Alexander Street to Adam Tas (R310), which would consolidate the existing two traffic signals, is expected to improve operations along the R44 corridor.

- The proposed development is estimated to generate 85 net new trips during the weekday a.m. peak hour and 217 net new trips during the weekday p.m. peak hour.
- Access with ramps to the basement parking level are proposed along Du Toit Street and Alexander Street.
- A total of 278 parking bays will be provided on site. This is a shortfall of 58 bays based on the actual parking requirements. The shortfall in parking is proposed to be subsidised by bicycles, improved pedestrian and bicycles facilities linking the development and the University Campus as well as a dedicated shuttle service servicing the site.

Recommendations:

- The planned improvement to realign Alexander Street to the Adam Tas Road (R310) should be designed and implemented to alleviate existing traffic conditions. This improvement is therefore not a recommendation because of the proposed development.
- The existing median opening at the proposed access for the development along Alexander Street should be widened to at least a 6m carriageway to accommodate two-way traffic flow. It is also suggested that the existing driveway access of the church along Alexander Street be realign with the proposed development access.
- Stellenbosch Municipality accept the departure from the actual parking requirements based on the motivations provided in this TIA.
- A shuttle service to and from the development should be integrated with the existing Stellenbosch University services. A drop-off/pick-up point should be provided in front of the plaza along Du Toit Street.
- Plan, design and construct pedestrian and bicycle routes along Du Toit (East-West) Street between Du Toit (North-South) Street and the Stellenbosch University campus.

REFERENCES

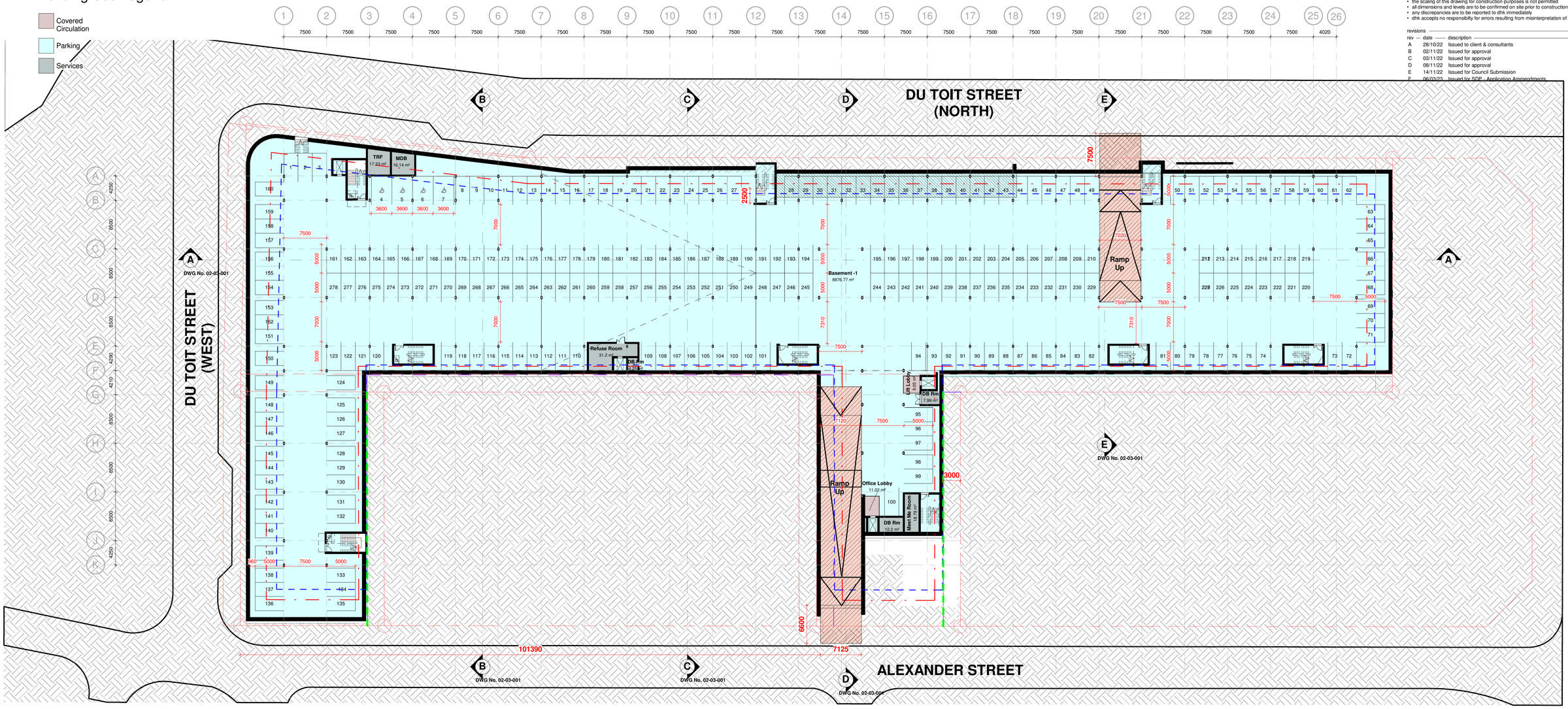
1. Highway Capacity Manual (HCM), Quality and Level-of-Service Concepts, Transportation Research Board.
2. Stellenbosch Municipality, Adam Tas Corridor Development Guidelines. Sept 2021.
3. South African Trip Data Manual, TMH17, Version 1.1, COTO, September 2013.

Appendix A

Site Development Plan

Building Use Legend

- Covered Circulation
- Parking
- Services



03 (001) Proposed Basement Layout

SCALE 1 : 350

PARKING CALCULATIONS

Units:
1 bay per bedroom (private hostels)

A1 (4-Bedroom) = 43 Units 4 x 43 = 172 Bedrooms
B1 (8-Bedroom) = 34 Units 8 x 34 = 272 Bedrooms
D1 (1-Bedroom) = 175 Units 1 x 175 = 175 Bedrooms
D2 (2-Bedroom) = 9 Units 2 x 9 = 18 Bedrooms

Total no. bedrooms = 637

Total Hostel Parking Req'd = 637 bays

Business:
4 bays/100m² GLA (Retail & Office)
6 bays/100m2 GLA (Anchor >1000m²)

Retail & Office:
1268.40m² GLA /100 *4 = 51 bays

Retail (Anchor >1000m²)
1819.66m² GLA /100 *6 = 110 bays

Total Parking Req'd (Business) = 161 bays

TOTAL PARKING BAYS REQUIRED: 798 BAYS

TOTAL PARKING BAYS PROVIDED: 278 BAYS
(including 4 bays for persons with disabilities)

BUILDING LINE LEGEND

Zoning Scheme:
Hostel: 4.5m and 6m building line

Zoning Scheme:
Business: 3.0m building line (where abutting onto other use zone)

Title Deed building lines:
varies - refer to Zoning Scheme Requirements table on drawing 01-03-000

Parking Count - Type

Type	Count	Comments
Paraplegic - 5000x3600mm	4	Current Basement Parking (phase 1)
Standard - 5000x2500mm	1	
Standard - 5000x2500mm	273	Current Basement Parking (phase 1)
Grand total	278	

notes
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revisions

rev	date	description	name
A	28/10/22	Issued to client & consultants	MG
B	02/11/22	Issued for approval	MG
C	03/11/22	Issued for approval	MG
D	08/11/22	Issued for approval	MG
E	14/11/22	Issued for Council Submission	MG
F	06/03/23	Issued for SDP - Application Ammendments	SP

issued for
COUNCIL
06/03/23

22026-DHK-AR_01-03-001

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reg no: 1998/020807/07

project
Du Toit St. Student Housing
Du Toit & Alexander Street
Unregistered ERF 17363, Stellenbosch

client
Myspace

drawing
Basement Plan

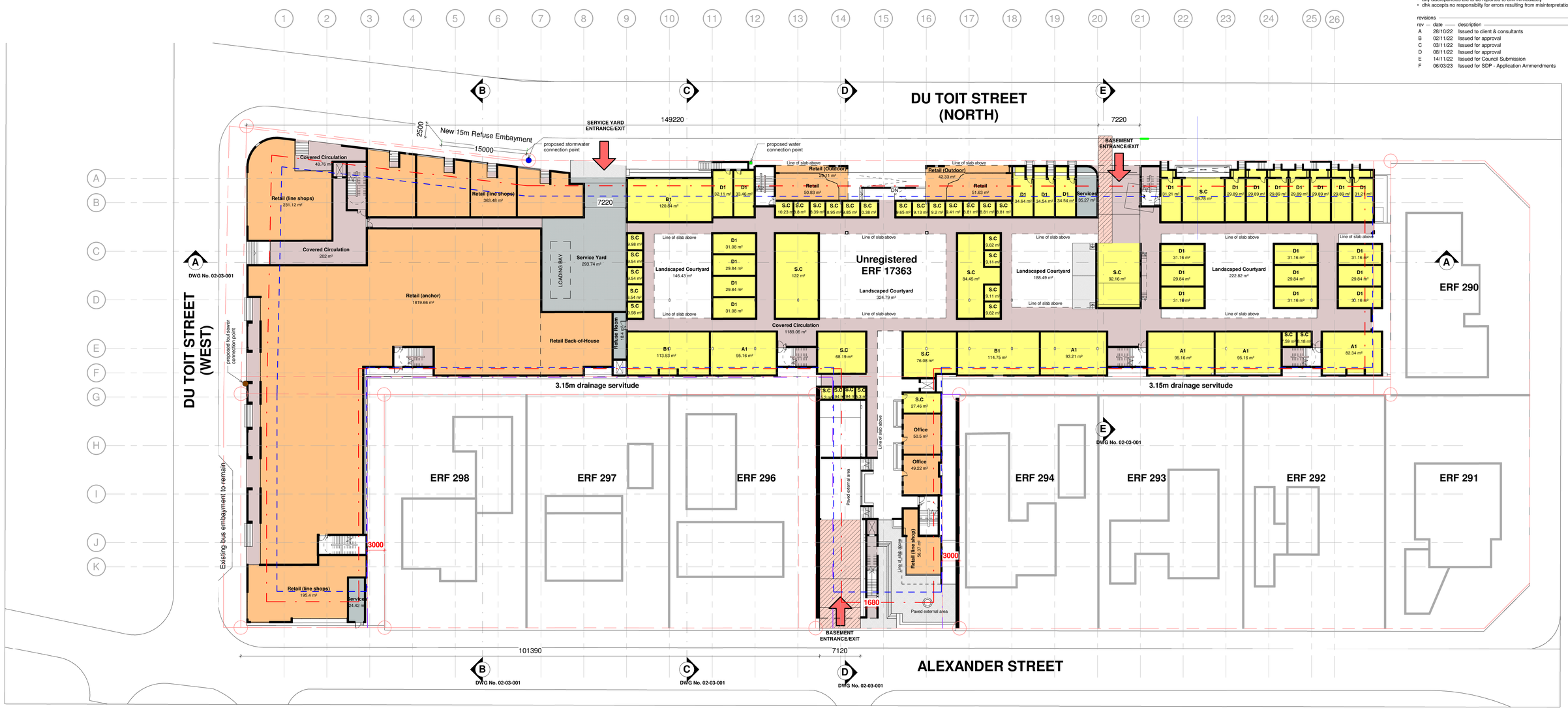
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first issue	scale	
22/10/28	As indicated @ A1	

2023/03/07 13:33:16

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D	08/11/22	Issued for approval	MG
E	14/11/22	Issued for Council Submission	MG
F	06/03/23	Issued for SDP - Application Ammendments	SP



03 (002) Ground Floor Plan

SCALE 1 : 350

Building Use Legend

- Business
- Covered Circulation
- Hostel
- Services

BUILDING LINE LEGEND

Zoning Scheme:
Hostel: 4.5m and 6m building line

Zoning Scheme:
Business: 3.0m building line (where abutting onto other use zone)

Title Deed building lines:
varies - refer to Zoning Scheme Requirements table on drawing 01-03-000

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06/03/23

22026-DHK-AR_01-03-002

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reg no: 1998/020807/07

project
Du Toit St. Student Housing
Du Toit & Alexander Street
Unregistered ERF 17363, Stellenbosch

client
Myspace

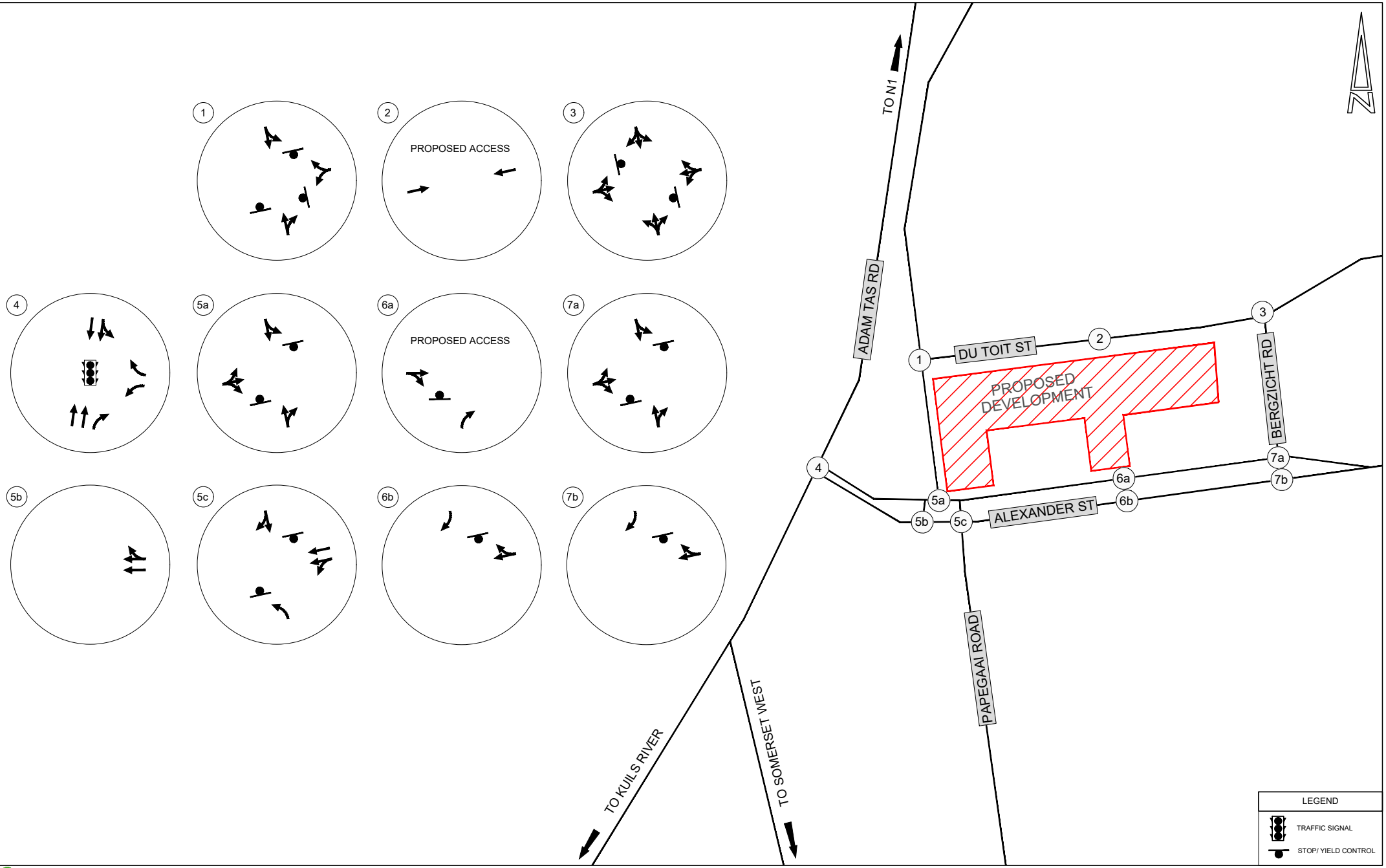
drawing
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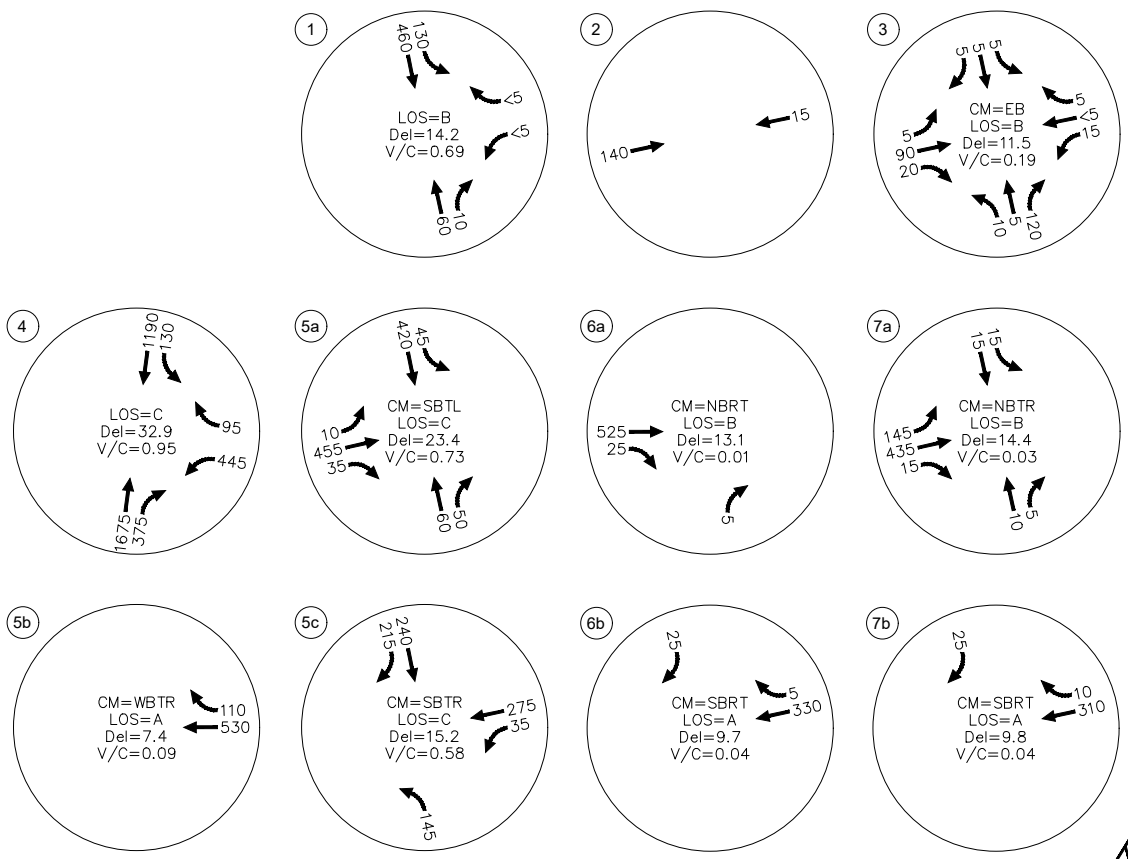
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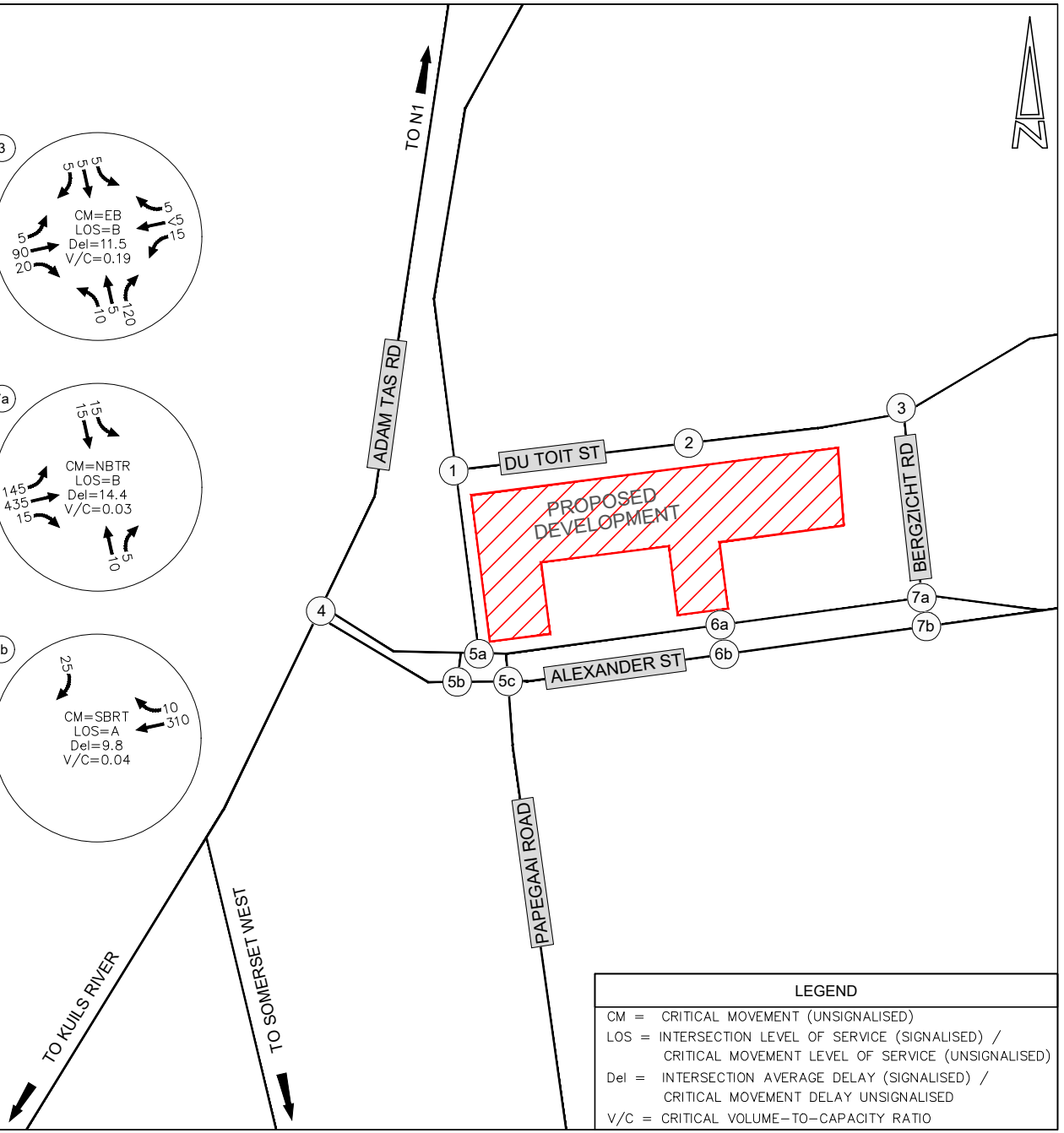
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PROJECT:	FIGURE:	NUMBER:
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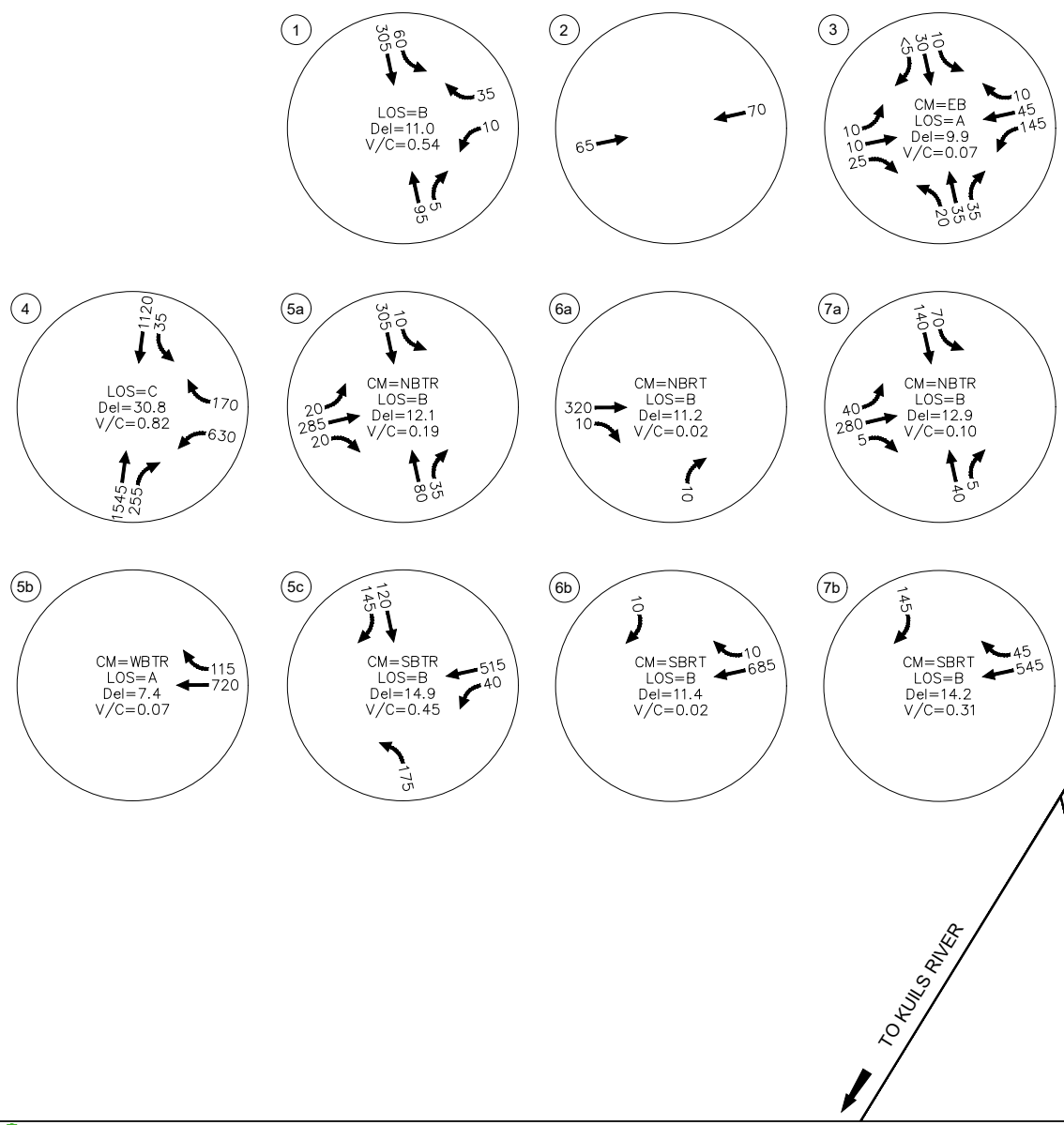


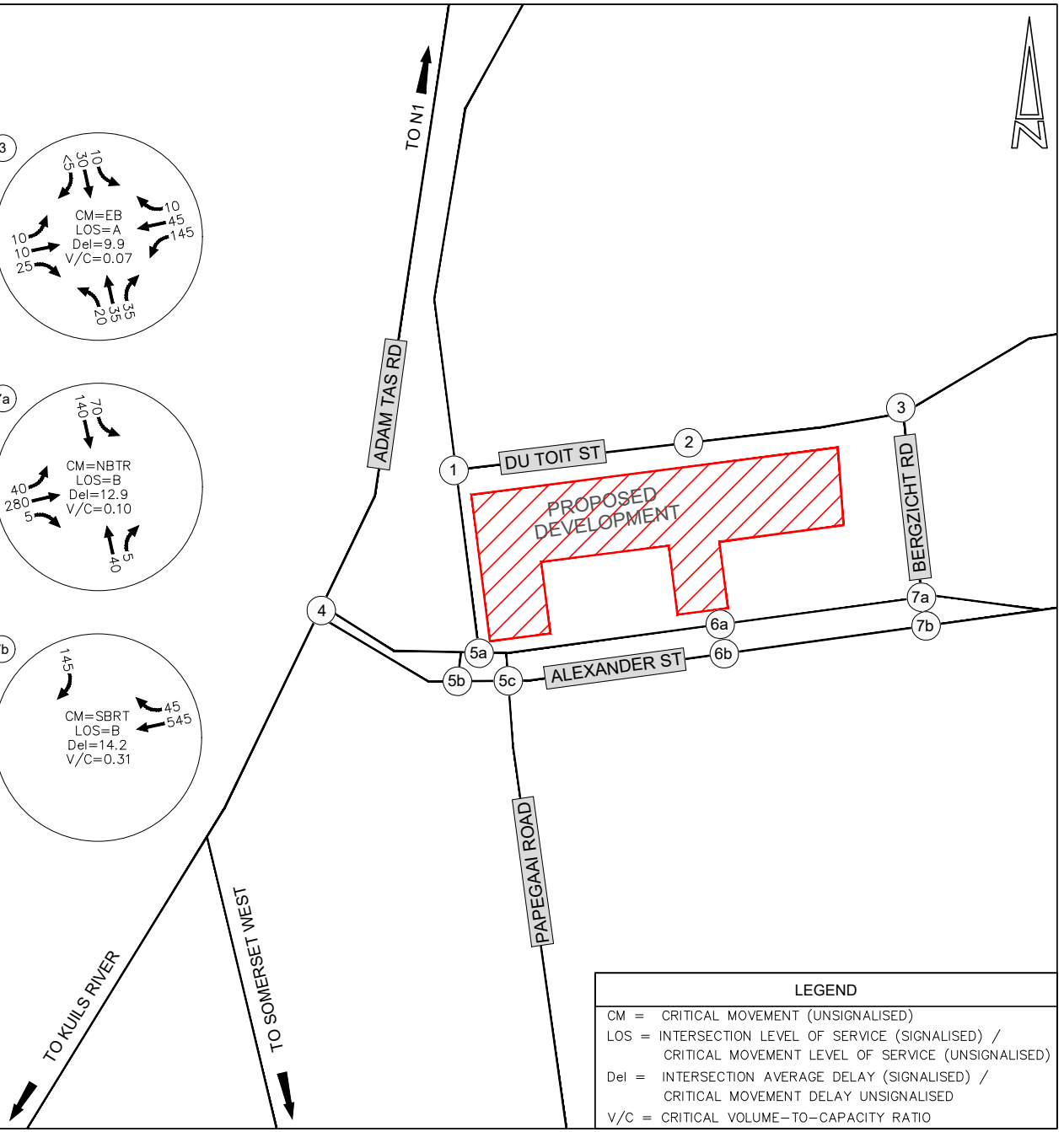


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PROJECT:	FIGURE:	NUMBER:
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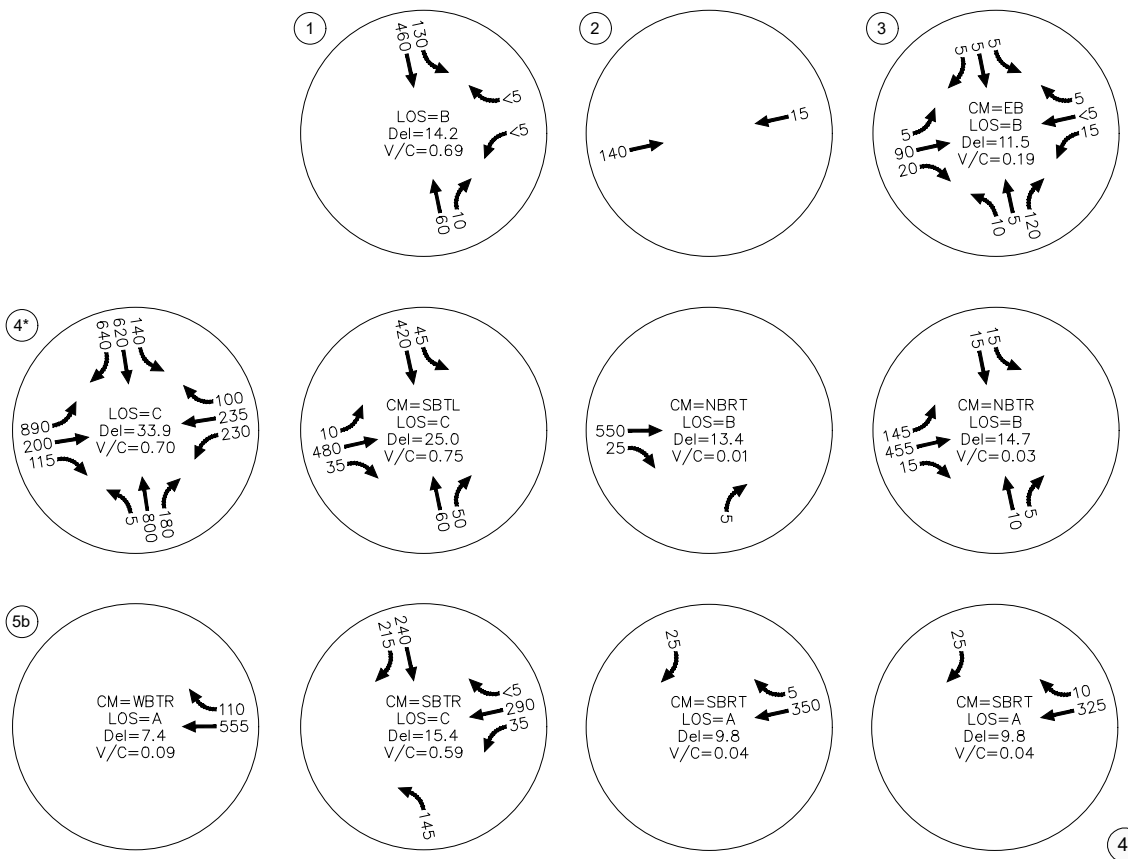




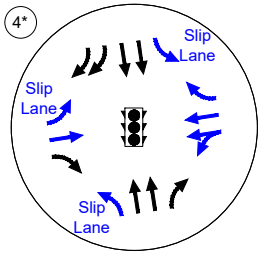
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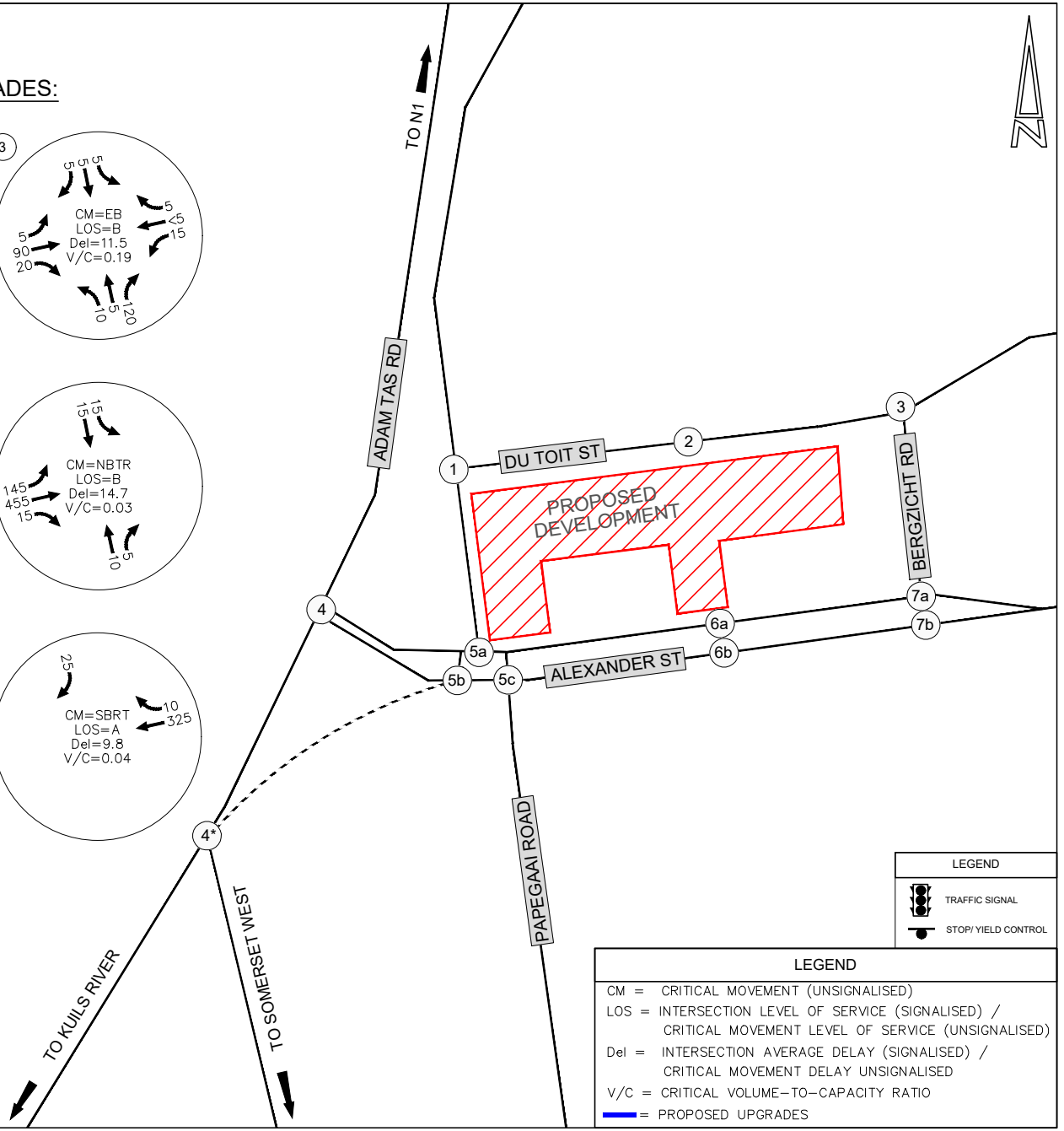
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PROPOSED UPGRADES:



NOTE:
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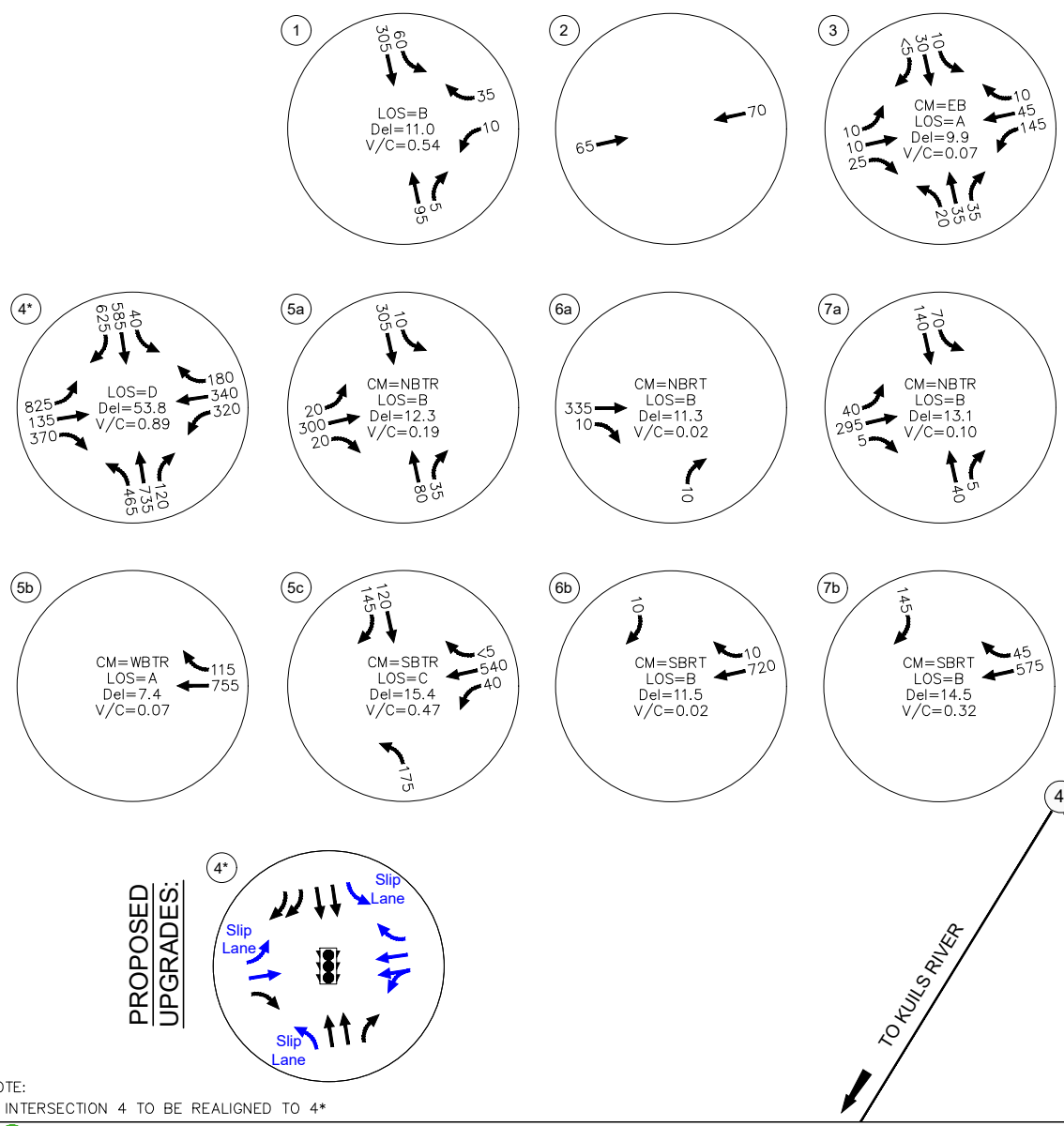


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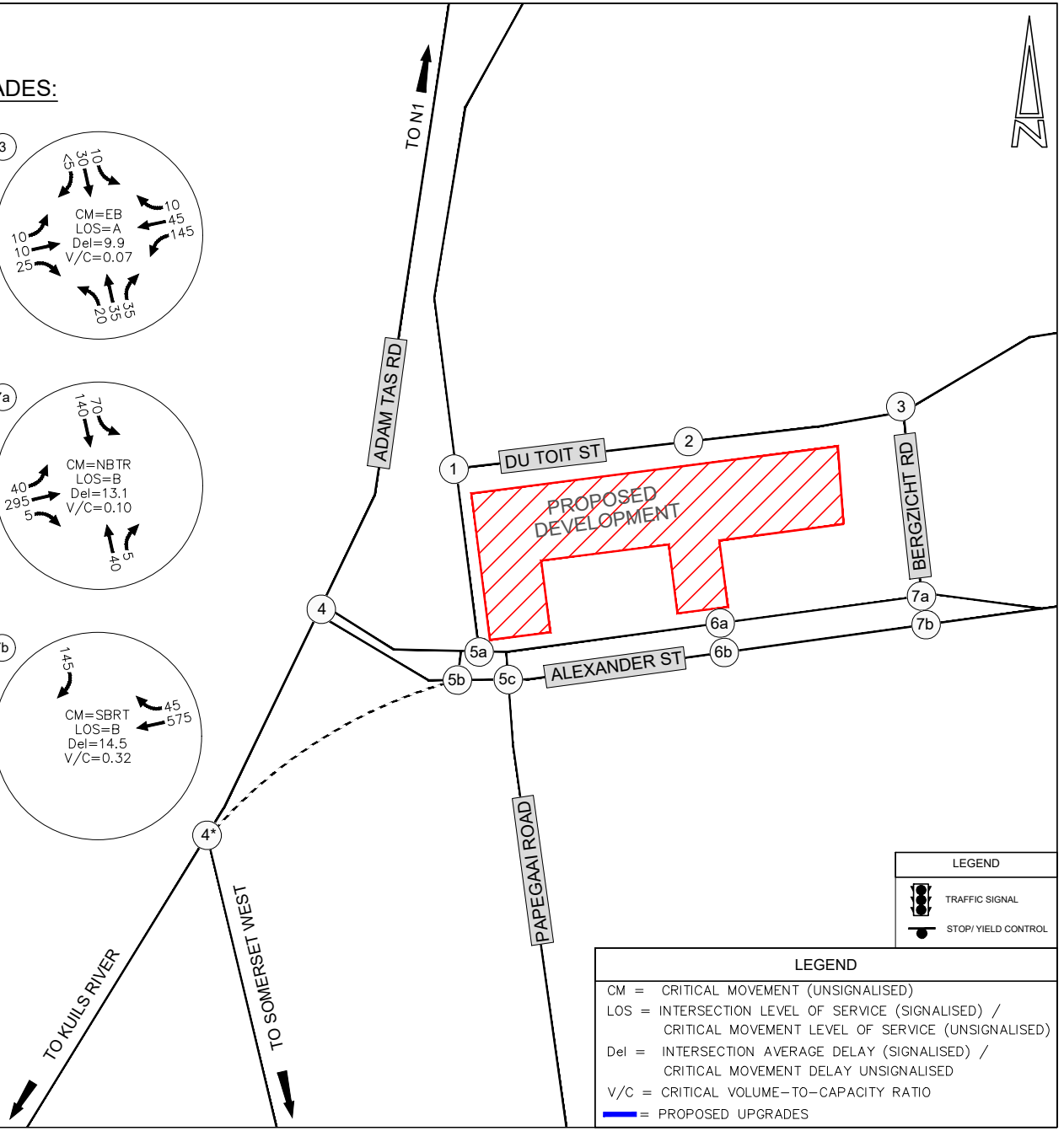
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V/C = CRITICAL VOLUME–TO–CAPACITY RATIO
= PROPOSED UPGRADES

PROJECT:	FIGURE:	NUMBER:
ALEXANDER DU TOIT STREET DEVELOPMENT, STELLENBOSCH	BACKGROUND (2027) TRAFFIC CONDITIONS WEEKDAY AM PEAK HOUR	B3.1

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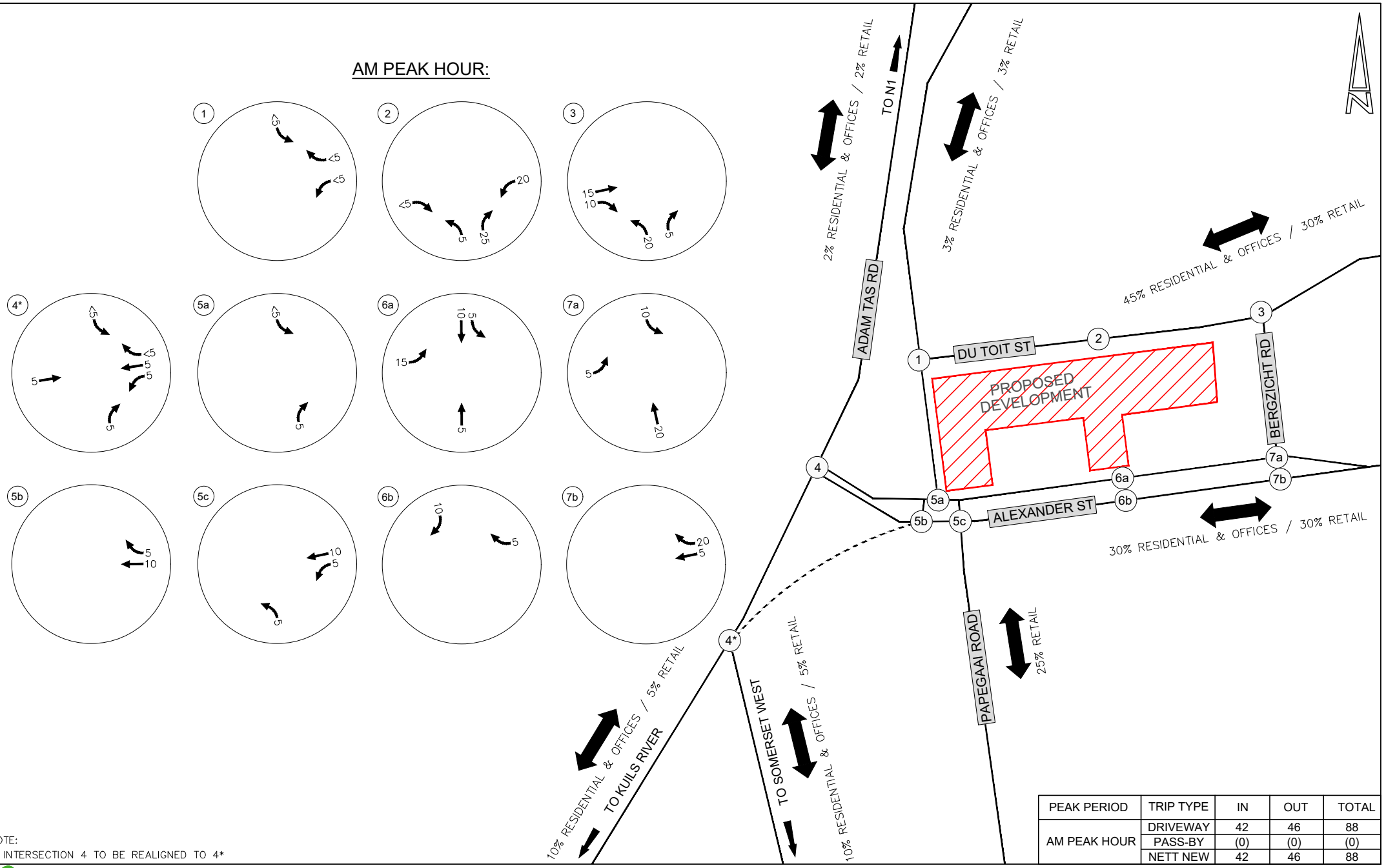


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= PROPOSED UPGRADES

PROJECT:	FIGURE:	NUMBER:
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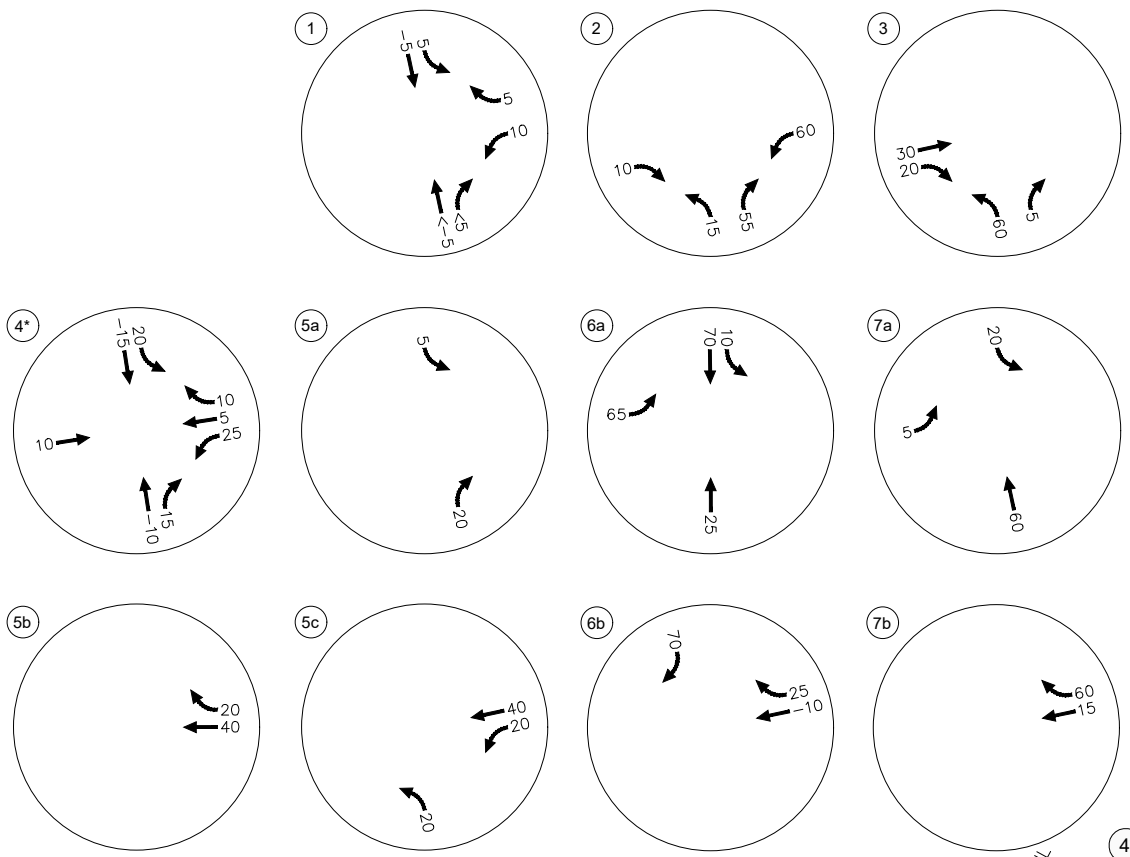


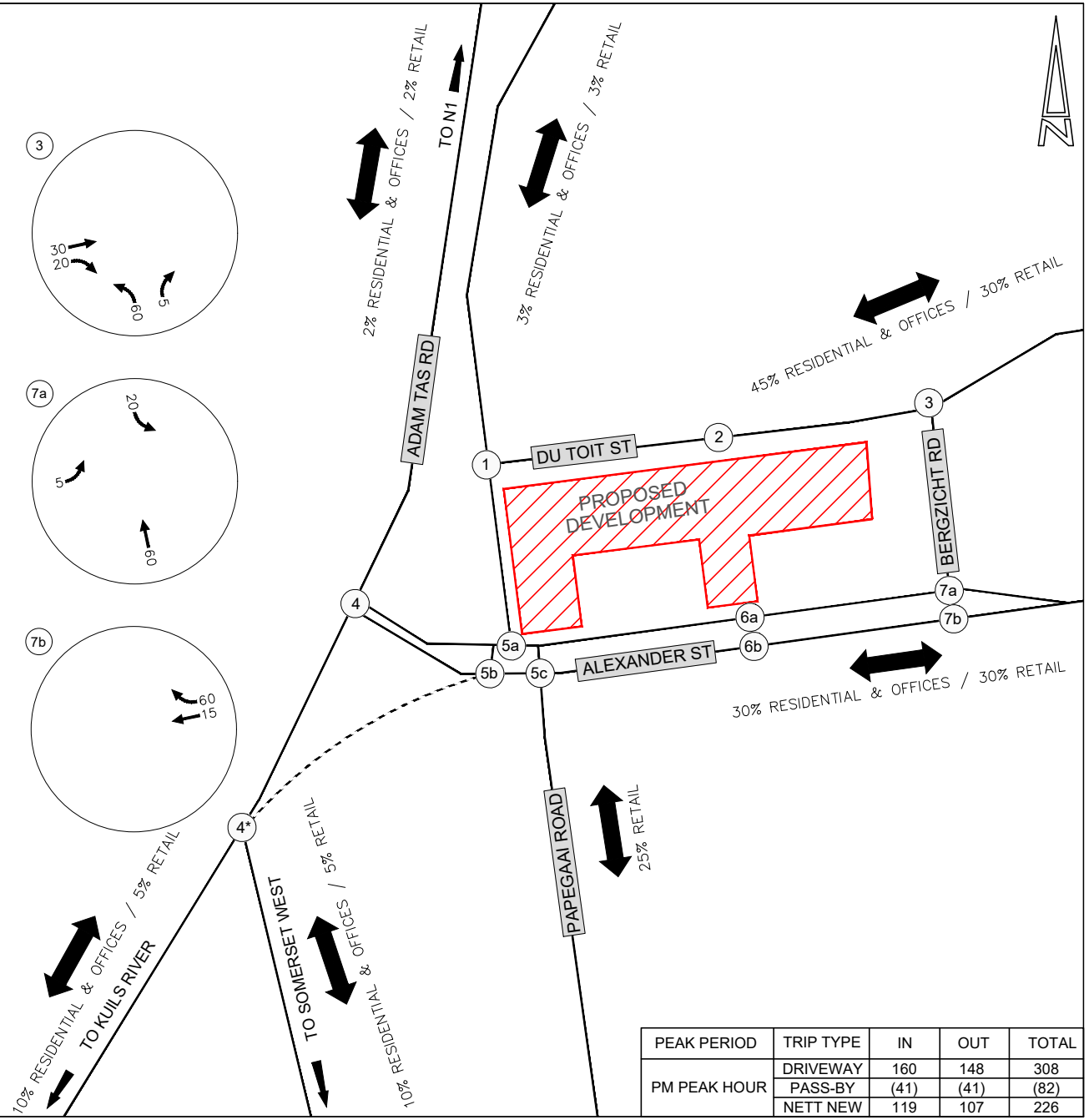
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PEAK PERIOD	TRIP TYPE	IN	OUT	TOTAL
AM PEAK HOUR	DRIVEWAY	42	46	88
	PASS-BY	(0)	(0)	(0)
	NETT NEW	42	46	88

PROJECT:	FIGURE:	NUMBER:
ALEXANDER DU TOIT STREET DEVELOPMENT, STELLENBOSCH	ESTIMATED TRIP DISTRIBUTION AND ASSIGNMENT WEEKDAY AM PEAK HOUR	B4.1

PM PEAK HOUR:





PEAK PERIOD	TRIP TYPE	IN	OUT	TOTAL
PM PEAK HOUR	DRIVEWAY	160	148	308
	PASS-BY	(41)	(41)	(82)
	NETT NEW	119	107	226

NOTE:
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2. NEGATIVE TRIPS INDICATE PASS-BY TRIPS

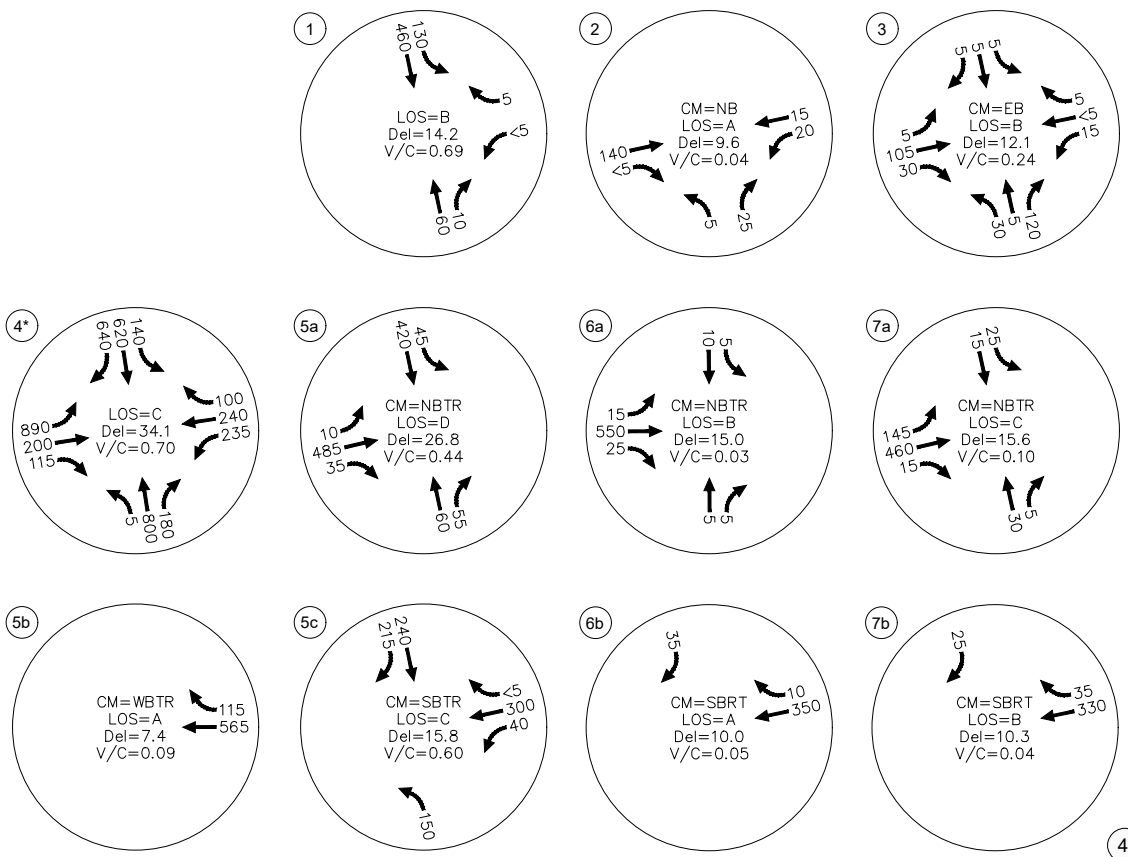
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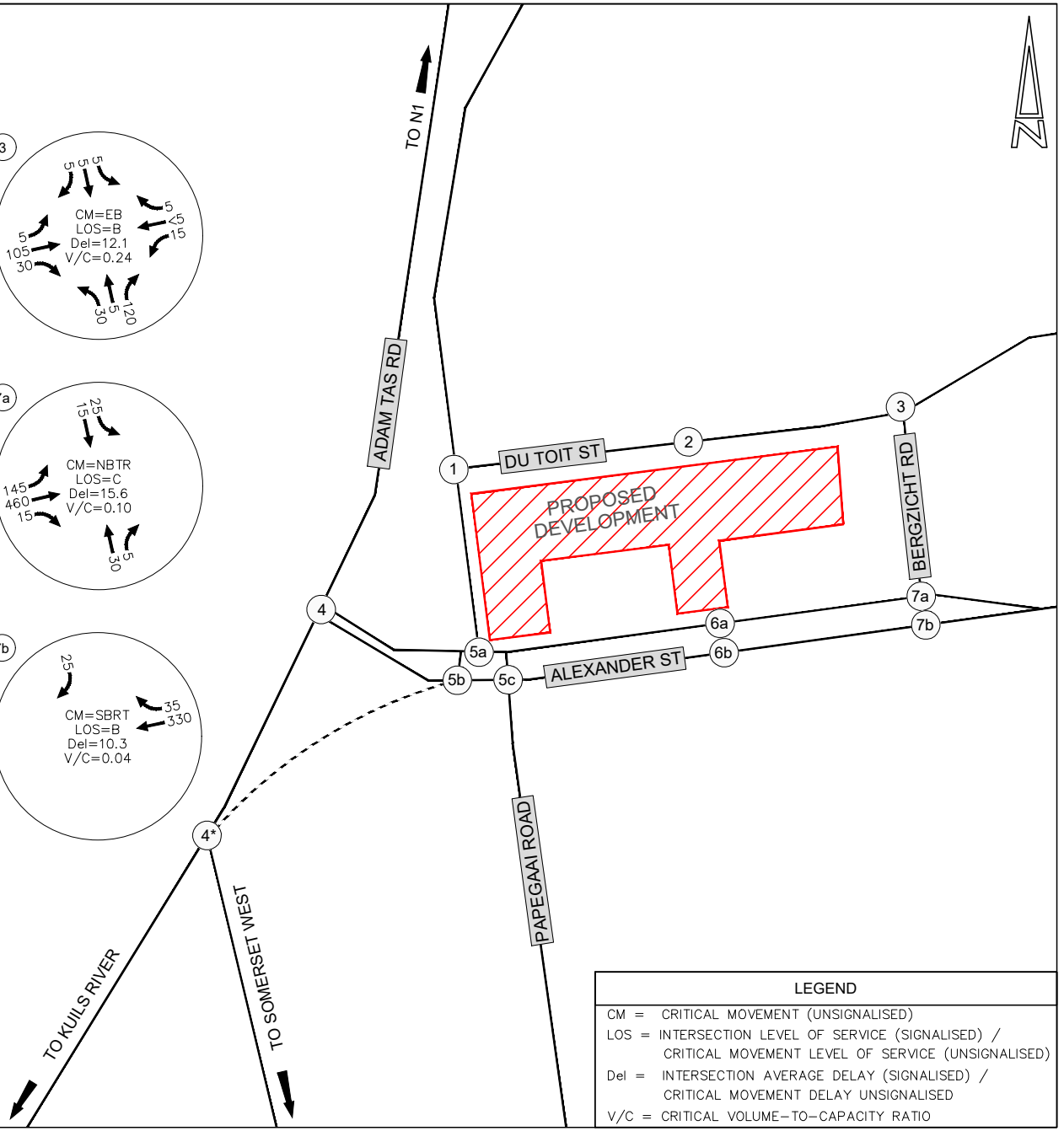
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ALEXANDER DU TOIT STREET DEVELOPMENT, STELLENBOSCH

FIGURE:
ESTIMATED TRIP DISTRIBUTION AND ASSIGNMENT
WEEKDAY PM PEAK HOUR

NUMBER:
B4.2

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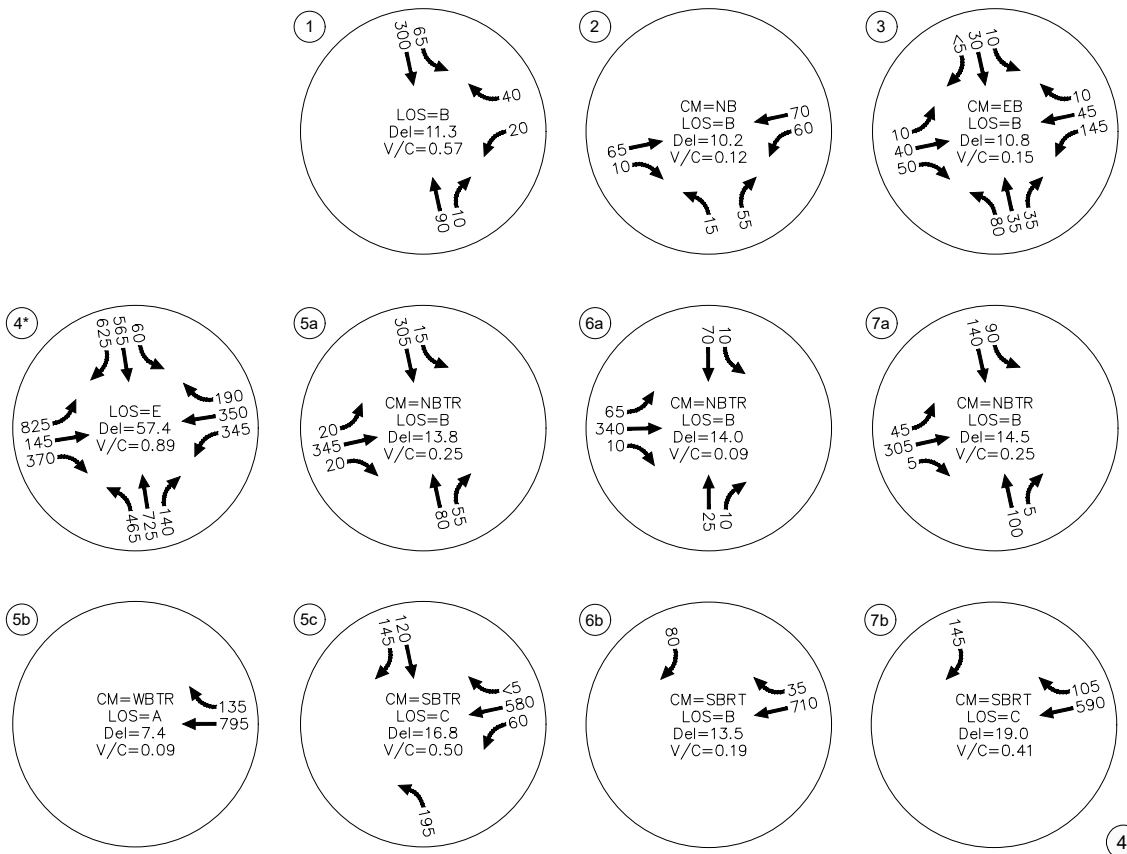


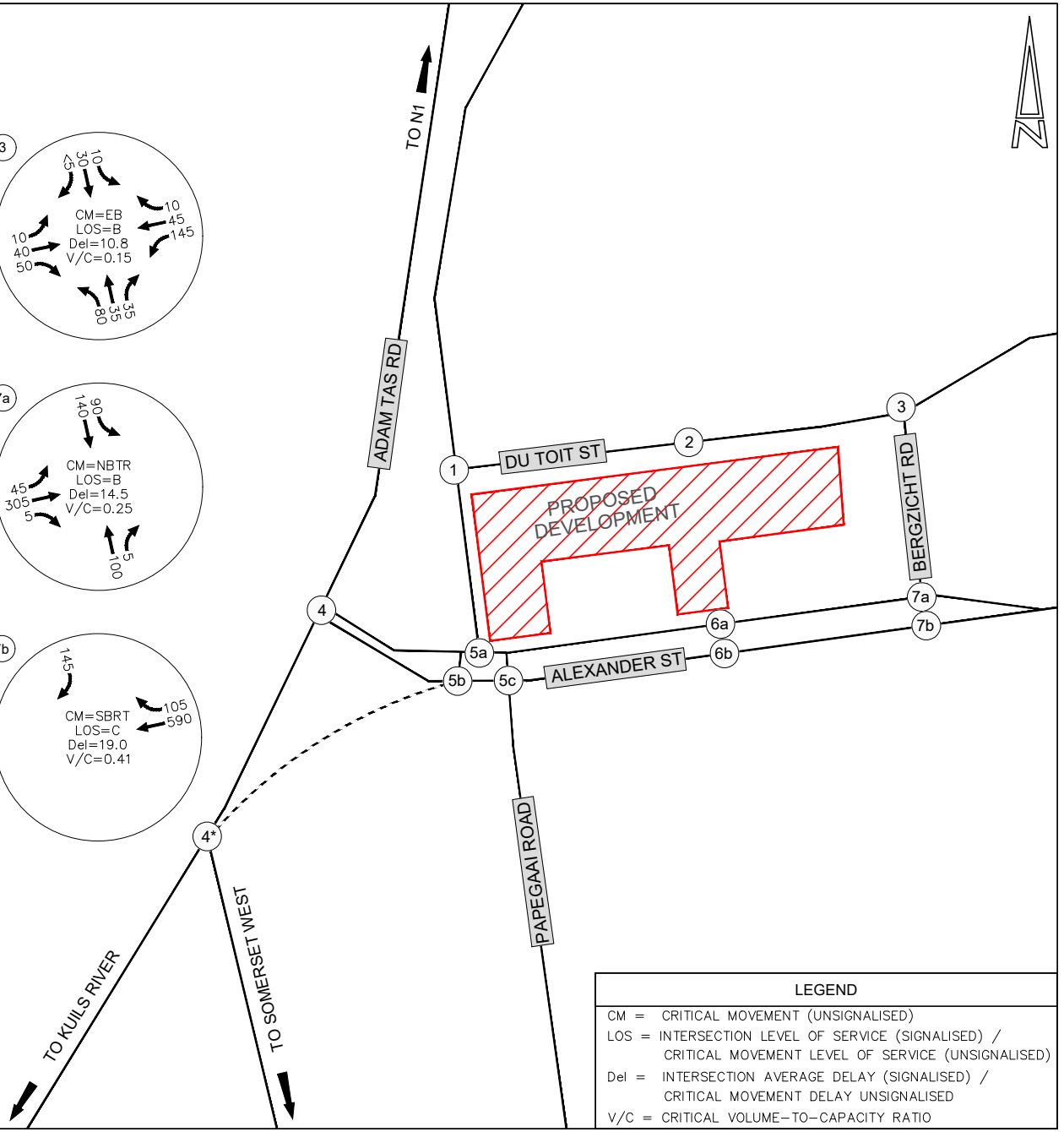
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NOTE:
1. INTERSECTION 4 TO BE REALIGNED TO 4*

PROJECT:	FIGURE:	NUMBER:
ALEXANDER DU TOIT STREET DEVELOPMENT, STELLENBOSCH	TOTAL (2027) TRAFFIC CONDITIONS WEEKDAY AM PEAK HOUR	B5.1

PM PEAK HOUR:





LEGEND	
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NOTE:
1. INTERSECTION 4 TO BE REALIGNED TO 4*

PROJECT:	FIGURE:	NUMBER:
ALEXANDER DU TOIT STREET DEVELOPMENT, STELLENBOSCH	TOTAL (2027) TRAFFIC CONDITIONS WEEKDAY PM PEAK HOUR	B5.2

Appendix C

Tables

Table C1: Peak Hour Development Trip Generation Rates

Land Use	Source	Size/ Volume	Units	Weekday AM Peak Hour						Weekday PM Peak Hour					
				Rate	Reduction Factor	Adjusted Rate	In	Out	% Pass-by	Rate	Reduction Factor	Adjusted Rate	In	Out	% Pass-by
NSFAS Student Apartments (A1)	COTO 225	43	Units	0.20	80%	0.04	25%	75%		0.30	80%	0.06	65%	35%	
Bursary Student Apartments (B1)	COTO 225	34	Units	0.20	50%	0.10	25%	75%		0.30	50%	0.15	65%	35%	
Private Student Apartments (D1)	COTO 225	204	Units	0.20	15%	0.17	25%	75%		0.30	15%	0.26	65%	35%	
Specialty Retail Center	ITE 826	1 048	m^2 GLA	0.50	10%	0.45	48%	52%		2.71	10%	2.44	44%	56%	
Retail (Anchor)	COTO 820	1 868	m^2 GLA	2.95	30%	2.06	65%	35%	0%	16.70	30%	11.69	50%	50%	37%
Offices	COTO 710	261	m^2 GLA	2.10			85%	15%		2.10			20%	80%	

Note: The ITE does not provide a weekday AM peak hour trip rate. The rate used was determined from the ratio of PM to AM based on COTO rates for a shopping centre (COTO 820).
The trip generation rates for retail and offices are per 100 m^2 GLA.

Table C2: Estimated Weekday AM and PM Peak Hour Development Trips

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour		
	In	Out	Total	In	Out	Total
NSFAS Student Apartments (A1)	0	1	1	2	1	3
Bursary Student Apartments (B1)	1	3	4	3	2	5
Private Student Apartments (D1)	8	23	31	30	16	46
Specialty Retail Center	2	2	4	10	13	23
Retail (Anchor)	25	13	38	107	107	214
Retail (Anchor) [Pass-by (37%)]	0	0	0	-40	-40	-80
Offices	6	1	7	1	5	6
Driveway Trips	42	43	85	153	144	297
Pass-by Trips	0	0	0	-40	-40	-80
Net New Trips	**42**	**43**	**85**	**113**	**104**	**217**

Appendix D

Parking Departure Motivation

INNOVATIVE TRANSPORT SOLUTIONS

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To: Japie de Vos, David Ludditt and Martin Lange

From: Johan Brink

Date: 17 March 2023

Reference: ITS 4258.1

Subject: **Parking Departure for Du Toit Street Student Accommodation**

1 BACKGROUND

The provision of parking for the student accommodation has been investigated in detail and presented to the Stellenbosch Municipality transport officials. The investigation was based on the actual demand for parking by the various tenants that would occupy the building. The tenant type can be categorised into three, namely NSFAS students, bursary or "missing-middle" students and private students.

The normal parking requirement as prescribed by the Stellenbosch Municipality: Zoning Scheme By-Law, 2019[i] for hostels is either for private students at 1 bay per bedroom or for a tertiary institution at 0.6 bay per bedroom and zero for schools. The proposed hostel has affiliation with the University and is attached in Attachment A. The parking departure is therefore based on the 0.6 bay per bedroom as agreed with the transport officials.

2 METHODOLOGY

The Zoning Scheme By-Law unit for calculating the parking requirement is "per bedroom" regardless of the number of beds per room. The methodology followed to determine the actual parking demand is based on car ownership per student and therefore "per bed". This is regarded more accurate and would provide a more realistic calculation of the parking demand for the three student groups.

3 RESEARCH

Research was done to establish the parking needs of young people and specifically students in South Africa. Luke (2018)[ii] investigated car ownership perceptions and intentions amongst South African student. The results indicate that car ownership is influenced by several factors. Most students still regard a car as a necessity but specifically to find a job. Therefore, it is not a requirement whilst they are still studying. Another finding of Luke was that students who have a valid driver's license, drove regularly and those whose families' owned cars were more likely to consider cars to be better than public transport. Knowing that the three student types that would occupy the proposed development will have varying income levels, the car ownership of students would also vary based

on their income level. Therefore different parking ratios would be assumed for the different student types.

Mtembu (2020)[iii] completed an analysis to forecast vehicle population and household vehicle ownership in South Africa. The results of the research indicate that low-income households saw a decline in vehicle ownership, while higher income households saw an increase in vehicle ownership. Again, this would support the different parking requirements for the different student groups based on their income level.

Heyns and Luke (2021)[iv] investigated the travel behaviour of attitudes of young people in the Johannesburg Metropolitan Area. The results indicate that young people tend to use public transport for work and educational trips, while for leisure and after-hour trips they tend to make use of private cars and ride-hailing services (Uber/Bolt). Their modal preferences for various trip types indicated that trips by car makes up for less than 30% and that less than 15% of trips are made by car for educational trips.

The research therefore concludes that travel behaviour differs by place but is dependent on affordability or income levels. Although students would like to have a car – they choose not to or cannot afford one.

4 STUDENT CAR OWNERSHIP SURVEY

Parking data was obtained from similar student accommodation developments to understand the car ownership of the three student groups based on income levels.

4.1 NSAFAS Students

Parking data from the University of Stellenbosch were obtained from Dr Ludolph Botha for 2020 and 2021. Table 1 summarises the number of undergraduate NSFAS students and registered vehicles.

Table 1: 2020 and 2021 Number of NSFAS Students and Registered Vehicles (Undergraduates)

Year	Tygerberg			Stellenbosch			Total		
	Students	Vehicles	%	Students	Vehicles	%	Students	Vehicles	%
2020	540	96	18	3 300	152	5	3 840	248	7
2021	580	102	18	3 470	207	6	4 050	309	8

The Tygerberg campus has a higher car ownership percentage than the Stellenbosch campus. This is likely due to the availability of accommodation and that students are more reliant on private car usage to and from the Tygerberg campus. However, the car ownership is still low. The car ownership of NSFAS students at the Stellenbosch campus is currently only 5%.

The parking provision and utilisation for other NSFAS developments around the country have been obtained and are summarised in Table 2.

Table 2: Parking Provision and Utilisation at other NSFAS Developments (2021)

Development	NSFAS (no.)	Parking Bays			
		Provided (no.)	%	Utilised (no.)	%
Summerstrand (Gqeberha)	424	132	31	2	0.5
City Edge (Cape Town)	475	202	43	12	2.5
Alice St Village	2 000	150	8	15	0.8
Gateway (Johannesburg)	2 000	139	7	0	0
Total	4 899	623	13%	29	1%

From Table 2, the actual parking demand for NSFAS students varies between zero and 3% with an average of 1% for all the developments. It can therefore concluded that the NSFAS student car ownership is very low. This is expected as these students only qualify for funding from the national aid scheme when the families' household income is below R350 000 per annum.

For this parking departure, the actual parking demand for NSFAS students have been calculated at 5% of students or 0.05 bays per bed.

4.2 Bursary Students

This student group relates to existing public hostels around the Stellenbosch University campus. For the proposed development, at least 50% of students are given a bursary to study. Random parking survey data has been obtained from the hostels in Stellenbosch and are summarised in Table 3.

Table 3: Stellenbosch Hostel Car Ownership Survey (2021)

	Hostel	Extent		Parking				
		Residents	Total Bedrooms	Total Parking Provided	Members with motor vehicles (+/-)	Parking Supply per room	Parking Demand per room	Car ownership
1	Heemstede	218	119	38	60	0.32	0.50	0.28
2	The three sisters (Nemesia, Serruria, Erica)	188	129	40	50	0.31	0.39	0.27
3	Majuba	156	156	45	50	0.29	0.32	0.32
4	Huis ten bosch	151	85	45	50	0.53	0.59	0.33
5	Huis Visser	202	123	46	60	0.37	0.49	0.30
Totals		**915**	**612**	**214**	**270**	**0.36**	**0.46**	**0.30**

From Table 3, it is concluded that only 30% of all students own a vehicle on average. This percentage has been taken as the required student car ownership for the proposed development.

4.3 Private Students

Private hostels' parking supply and utilisation around Stellenbosch has been obtained and are summarised in Table 4.

Table 4: Private Student Accommodation Parking Provision and Utilisation (2022)

	Development	Extent	Parking				
		Total Room	Total Parking Provided	Total Parking Utilised	% Utilisation	Parking Supply per room	Utilised Parking per room
1	One on Cluver	88	48	45	94%	0.55	0.51
2	Two on Cluver	78	58	52	90%	0.74	0.67
3	Plumbago	88	56	19	34%	0.64	0.22
4	Ivy League 1 & 2	107	54	43	80%	0.50	0.40
5	Deo Gloria Square	23	21	11	52%	0.91	0.48
6	Deo Gloria	45	30	12	40%	0.67	0.27
Totals		**429**	**267**	**182**	**65%**	**0.62**	**0.42**

From Table 4, the average parking supply per room is 0.62 which relates to the normal hostel requirements for tertiary institutions in the Stellenbosch Municipality Zoning Scheme By-Law. This supports the argument that the parking departure must be based on the 0.6 bay per room and not the 1.0 bay per room.

However, the utilisation is even lower than the provided number of bays at an average of 0.4 bay per room. It should also be noted that the utilisation of parking varies significantly between 0.22 and 0.67 bays per room. This is due to the type of private hostel and the facilities and amenities it provides and ultimately the income level. The first two developments are high-end developments and cater for high-income private students. When these are omitted from the average as the proposed development would not target the high income market, the average utilisation reduces to 0.32 bays per room. This would reduce even further if one would calculate the parking utilisation per bed as some units has two beds per room. This also correlates with the normal hostel or bursary requirement of 0.3 bays per bed.

As a conservative approach, the parking demand for the private students have been applied at 40% per student for this development.

5 PROPOSED DEVELOPMENT PARKING REQUIREMENTS

The proposed development will consist of student accommodation, retail and some office space as indicated in Table 5.

Table 5: Land Use Extent of Proposed Development

Land Use	Units	Rooms or GLA	Beds
Hostel NSFAS (A1)	43	172	344
Hostel bursary (B1)	34	272	272
Market (D1 - single)	184	193	193
Total Student Accommodation	**261**	**637**	**809**
Retail Anchor (GLA)		1 820	
Retail Shops (GLA)		949	
Office (GLA)		320	
Total GLA		**3 089**	

The student accommodation therefore consist of 261 units, 637 rooms and 809 beds. The total GLA for the retail and office usages is 3 089m^2. The parking demand for each of the uses are summarised in Table 6.

Table 6: Proposal Parking Demand and Supply

Item	Hostel (beds)				Commercial (GLA)				Total1	Parking		Bicycles
	NSFAS	Bursary	Market	**Total H**	Anchor	Line	Office	Total C		Bays	%	Bays
Extent (beds)	344	272	193	809	1820	949	320	3089	278			
Parking ratio	5%	30%	40%		6/100	4/100	4/100		**336**	-58	-17%	-348
Parking Demand	17	82	77	**176**	109	38	13	**160**				

The students will generate an actual demand of 176 parking bays and the retail and office usages a further 160 parking bays, resulting in a total of 336 parking bay demand or requirement. A total of 278 parking bays can be provided on site. As the parking departure is not for the retail or the offices, the remaining available student parking reduces to 118 bays or a shortfall of 58 bays. This shortfall is proposed to be subsided by bicycles, improved NMT facilities and a dedicated shuttle service. The required number of bicycles to be provided in lieu of a private vehicle parking bay is 348 which is calculated at 6 bicycles for one vehicle bay. It is proposed to provide each student with a bicycle (809 no.) which is more than double the required substitution to make up for the shortfall.

The proposed development is located approximately 800m from the campus centre and it would take approximately 10 minutes to walk from the development to the Neelsie. The proposed NMT infrastructure along this route to connect the proposed development with the campus would promote this as it probably would take longer to make the trip by car including finding parking.

It must also be noted that the parking requirement for the retail component is likely to reduce due to the attraction from the students living in the same building and not the need to drive to the shops. The retail parking requirement of 147 parking bays is therefore regarded as conservative and

probably an oversupply. However, the reduction in retail parking has not been applied in the calculations.

6 SHUTTLE SERVICE

In support of the lower parking supply and trip generation rates, the provision of non-motorised transport facilities and a dedicated student shuttle service is emphasised. A pedestrian and cycle route is proposed to link the proposed development with the campus centre to promote students to walk and cycle. In addition, it is proposed to expand the current US student shuttle services to the proposed development by introducing a new link from Du Toit Street to the campus centre (i.e. Neelsie). The shuttle service demand has been calculated assuming the following:

- Students: 1000 no.
- Private car person trips: 240 (20% private modal split with a 1.2 occupancy per vehicle)
- Public transport & walking person trips: 760 no.
- Shuttle service: 70% (the rest would walk and or cycle)
- Peak hour: 50%
- Peak hour person-trips: 266 person-trips
- Mini-bus Taxi capacity: 15 pax
- Mini-bus Taxi trips: 18 trips

The total length of a round trip is estimated at 4 km and would take 8 minutes to complete when travelling at 30 km/h on average (refer to Figure 1). This would mean 7.5 trips can be made within one hour with one vehicle. A total of three mini-bus taxi vehicles would therefore be required to serve the development and to make 18 shuttle trips within the hour.

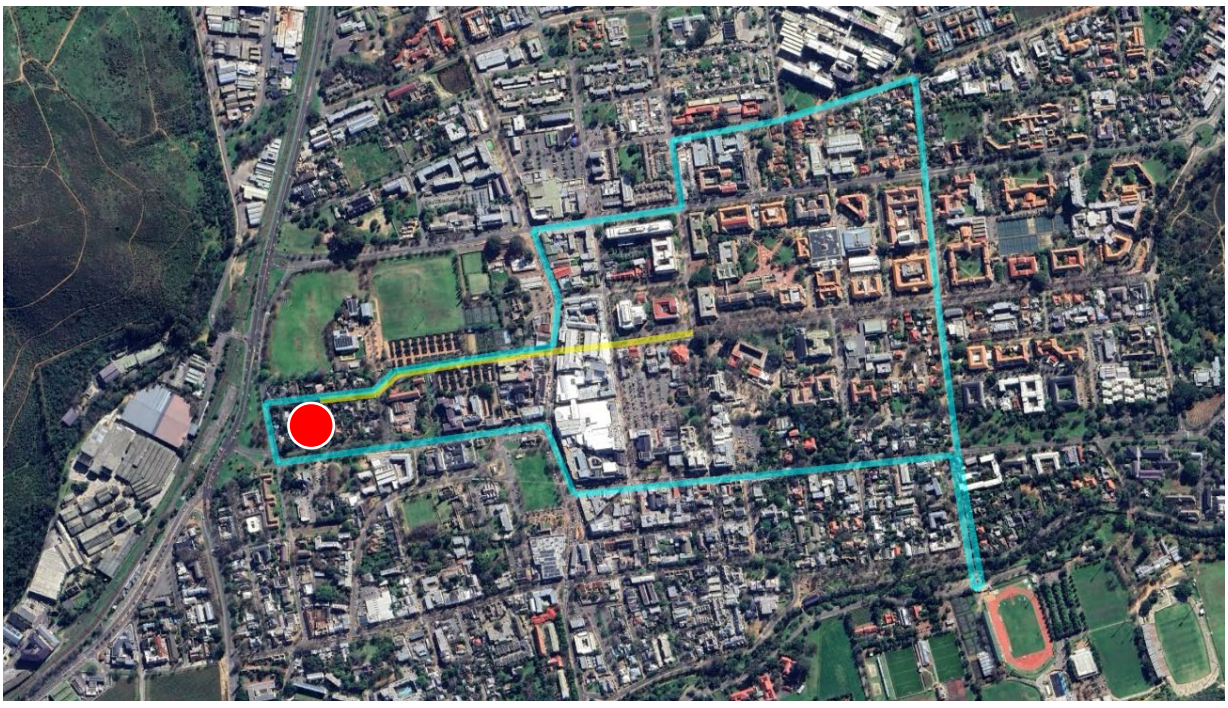


Figure 1: Proposed Mini-bus Taxi Shuttle Route

7 CONCLUSIONS AND RECOMMENDATIONS

Research has shown that car ownership by students vary by income levels. However, the current Stellenbosch Municipality Zoning Scheme By-Law generalises this parking requirements and only distinguish between private and tertiary-related hostels. The objective of this departure is to reduce the vehicular usage by students and to promote walking, cycling and public transport. This overall objective will assist in the attempt to alleviate congestion along the street network and also reduce the need for parking. When parking is provided at the origin (i.e. accommodation), the need to supply parking elsewhere across Stellenbosch at the destination also increases.

The proposed development will host three different groups of students. The first group of students will be NSFAS students who can only qualify for financial aid to study if their combined family's household income is less the R350 000 per annum. Owning a car would not be possible for the majority of these students and would be in contradiction of the NSFAS objectives. The second group is the "missing-middle" students and would also mostly have bursaries. The third group are private students.

Parking ownership data was obtained from similar developments to identify the actual parking needs for each student group. As a result is can be concluded that only 5% or less of NSFAS students would probably own a car and approximately 30% of the other two groups would also own a car. However, to be conservative, 40% car ownership was assumed for private students. This would result in an actual parking demand of 176 parking bays for students.

The proposed development will also consist of retail and office usages for which the normal Zoning Scheme By-Law parking ratios have been applied. These land uses would require a total of 160 parking bays. The retail would be used by the students living in the same building and one would expect that the retail parking demand would also reduce due to this mixed-use interaction. However, this has not been applied in the calculations.

The total actual parking required by all land uses is estimated at 336 parking bays. The resultant available student parking after the parking for retail and office uses where subtracted, is 118 bays or 0.19 bays per room. The parking departure from the actual student parking demand (176 bays), is 58 parking bays. This shortfall will be substituted by bicycle provision for all students, a NMT route and public transport service linking the development with the centre of campus. The Zoning Scheme makes allowance to substitute the shortage of vehicle parking with bicycles by supplying 6 bicycles for one vehicle bay. The shortfall would therefore require approximately 348 bicycles which will be provided.

It is therefore recommended to approve the 278 parking bays and the parking departure from 0.6 bay per room to 0.19 bays per room.

REFERENCES

[i] **Stellenbosch Municipality**, *Zoning Scheme By-Law*, 2019.

[ii] **Luke**, R (2018), *Car ownership perceptions and intentions amongst South African students*, Journal of Transport Geography, Vol 66 Issue 1, pp 135-143.

[iii] **Mtembu**, T.T (2020), Vehicle ownership for South Africa: Developing a forecasting model and assessing household vehicle ownership

[iv] Heyns, G.J and Luke, R (2021). "Travel Behaviour and Attitudes Of Young People In The Johannesburg Metropolitan Area, South Africa"

Attachment A

Stellenbosch
UNIVERSITY
IYUNIVESITHI
UNIVERSITEIT

Centre for Applications, Student Accommodation and Client Service

15 June 2022

Dear Ms Havenga

Thank you for the opportunity to provide input on the potential development of a dwelling that will be able to host 1 000 students and that will, according to the information provided, meet the criteria for NSFAS accreditation as stated in *Stellenbosch University Guidelines for Off-campus Private Student Accommodation Accreditation 2022*.

Background

In 2020 the Department of Higher Education and Training Bursary Scheme for Students at Public Universities stipulated that all students who live in private leased accommodation can only qualify for a NSFAS accommodation allowances if they are accommodated in university accredited accommodation. Universities were requested to rate and differentiate off-campus private housing according to standards set by each university.

At Stellenbosch University a Private Accommodation Office was set up in 2020 for this purpose, guidelines for accreditation was compiled and private accommodation providers were invited to apply for accreditation for the 2021-intake. Accreditation was done based on the information provided on an application form. As from 2022 accreditation on-site visits are arranged

There are currently four accreditation categories:

1. **NSFAS Accreditation** (4 beds or more, within 3 km from campus, within the NSFAS fee caps and meets the additional NSFAS criteria)

2. **NSFAS Single Accreditation Accommodation** (3 beds or less, within 3 km from campus, within the NSFAS meets the additional NSFAS criteria)

3. **SU Accreditation** (4 beds or more and meets SU accreditation criteria)

4. **SU Single Accredited Accommodation** (dwelling offers less than four beds, meets the criteria set for SU accreditation AND where a NSFAS student has already signed a lease agreement and thereby agreed to abide by the regulations of the dwelling)

To date approximately 5 800 beds are accredited in Stellenbosch and in the surrounding areas of our Tygerberg campus.

Accreditation status and need

Affordable and good quality rental spaces for students close to campus, remains limited. In my discussion with Mr Rossouw and Dr Botha, it was clear that the envisaged dwelling would meet the set criteria for NSFAS accreditation, including the NSFAS cap requirement. As soon as the project is completion, a more formal process would be followed to grant NSFAS accreditation status to the dwelling.

The dwelling will have the full support of the Private Accommodation Office and services available to all private accredited dwellings will be made available.

Please let me know if more information is needed.

Your sincerely

CNel

Dr Celeste Nel
Director: Applications, Student Accommodation and Client Services
Registrar's Responsibility Centre

EKCON
ENGINEERS & PROJECT MANAGERS

APPLICATION FOR THE CONSOLIDATION AND REZONING OF ERVEN 282,283, 284, 285, 286, 287, 288, 289, 295 AND 299, STELLENBOSCH

ENGINEERING SERVICES REPORT (Revision 4) **8 March 2023**

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1. INTRODUCTION

1.1 Terms of Reference

EKCON (Pty) Ltd has been appointed by Myspace to investigate and report on the effect of the consolidation and rezoning of erven 282,283, 284, 285, 286, 287, 288, 289, 295 and 299, Stellenbosch on the surrounding civil engineering services infrastructure.

KLS Consulting Engineers has been appointed as the electrical engineering consultants and has addressed the availability of electrical supply for the proposed development under Section 7 of this report.

1.2 Location of property

The property is located on the corner of Du Toit Street and Alexander Street. The development site falls under the jurisdiction of Stellenbosch Municipality. A locality plan is shown in Figure 1.



FIGURE 1: DEVELOPMENT SITE LOCATION

1.3 Topography

The site is relatively flat with a fall in a north westerly direction of approximately 1%.

1.4 Soil Conditions

No formal geotechnical survey or report has been completed yet, but it is expected that the soil will comprise of variably sandy and clayey silt, and fine, medium, and coarse sand with rounded sandstone boulders, cobbles and gravel packed in a matrix of silty to clayey sand from a depth of 1,5m and lower.

1.5 Existing structures

Each of the individual erven to be consolidated has a house, car ports and out structures.

1.6 Existing services

All erven which will be consolidated are fully serviced with sewer, water and electrical services. Refer to drawing W2461-C-001 for existing services information as received from Stellenbosch Municipality.

2. PROPOSED DEVELOPMENT

The total consolidated development site area is 10410m² which will be fully developed by constructing a multi storey building with basement parking below ground level. The development will be student housing consisting of 281 units.

All the information in this report is based on the “Guidelines for the Provision of Engineering Services in Residential Townships” (Blue Book) published by the Department of Community Development, the Guidelines for Human Settlement Planning and Design (Red Book) published by the CSIR and Construction Technology.

3. WATER PROVISION

3.1 Average daily water demand

The Average Annual Daily Water Demand (AADD) and instantaneous (peak) flow from the development is calculated as follows:

In terms of Table J.2 the recommended unit AADD for flats in a high density development (80 to 100 units/ha) ranges between 0,25 to 0,30 Kl/unit/day. Using an average figure of 0,30Kl/unit/day for was selected, the estimated total AADD is 84.30Kl/day.

To determine the Total Average Annual Daily Demand (TAADD) the AADD is adjusted by 20% to account for real losses resulting in a TAADD of 101.16kl/day. The TAADD was used to calculate a peak hour demand of 4.68l/s as per Table J.9.

The development will be provided with water saving/reducing devices such as dual flush toilet cisterns, reduced toilet cistern volume and low flow showerheads. Alternative water sources for irrigation purposes will be investigated and implemented where possible.

External fire hydrants are expected to be provided in terms of SANS 10400. Flow of 20l/s at 3bar pressure is required for the operation of these hydrants.

3.2 **Capacity** (refer GLS Capacity report)

The existing water pipes in Du Toit and Alexander Streets have sufficient capacity to accommodate the proposed development in order to comply with the pressure, flow velocity and fire flow criteria as set out in the master plan.

The existing 100mmm diameter Asbestos Cement (AC) pipe in Bergsig Street and the 150mm diameter AC pipe in Alexander Street (between Bergsig and Skone Uitsig Streets) are however at the end of their remaining useful life and should be replaced in order to accommodate the proposed development in the existing water system. Upgrading of the 90mm diameter HDPe pipe in Alexander Street (between Koetsier en Skone Uitsig Streets) is also proposed in order to accommodate the proposed development in the existing water system.

A 300mm diameter pipe in Botmanskop Road and a 250mm diameter pipe in Helshoogte Road, currently experiences high flow velocities with high energy losses through these pipes during peak demand conditions.

Accommodation of the development in the present system will consequently require upgrading of these pipes in the near future to comply to the pressure and fire flow criteria as set out in the master plan.

Upgrading of these pipes are however not necessarily a minimum requirement to accommodate the proposed development within the existing network, as the residual pressures in the Stellenbosch Central zone are above 24m head. Although the GLS report recommends that these pipes are installed before full occupation of the proposed development occurs, further discussion and agreement between Stellenbosch Municipality and the Developer is required and the outcome of these discussions should be finalized in a Services Agreement between the parties.

The criteria for total reservoir volume used in the Stellenbosch Water Master Plan is 48 hours of the AADD (of the reservoir supply zone). The existing reservoir volume available at the Idas Valley 2 and Rosendal reservoir is only 23 hours of the total AADD of the Stellenbosch Central supply zone and therefore insufficient.

The GLS capacity report recommends that the development implements various upgrades including the provision a new reservoir.

It must be stated that although the reservoir capacity does not fulfil the requirements of the master plan, it functions fully and there are no interruptions in the water supply to the Stellenbosch Central supply zone. It is also clear that this capacity has been lacking for a while (currently only 23 hours of storage) and it seems unfair to now make it the entire upgrade the responsibility of this development. This is typically a bulk service upgrade item that should be funded from the municipality's capital expenditure budget. To expect this project to fund this large project would render the project unfeasible.

The total amount of capital (Development) contributions generated by the proposed development will be too little to fund these expensive upgrades.

It is proposed that an agreement is reached between Stellenbosch Municipality and the Developer whereby the Development Contributions due are utilized to upgrade some components of the main reservoir supply system, but the remainder will have to be funded from Stellenbosch Municipality's own source.

3.3 Connection to external water network

The proposed development will connect to the 110mm diameter HDPE pipe located along Du Toit Street, or alternatively to the 110mm diameter HDPE pipe located in Alexander Street.

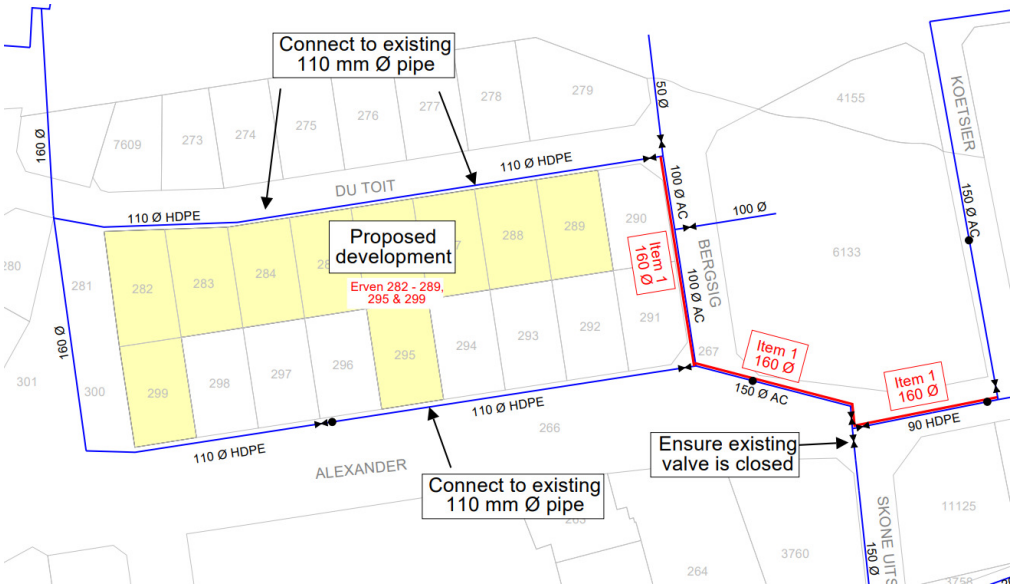


Figure 2: Existing water infrastructure with future connection points indicated

4. SEWERAGE

The development falls within the existing Adam Tas drainage area. The capacity confirmation report received from GLS confirmed that sufficient capacity exists within the existing bulk and reticulation sewer systems to accommodate the proposed development.

An existing mid-block sewer crosses the proposed development site as indicated below:

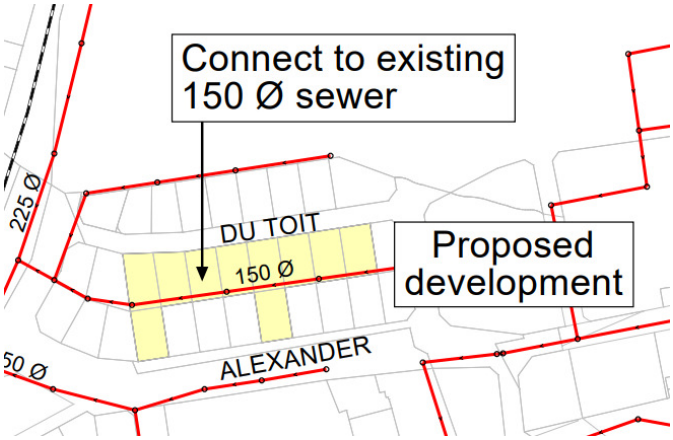


Figure 3: Existing Sewer infrastructure

4.1 Average daily sewer flow

Sewer demand for the purpose of this development was taken as 80% of the TAADD which equates to 0.94l/s

4.2 Connection to external sewer network

As noted above an existing mid-block sewer is currently bisects the development in an east west direction.

The intention is to keep the existing sewer in its current location within a 3m wide servitude to which Stellenbosch Municipality will have access for maintenance purposes. Small sections of re-routing are proposed as per Figure 5 below.

As indicated on the architectural ground floor plan (Figure 4 below), a minimum of a 3m wide servitude area has been provided inside the southern boundary of the property to accommodate the existing midblock sewer line. Additional servitudes have been provided in a north-south direction along the two south protruding blocks. The proposal is to divert the existing midblock sewer towards Alexander street along these servitudes as indicated in Figure 5 below.

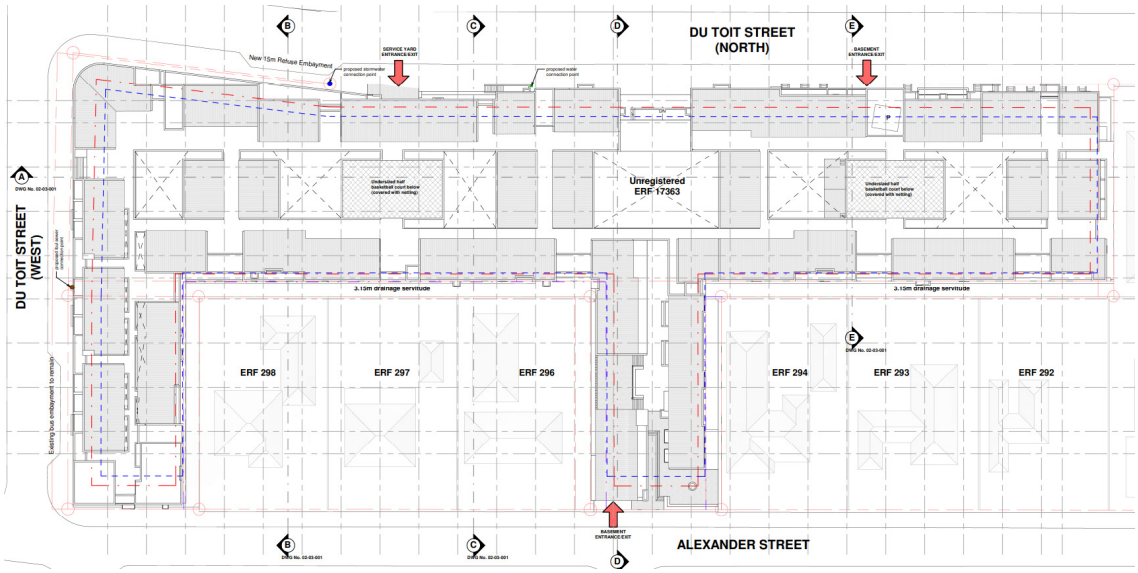


Figure 4: Proposed 3m wide servitude areas to accommodate the existing mid-block sewer

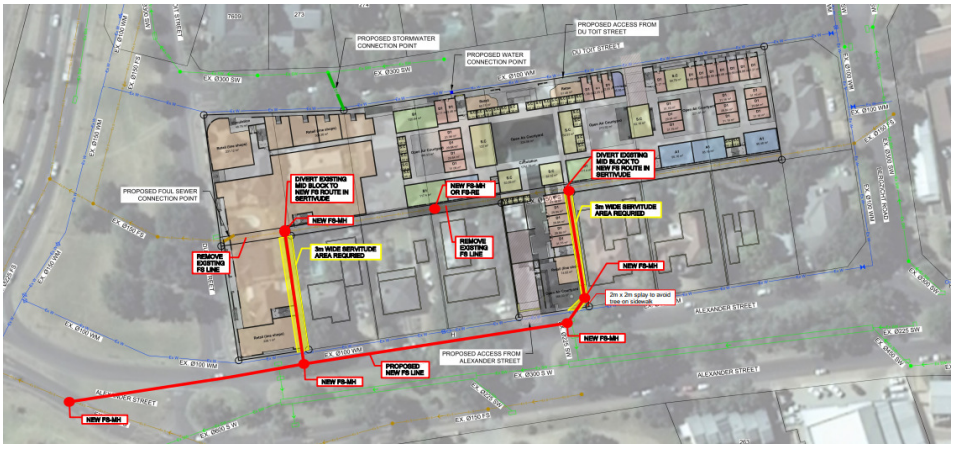


Figure 5: Proposed rerouting of the existing mid-block sewer towards Alexander street

Stellenbosch Municipality will have access to the proposed sewer servitudes for maintenance purposes.

5. STORMWATER

The existing erven to be consolidated are almost entirely covered with impervious areas such as roofs and paved areas. Thus, the post development peak flows from the development site are not expected to increase from the pre-development condition.

Runoff from the development site will generated from roof areas. It is proposed to connect to the 300mm dia stormwater pipe network in Du Toits Street which discharges runoff in a westerly direction towards the Krom River.

6. ROAD AND ACCESS

The proposed access will be from the south from both Du Toit Street and Alexander Road. Detail of the entrance, road infrastructure and traffic is addressed in a separate report provided by ITS.

7. ELECTRICAL (KLS CONSULTING ENGINEERS)

Currently each erven have its own supplies. These erven will be consolidated into one erf. The new development will require a MV supply which at the moment is calculated to be 1 500kVA. This will allow for the almost 286 units and the retail space.

Currently there are MV cable in Alexander Street the council reported that there is spare capacity on it but will have to check the exact capacity. These are installed from the substation on the corner of Du Toit street and Alexander Street. (Substation circle in red in image below)

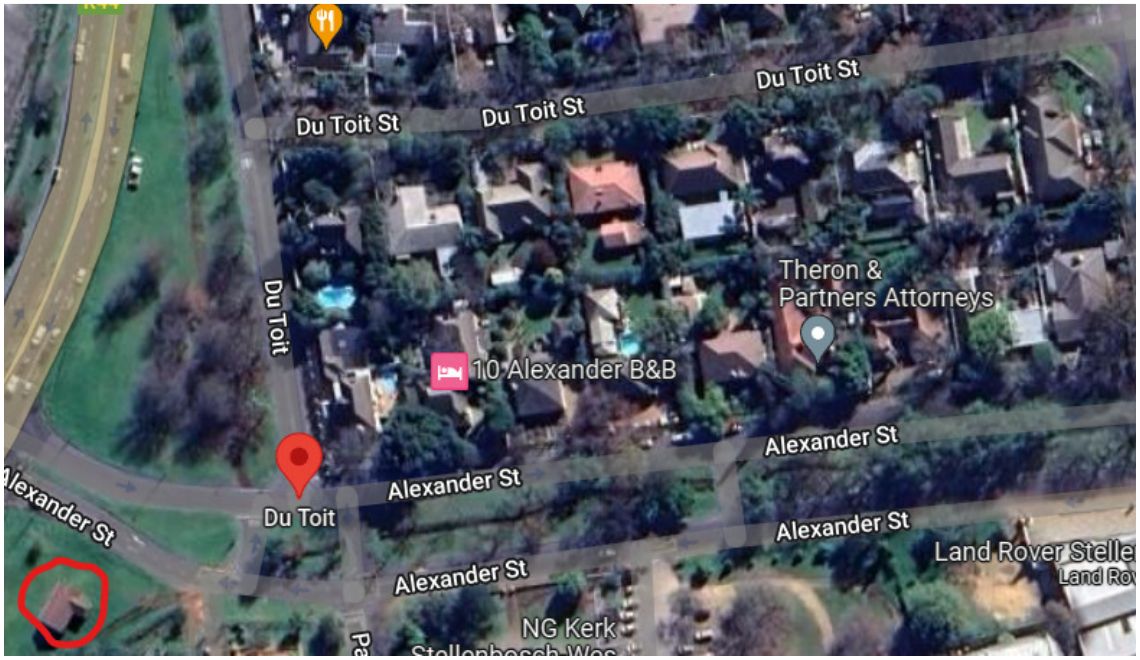


FIGURE 2: LOCATION OF EXISTING ELECTRICAL SUBSTATION

However, council is constructing a new substation indicated by a red cross in the image below. This substation will have enough capacity for the proposed development. From this substation new MV cables will be installed to a council room, most likely near the blue dot on the plan.



The proposed development will install privately owned MV switchgear and transformers and distribute power from these to the retail and residential units.

The conclusion is therefore that the council do have capacity for this development on its network and the new substation will be intime for the power required for this development.

8. SOLID WASTE AND REFUSE REMOVAL

The 281 Units require 221m² of refuse area. DHK Architects have developed the proposed SDP to incorporate multiple refuse areas to adhere to the 221m² refuse area requirement.

Private refuse collection and removal is also being considered by the developer to reduce the size of refuse rooms required.

9. CONCLUSION

From the above it is evident that services can be provided to the proposed development.

K J F RAIMOND Pr Tech Eng
for EKCON (Pty) Ltd

APPENDIX A: GLS CAPACITY REPORT

Infrastructure planning

25 November 2022

Ekcon Engineers & Project Managers
Uitzight, Tygerberg Office Park
163 Uys Krige Drive
Plattekloof
7500

Attention: Mr Erik Raimond

Dear Sir,

DEVELOPMENT OF ERVEN 282 - 289, 295 & 299 (DU TOIT STREET) STELLENBOSCH : CAPACITY ANALYSIS OF THE BULK WATER & SEWER SERVICES

Your request for GLS Consulting to investigate and comment on the bulk water supply and sewer discharge of the proposed development (development of 281 student housing units on erven 282 - 289, 295 & 299 between Du Toit and Alexander Streets, Stellenbosch), refers.

This report should inter alia be read in conjunction with the following documents:

- Water Master Plan (performed by GLS for the Stellenbosch Municipality) dated June 2019.
- Sewer Master Plan (performed by GLS for the Stellenbosch Municipality) dated June 2019
- Bulk Water Resources: Drought Intervention Projects (performed by GLS for the Stellenbosch Municipality) dated June 2019.
- Bulk Water Resources: Water Resilience Master Planning for the Stellenbosch System (performed by GLS for Zutari (Pty) Ltd), dated 15 September 2021.

The proposed development was not taken into consideration for the June 2019 master plans for the water and sewer networks.

1. WATER DISTRIBUTION SYSTEM

1.1 *Distribution zone*

The master planning indicated that the development area should be accommodated in the existing Stellenbosch Central water distribution zone. The connection to the existing system should be done on the 110 mm diameter HDPE pipe in Du Toit Street, as shown on Figure 1 attached. (Alternatively the connection to the existing system can be made to the 110 mm diameter pipe in Alexander Street).

The development is situated inside the water priority area.

1.2 *Water demand*

The original water analysis for the master plan was done with a total annual average daily demand (AADD) for development on erven 282 - 289, 295 & 299 in Stellenbosch of 8,6 kL/d.

GLS Consulting (Pty) Ltd
T +27 21 880 0388
Stellenpark, Block D North, Cnr of R44 and School Rd, Jamestown, Stellenbosch, 7600, ZA | PO Box 814, Stellenbosch, 7599, ZA
Reg no: 2007/003039/07
www.gls.co.za

Directors: SD Bennett, RL Pole, AG Hingeston, AN Umichand

For this re-analysis, the AADD and fire flows for the proposed development was calculated as follows:

- 281 Student housing units @ 300 L/d/unit = 84,3 kL/d *
- Fire flow criteria (Moderate risk) = 25 L/s @ 10 m

* As per Table J.2 from Section J – Water Supply of "The Neighbourhood Planning and Design Guide" (so called "Red book").

1.3 Present situation

1.3.1 Network capacity

The existing water pipes in Du Toit and Alexander Streets have sufficient capacity to accommodate the proposed development in order to comply with the pressure, flow velocity and fire flow criteria as set out in the master plan.

The existing 100 mm Ø Asbestos Cement (AC) pipe in Bergsig Street and the 150 mm Ø AC pipe in Alexander Street (between Bergsig and Skone Uitsig Streets) are however at the end of their remaining useful life and should be replaced in order to accommodate the proposed development in the existing water system. Upgrading of the 90 mm Ø HDPE pipe in Alexander Street (between Koetsier and Skone Uitsig Streets) is also proposed in order to accommodate the proposed development in the existing water system.

A 300 mm Ø pipe in Botmanskop Road and a 250 mm Ø pipe in Helshoogte Road (see Figure 2 attached, which supplies water from the Idas Valley 2 reservoir to the Stellenbosch Central water distribution zone), currently experience high flow velocities (between 1,5 and 2,0 m/s) with high energy losses through these pipes during peak demand conditions.

Accommodation of the development in the present system will consequently require upgrading of these pipes in the near future to comply with the pressure and fire flow criteria as set out in the master plan.

Upgrading of these pipes is, however, not necessarily a minimum requirement to accommodate the proposed development in the existing system, as the residual pressures in the Stellenbosch Central zone are above 24 m head. It is however recommended that upgrades to these pipes are installed before full occupation of the proposed development has occur.

1.3.2 Reservoir capacity

The criteria for total reservoir volume used in the Stellenbosch Water Master Plan is 48 hours of the AADD (of the reservoir supply zone). The existing reservoir volume available at the Idas Valley 2 and Rosendal reservoirs is only 23 hours of the total AADD of the Stellenbosch Central supply zone (supplied from the Idas Valley 2 and Rosendal reservoirs) and therefore insufficient.

1.4 *Implementation of the master plan*

The following master plan items are required in order to accommodate the proposed development together with other future developments within the existing water system:

Network upgrade

• Item 1	:	220 m x 160 mm Ø replace existing pipes	R 539 000 *
• SSW6.8a	:	270 m x 450 mm Ø New inter-connection pipe	R 2 088 000 *
• SSW6.8b	:	1 560 m x 450 mm Ø New water main pipe to Central network	R 10 532 000 *
• SSW6.11	:	406 m x 250 mm Ø replace existing 100 mm Ø pipe	R 973 000 *
		Total	R 14 132 000 *

Reservoir storage

• SSW.B19	:	New 30,0 ML reservoir at the proposed Helshoogte reservoir site	R 61 850 000 *

Bulk supply

• SSW.B10 :	New 200 L/s @ 70 m pump station		R	7 800 000 *
• SSW.B11 :	1 110 m x 450 mm Ø New feeder main pipe		R	5 900 000 *
• SSW.B35 :	820 m x 355 mm Ø New feeder main pipe		R	3 100 000 *
		Total	R	16 800 000 *

(* Including P & G, Contingencies and Fees, but excluding VAT - Year 2021/22 Rand Value. This is a rough estimate, which does not include major unforeseen costs).

Take note that the routes of the proposed pipelines and locations of the proposed pump station and reservoir are schematically shown on Figures 1 & 2 attached, but have to be finalised subsequent to detailed pipeline route and pump station & reservoir position investigations.

1.5 *Minimum requirements*

The minimum items required to accommodate the proposed development within the existing Stellenbosch water system are:

- Master plan item 1 to improve network conveyance and redundancy to Du Toit and Alexander Streets, and
- master plan items SSW.B10, SSW.B11, SSW.B19 & SSW.B35 to incorporate the new Helshoogte reservoir in the existing Stellenbosch water system in order to provide sufficient reservoir storage capacity to the Stellenbosch Central zone.

It is recommended that master plan items SSW.B8a, SSW.B8b & SWW6.11 are implemented before full occupation of the development has occur in order to improve network conveyance to the existing Stellenbosch Central network.

2. SEWER NETWORK

2.1 *Drainage area*

The development falls within the existing Adam Tas drainage area. The recommended position for the sewer connection for the proposed development is at the existing 150 mm diameter outfall sewer between Du Toit and Alexander Streets, as shown on Figure 3 attached.

The proposed development is located inside the sewer priority area.

2.2 *Sewer flow*

For the original sewer master plan, the peak day dry weather flow (PDDWF) for development on erven 282 - 289, 295 & 299 was calculated at 6,0 kL/d.

For this re-analysis, the PDDWF for the proposed development was calculated as 67,4 kL/d.

2.3 Present situation

There is sufficient capacity in the existing bulk and reticulation sewer systems to accommodate the proposed development.

3. CONCLUSION

The developer of erven 282 - 289, 295 & 299 between Du Toit and Alexander Streets in Stellenbosch may be liable for the payment of a Development Contribution (as calculated by Stellenbosch Municipality) for bulk water and sewer infrastructure as per Council Policy.

There is insufficient capacity in the existing water system to accommodate the proposed development.

The minimum items required to accommodate the proposed development within the existing Stellenbosch water system are master plan item 1 to improve network conveyance and redundancy to Du Toit and Alexander Streets, and master plan items SSW.B10, SSW.B11, SSW.B19 & SSW.B35 to incorporate the new Helshoogte reservoir in the existing Stellenbosch water system in order to provide sufficient reservoir storage capacity to the Stellenbosch Central zone.

It is recommended that master plan items SSW.B8a, SSW.B8b & SWW6.11 are implemented before full occupation of the development has occur in order to improve network conveyance to the existing Stellenbosch Central network.

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

We trust you find this of value.

Yours sincerely,

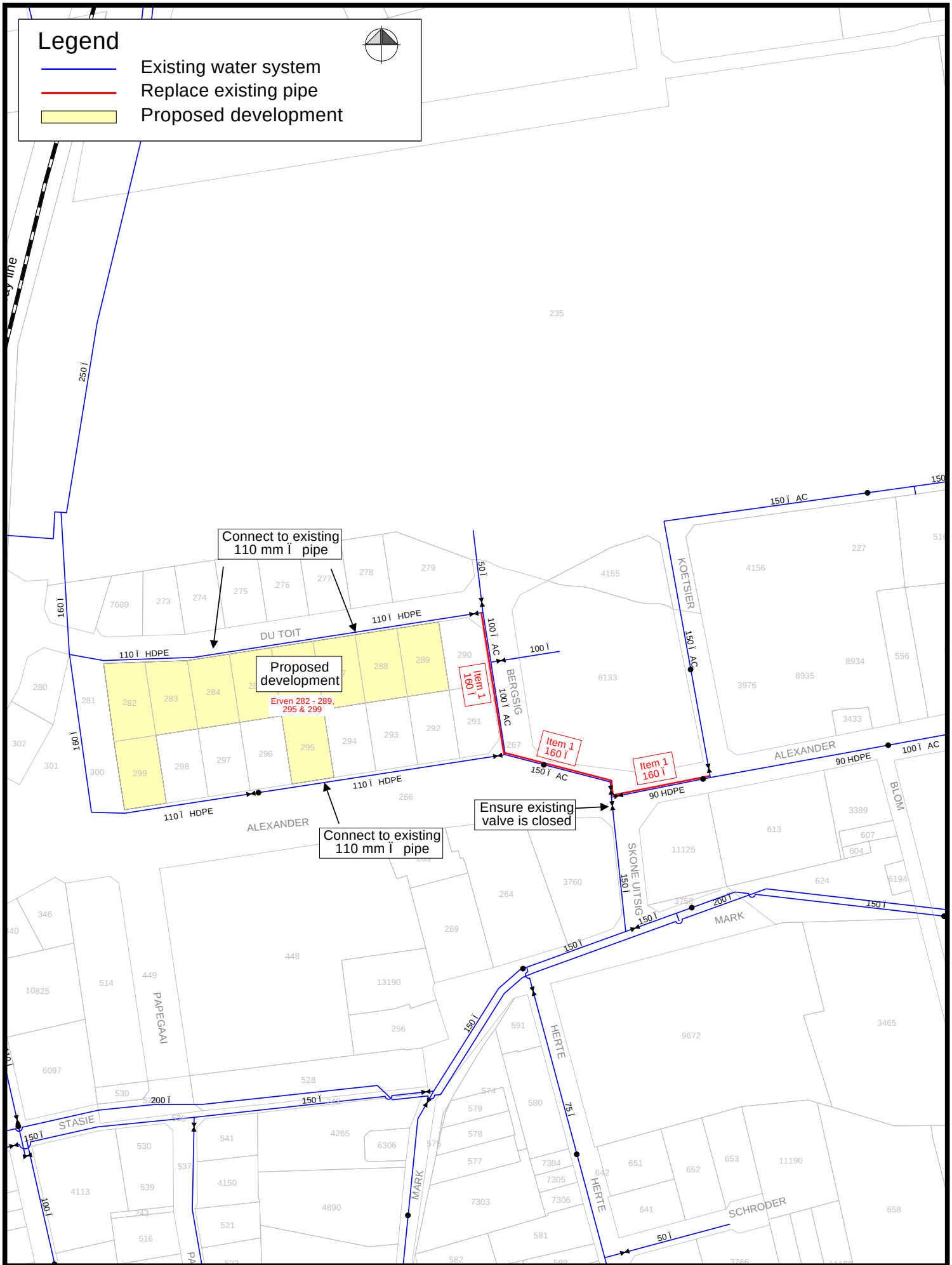
GLS CONSULTING (PTY) LTD
REG. NO.: 2007/003039/07



_____
Per: PC DU PLESSIS

cc. The Director
Directorate: Infrastructure Services
Stellenbosch Municipality
P. O. Box 17
STELLENBOSCH
7599

Attention: Mr Paul Joubert



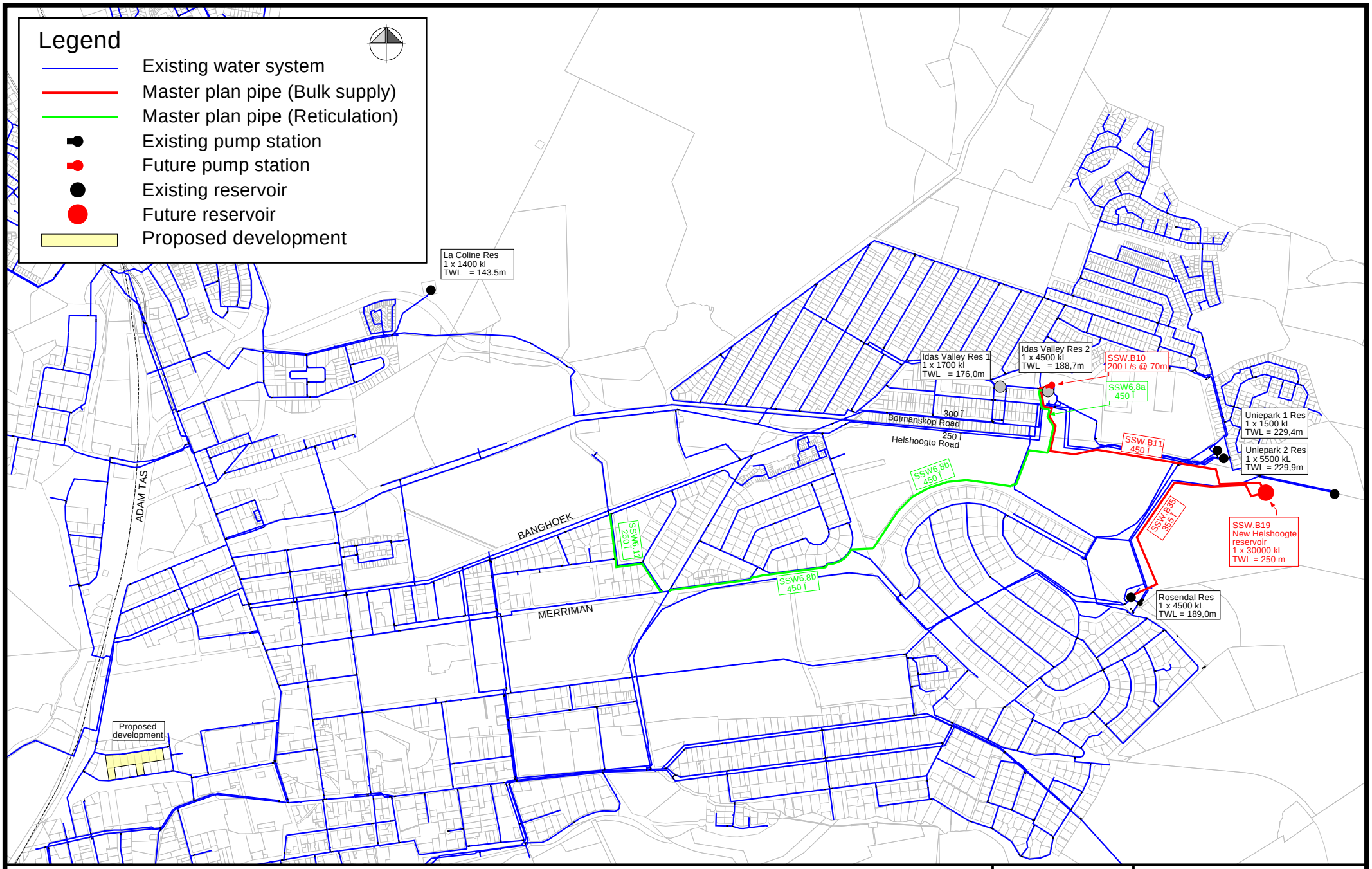
November 2022

Stellenbosch - Du Toit Street development

GLS Infrastructure planning

Figure 1

Proposed Development
Even 282 - 289, 295 & 299
Existing Water System



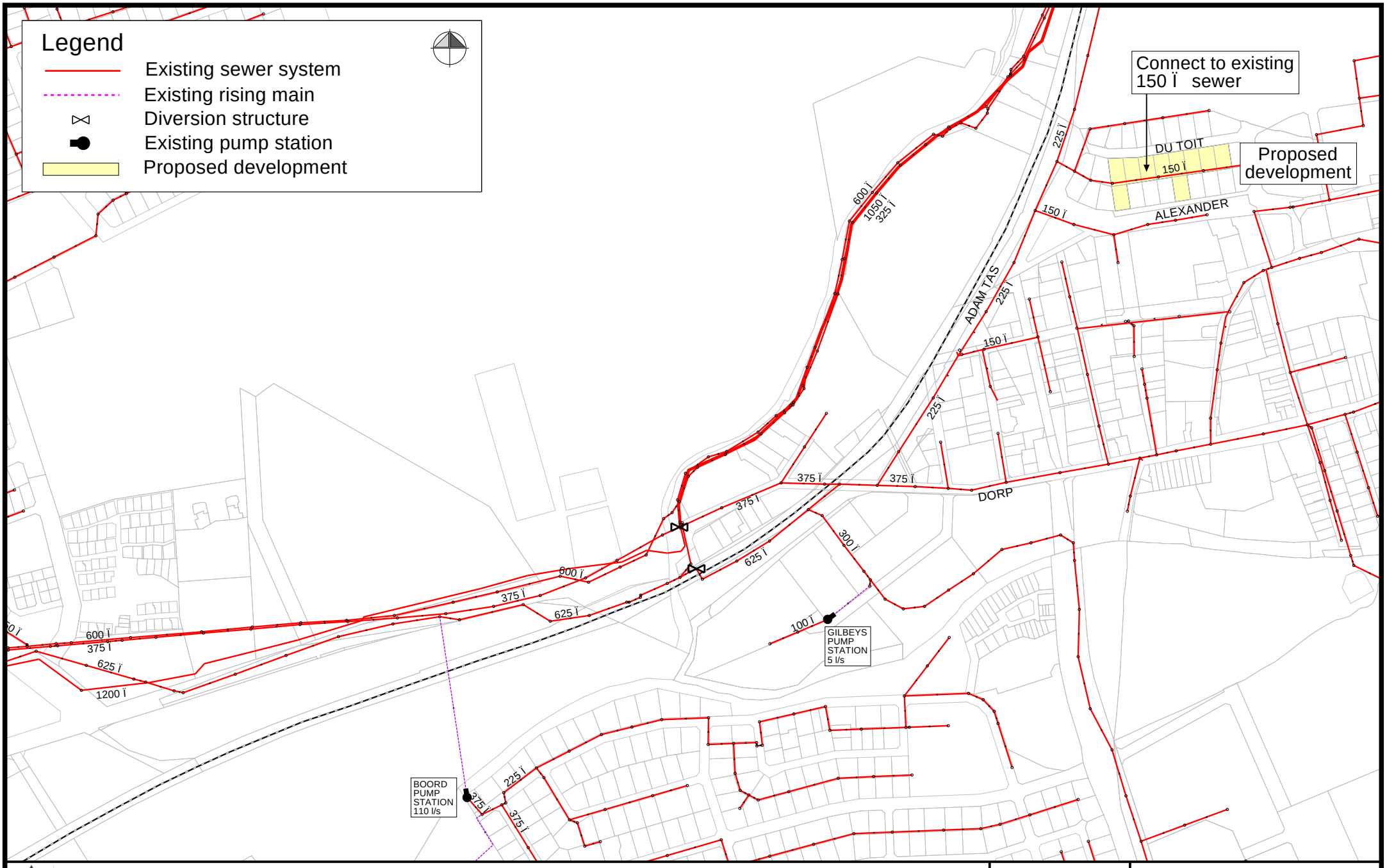
November 2022

Stellenbosch - Du Toit Street development

GLS Infrastructure planning

Figure 2

Proposed Development
Even 282 - 289, 295 & 299
Water Master Plan



November 2022

Stellenbosch - Du Toit Street development

GLS Infrastructure planning

Figure 3
Proposed Development
Even 282 - 289, 295 & 299
Existing Sewer System

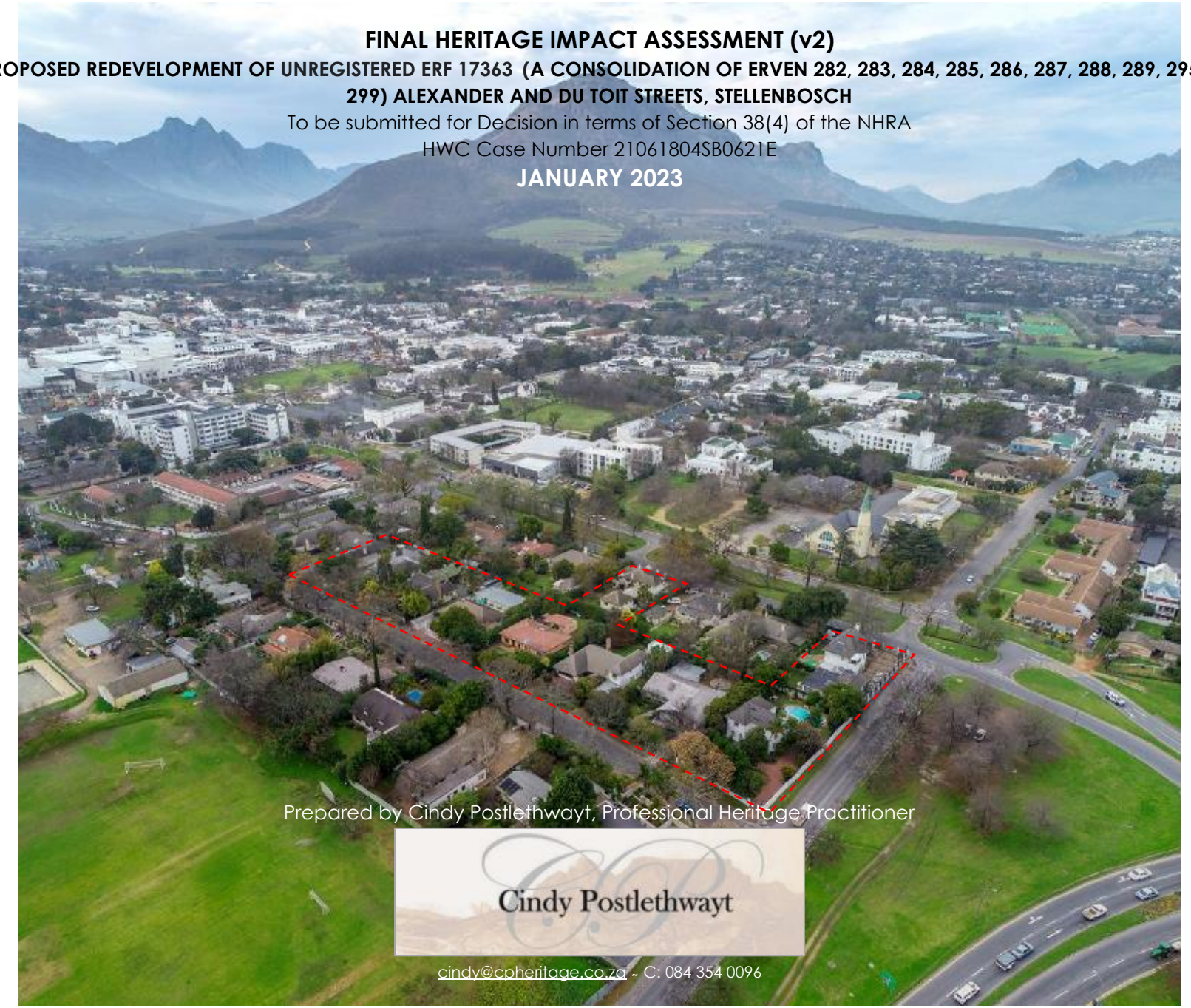
FINAL HERITAGE IMPACT ASSESSMENT (v2)

PROPOSED REDEVELOPMENT OF UNREGISTERED ERF 17363 (A CONSOLIDATION OF ERVEN 282, 283, 284, 285, 286, 287, 288, 289, 295 & 299) ALEXANDER AND DU TOIT STREETS, STELLENBOSCH

To be submitted for Decision in terms of Section 38(4) of the NHRA

HWC Case Number 21061804SB0621E

JANUARY 2023



Prepared by Cindy Postlethwayt, Professional Heritage Practitioner

Cindy Postlethwayt

cindy@cpheritage.co.za ~ C: 084 354 0096

EXECUTIVE SUMMARY

1. Site Name: n/a

2. Location: MySpace Hostel (Pty) Ltd (the developer on behalf of various property owners) are proposing the consolidation and development of 10 residential properties in the block bounded by Alexander and du Toit Streets in Stellenbosch, being Unregistered erf 17363 (a consolidation of Erven 282, 283, 284, 285, 286, 287, 288, 289, 295 & 299). Not all the properties are contiguous.



Figure 1: Site on the periphery of the Stellenbosch historical core

3. Description of Proposed Development: The proposal will entail the demolition of all the structures older than 60 years on the properties.

It is proposed to construct a mixed use, primarily student residential development which includes retail uses.

The planning requirements to facilitate the development include, inter alia, the consolidation of the erven, the rezoning from Conventional Residential to Mixed Use Zoning, the application of the provisions of the Stellenbosch Core Urban Conservation Area, departures and the approval of a Site Development Plan.

4. Heritage Resources Identified: The Blake's Estate area is situated outside the original proposed Stellenbosch Historic Core (2012) but within the extended Stellenbosch Historic Core of the 2018 Heritage Inventory. Neither survey grades any buildings in this area.

It is however included in the Stellenbosch Municipality Zoning Scheme Bylaw Stellenbosch Urban Conservation Area and as such is also subject to the provisions of the Bylaw pertaining to Urban Conservation Areas.

This assessor accepts the gradings of the heritage surveys but adds the proposed IIIC grading of the main residential structure on Erf 299 (8 Alexander street) and the Mill Stream and proposes that the remaining erven in the development parcel be graded NCW.

5. Anticipated Impacts on Heritage Resources: The demolition of all structures older than 60 years and re-development of the 10 properties concerned is supported as having no heritage related impacts and contributing in a positive manner to this peripheral and transitional area.

The heritage related indicators have been satisfactorily met in sensitively formulated urban design and landscaping guidelines and articulated further in the Site Development Plan.

6. Recommendations: It is recommended that Heritage Western Cape:

- Endorses this report as having met the requirements of Section 38(3) of the NHRA;
- In terms of Section 38(4) of the NHRA approves the proposed demolitions of all structures older than 60 years on Unregistered erf 17363 (a consolidation of Erven 282, 283, 284, 285, 286, 287, 288, 289, 295 and 299) in Stellenbosch;
- In terms of Section 38(4) of the NHRA approves the proposed consolidation, rezoning and development of the Unregistered erf 17363 (a consolidation of Erven 282, 283, 284, 285, 286, 287, 288, 289, 295 and 299) in Stellenbosch, generally in accordance with the Site Development Plans and associated Urban Design and Landscaping Guidelines appended to this report as Annexure D2;

7. Author/s and Date: This HIA (January 2023) has been prepared by Cindy Postlethwayt.

The Project Team additionally comprises, *inter alia*:

- Architecture and Urban Design: DHK, URBA and LInc Design
- Landscape Architecture: Terra +
- Town Planning: First Plan

Procedures followed: The HIA follows the requirements of s38(4) of the NHRA. The draft HIA was advertised twice for comment following revision of the original proposals to accommodate a specific development interest for a student residence. Comments have been incorporated for consideration into the HIA.

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Cindy Postlethwayt hereby declares that I have no conflicts of interest related to the work of this report. Specifically, I declare that I have no personal financial interests in the property and/or development being assessed in this report, and that I have no personal or financial connections to the relevant property owners, developers or financiers of the development. I declare that the opinions expressed in this report are my own and a true reflection of my professional expertise.

All intellectual property rights and copyright associated with Cindy Postlethwayt's services are reserved, and project deliverables, including hard and electronic copies of reports, maps, data, and photographs, may not be modified or incorporated into subsequent reports in any form, or by any means, without accurate referencing to this work. Any recommendations, statements or conclusions drawn from, or based upon, this report, must be accurate and make reference to the source.

Cover Picture: Source LInc

1. Property details

MySpace Hostel (Pty) Ltd (the developer on behalf of various property owners) is proposing the consolidation and development of 10 properties in the block bounded by du Toit and Alexander Streets in Stellenbosch, being Unregistered erf 17363 (a consolidation of Erven 282, 283, 284, 285, 286, 287, 288, 289, 295 & 299). Not all the properties are contiguous.

Alexander Street is one of the primary entry points from Adam Tas Street to the west into the Stellenbosch historic core, and runs parallel to and north of Dorp Street.

All the properties are currently utilised for residential purposes, in the main for family housing. The total landholding is 1,044 ha in extent.

Table 1: Property details

Erf	Address	Area m²	SG Diagram	
282	5 du Toit Street	1124.8		3674/1941 General Plan 403 Blake's Subdivided Estate
283	7 du Toit Street	1068.5		
284	9 du Toit Street	1031.9		
285	11 du Toit Street	1032	825/43	
286	13 du Toit Street	1030.3	2154/45	
287	15 du Toit Street	1030.9	2057/43	
288	17 du Toit Street	1030.9	2052/43	
289	19 du Toit Street	1030.2	826/43	
299	8 Alexander St	1030.0	4862/45	
295	16 Alexander St	1030.7	4860/45	

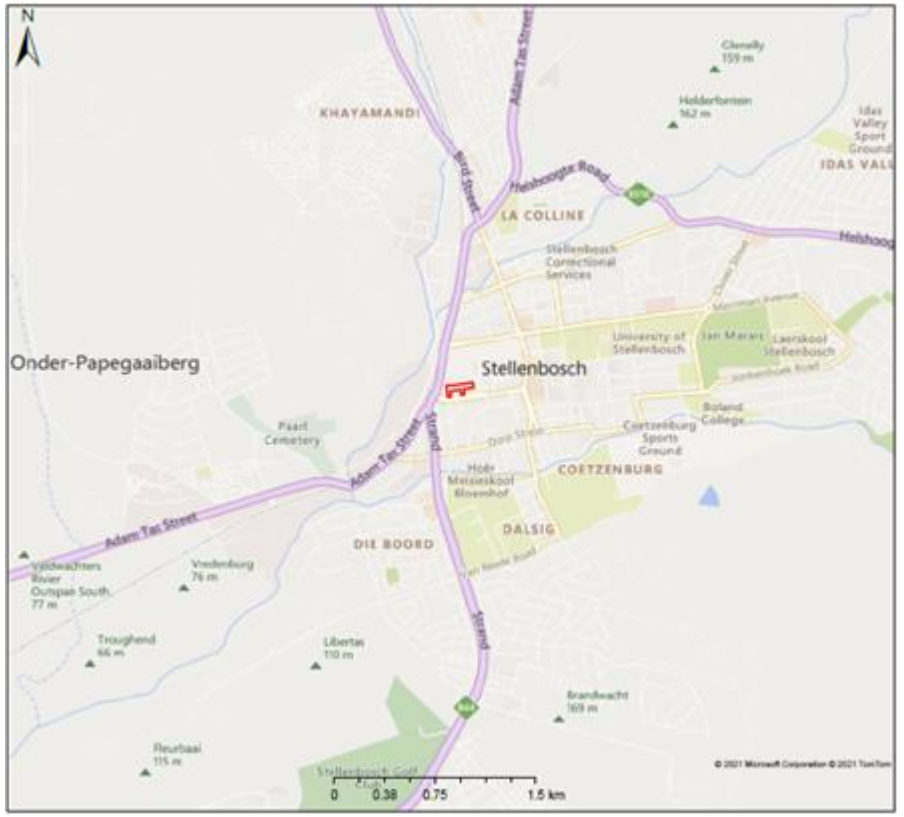


Figure 1: Regional Locality, location of the affected properties denoted red (Cape Farm Mapper - CFM)



Figure 2: Locality within Stellenbosch historic core (CFM)



Figure 3: Development Site and erven (CFM)

2. Legal requirements

A Notification of Intent to Develop (NID) for this proposal was submitted to Heritage Western Cape (HWC) in terms of the National Heritage Resources Act No. 25 of 1999 (NHRA). The response to the NID (Annexure A), required a Heritage Impact Assessment (HIA) "consisting of a VIA on the impacts to the change in townscape and a built-environment study."

In order to clarify the scope of the work the case officer was informed by this author that the development should not trigger the requirement for a formal VIA. As the NID recommended:
"This HIA should make specific reference to

- *An assessment of the heritage significance of all buildings older than 60 years*
- *A built environment study assessing the visual spatial and landscape setting of the site and context*
- *A visual study of the development concept in context (**a Visual Impact Assessment is not warranted** (original emphasis))"*

Confirmation was requested that, provided a visual study is undertaken, illustrating the visual setting and the potential for impact of the proposal in context, this would satisfy the requirements of HWC. In an email dated 29 July 2021, HWC confirmed that a visual study will be sufficient as long as the HIA makes it clear that that a full VIA is not possible and that the visual study will focus on the context. It is confirmed that the visual impacts have been sufficiently established by the information provided by the project team to enable legitimate conclusions to be drawn in this regard.

An application in terms of NEMA is not triggered. This HIA is to be submitted for decision by HWC in terms of Section 38(4) of the NHRA. The properties are currently zoned Conventional Residential. A consolidation and rezoning will be required to facilitate the proposed development.

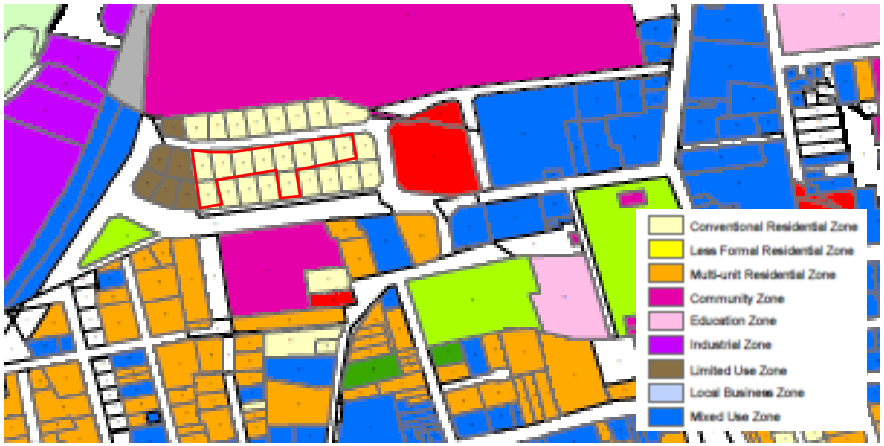


Figure 4: Zoning of the properties concerned and surrounds

3. Methodology

This HIA is structured to fulfil the requirements of Section 38(3) of the NHRA and to respond to the requirements of HWC, generally in accordance with their Guidelines for NID and HIA submissions dated February 2021, and specifically in accordance with the requirements outlined in the RNID.

The I&APs with a specific interest in heritage matters (Stellenbosch Heritage Foundation and Stellenbosch Interest Group) and the Stellenbosch Municipality were asked to comment on the Draft HIA and a revised Draft HIA. The initial advertising for an earlier variant of this current development proposal included public notices on all the properties concerned requesting comment; and an advert placed in Die Eikestad Nuus. A second round of advertising to the I&APs who commented in the initial public participation period was undertaken to obtain the comments on revisions to the proposals. The comments will be considered for incorporation into the findings and recommendations of the HIA.

The following sources of material have been consulted:

- Historical reports and maps
- Historical aerial and map search at the National Geo-Spatial Information Directorate
- Surveyor General records search
- Secondary sources (listed in references)
- On-site inspection (internal and external)

The project team includes, inter alia:

- HIA Practitioner: Cindy Postlethwayt
- Architects & Urban Designers: dhk, URBA, and LInc
- Landscape Architect: Terra+
- Town Planning: First Plan

4. Assumptions and Limitations

The information and assessments supplied by others are assumed to be accurate and a fair representation of the proposed development. It is assumed all relevant information has been disclosed.

Due to covid restrictions at the time, no Deeds Office search was conducted. However, the properties were largely developed in the 1950s, and available information, on-site inspections and simultaneous discussion with the owners or residents are considered sufficient for the purpose of this HIA and it will not derogate from the findings or compromise the conclusions reached.

The Municipal Planning application was originally for approval of a Development Plan, less detailed than a Site Development Plan (SDP). The current proposal has been developed further which allows for an application for approval of the SDP. Ultimately, it has been determined that, given the heritage significance of the properties and context, this is sufficient information to assess the potential for heritage impacts, including visual.

5. General site description

The project site forms part of an anomalous (see Figure 4) small single residential enclave located at the western edge of the area traditionally considered to be the Stellenbosch historical core. It is located south of the visually prominent van der Stel Sports Club off Adam Tas Street, and the residential area comprises just three rows of 26 erven in total, ten of which comprise the development site. It is surrounded by institutional, commercial, and high-density residential uses.



Figure 5: The local residential area

Du Toit street is exclusively residential, characterised by single residential buildings, largely dating to the 1950s and later, with well vegetated gardens and mature trees in the road reserve on either side of the street. Alexander street at this point is dualled and separated by a very wide median which accommodates a watercourse (the Mill stream) and double row of mature trees. Properties along the northern (in-bound) lanes, which include two of the subject erven, are both residential and small-scale commercial, including legal offices, offices, and tourism accommodation. The individual erven will be described more fully in Section 7 of this report and the context in Section 8 of this report.



Figure 6: Du Toit street looking east from the intersection with Adam Tas service road, properties concerned to the right of picture



Figure 7: Du Toit street looking east from approximately midway up the street, properties concerned to the right of picture. All the properties concerned make little visible impact upon the street interface, generally set back from the street and fronted by dense vegetation. This green network is the most visually prominent aspect of the area.



Figure 8: typical street interface: Erf 284, 9 du Toit Street



Figure 9: typical street interface: 13 & 15 du Toit Street



Figure 10: typical street interface: Erf 289, 19 du Toit Street



Figure 11: Alexander street east-bound (two) lanes in the foreground towards Bird Street; the west-bound (two) lanes towards Adam Tas street, exiting the historical core, on the far side of the midground tree line. Two of the subject properties are situated left out of picture.



Figure 12: Alexander street east bound



Figure 13: street interface of subject property 16 Alexander street

All the properties in the development site are used for residential purposes.

6. History and evolution of the site and context

The subject properties all formed part of a large 1941 subdivision called Blake's Estate, most of which comprised the remainder of farm 'Beyers', itself portion of the farm Oude Molen upon which was situated the first wheat mill in Stellenbosch. The mill stream was, it appears (the history is complex and does not require elaboration for the purposes of this HIA), a diversion from the Eerste Rivier, ultimately flowing into the Plankenbrug Rivier.

The location of the Mill stream has thus historically been a primary informant in the development of the area.

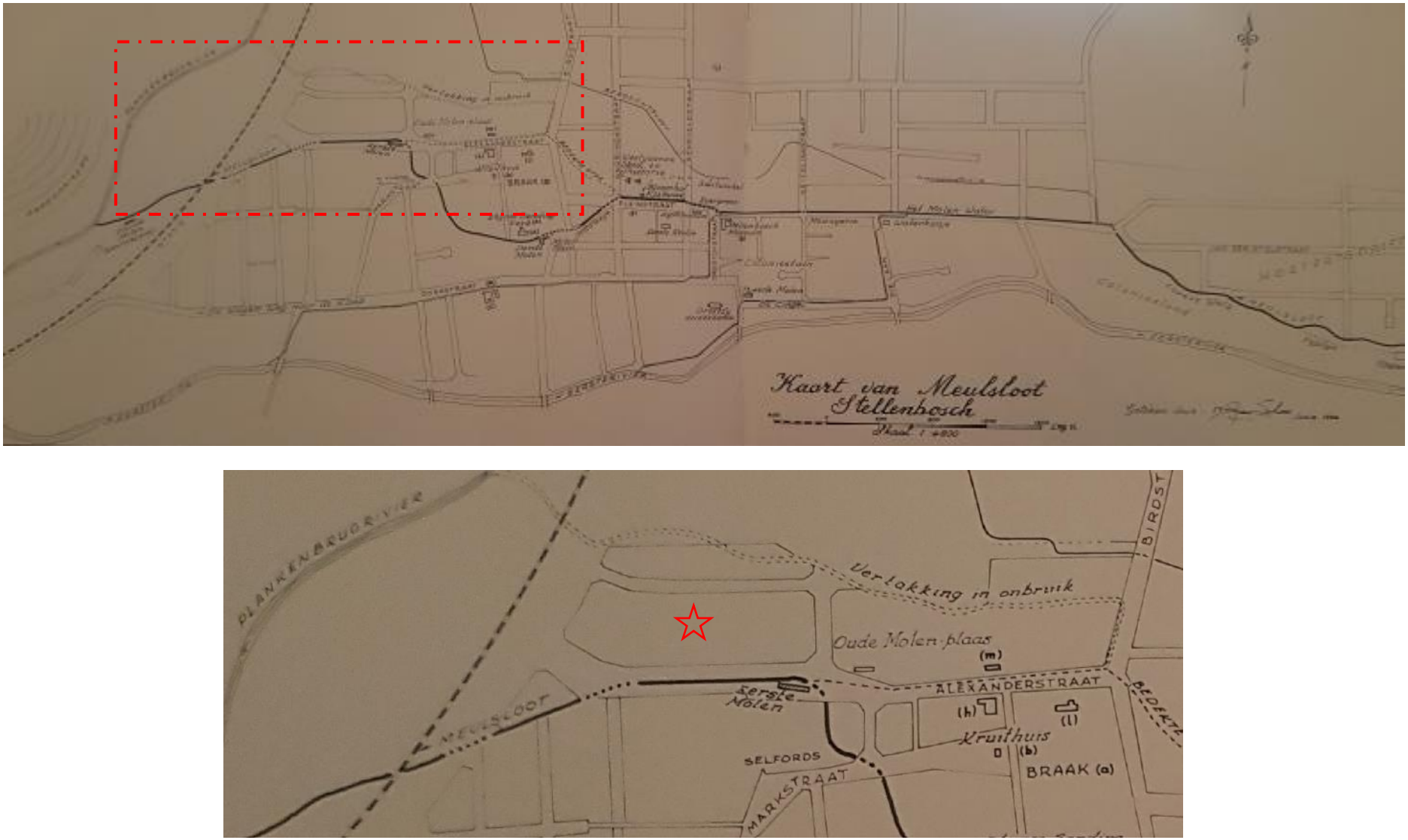


Figure 14: Kaart van Meulsloot Stellenbosch (Hofmeyer 1967), with extract locating the site (star) in the context of the first mill and mill stream

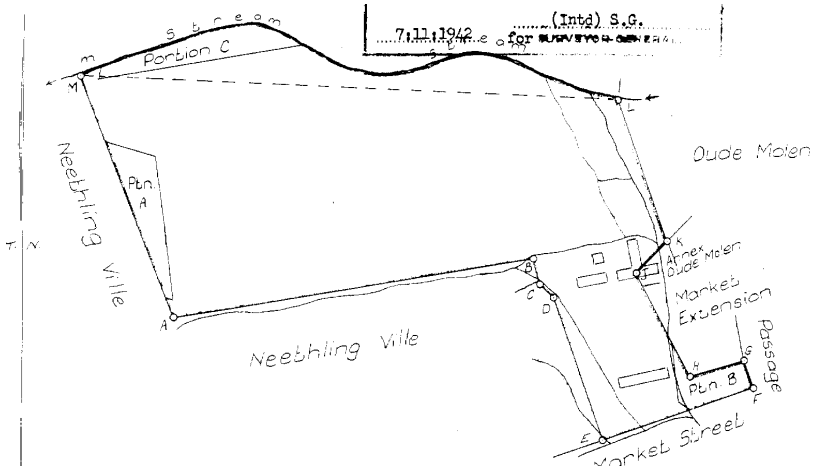


Figure 15: Place Beyers (SG3042.1910, Stel F 8-20 dated 16.03.1911), the mill stream located immediately south of the subdivision, and associated farm buildings located within the subdivision now part of Alexander Street and land to the south thereof (assumed to be in the vicinity of the Land Rover dealer, ex Selfords?)

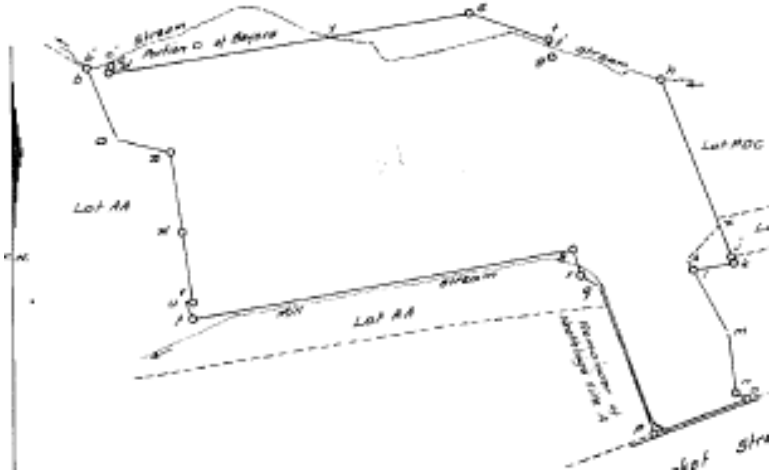


Figure 16: SG 3673/1941



Figure 17: Blake's subdivided estate General Plan 403 (SG 3674/1941) – note the mill stream, centre Alexander street (blue); site in red



Figure 18: Drawing by E van Staden 1710, left foreground the farm Oude Molen where the first mill was constructed (Hofmeyer 1967)



Figure 19: Detail from watercolour by Johannes Schumacher 1776, left foreground the farm Oude Molen where the first mill was constructed (Swellengrebel collection, Netherlands)



Figure 20: Detail from watercolour by Samuel David 1779, the homestead and shed of Oude Molen in the foreground "which appears much as they did when demolished a century and a half later" (Hansen F in Dr F Smuts 1979)

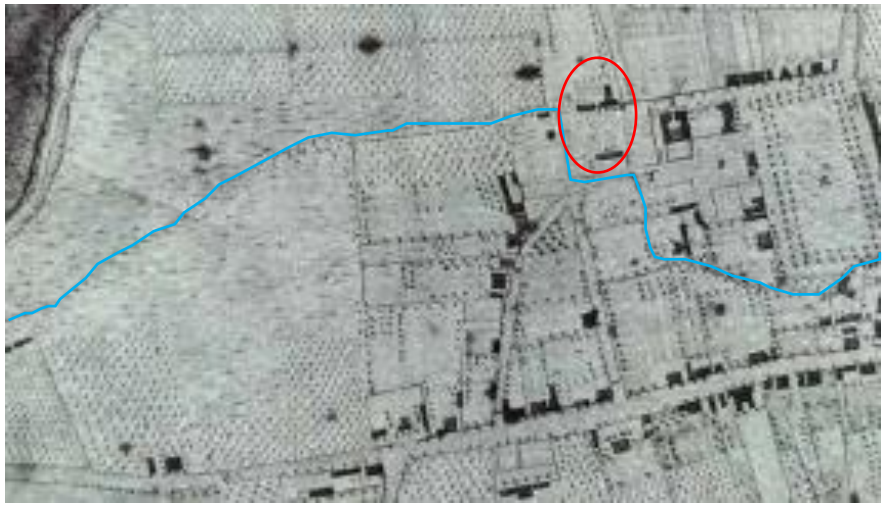


Figure 21: detail from Town Plan of Stellenbosch 1817 drawn by WF Hertzog (Hansen F in Dr F Smuts 1979), the mill stream and first mill/Oude Molen identified, the property concerned farmland at this point

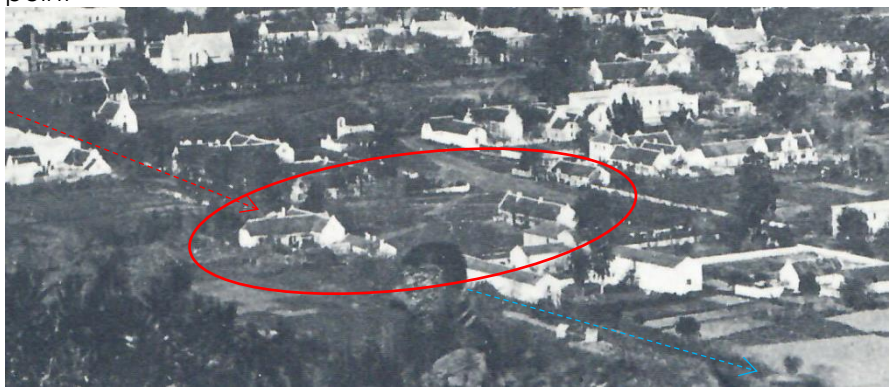


Figure 22: detail from Naude panorama c1880: Oude Molen, Alexander street and the vegetated mill stream identified (Hansen F in Dr F Smuts 1979)

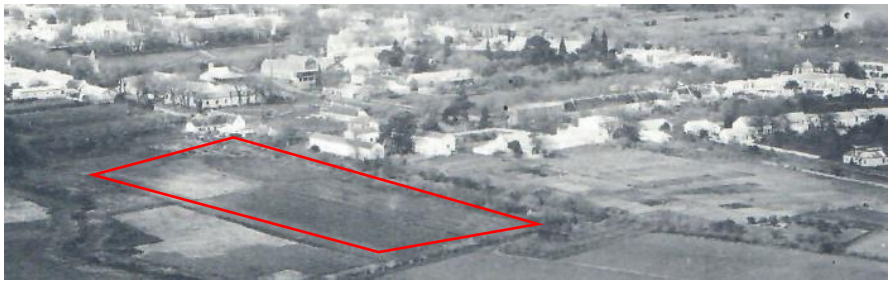


Figure 23: a view taken in 1905, the well vegetated Mill stream in the foreground, the site likely to be contained largely within the identified field



Figure 24: 1938 aerial (126_084_12283), location of the site above the dense vegetation of the Mill stream, still under cultivation; the railway line and Adam Tas road sweeping past on the edge of town from left

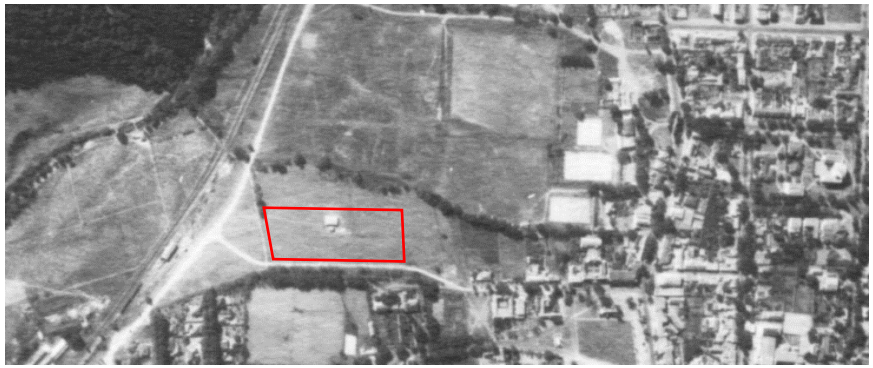


Figure 25: 1944 aerial (61_018_00946), the site, now the subdivided Blake's Estate is no longer under cultivation and a single residence (plans confirm erf 285) has been constructed. What is now the east-bound leg of Alexander street clearly constructed north of the Mill Stream, identifiable still by its vegetation



Figure 26: 1955 aerial (61_018_00946), Blake's Estate is largely now developed with single residences with the exception, in the subject property, of erven 286 and 289.



Figure 27: 1966 aerial (550_2_003_00026), by which time the estate is full developed; Alexander street has been dualled either side of the mill stream, and development in the area west of Skone Uitsig Street has taken on much of its current form, with the exception of the SAPS development immediately east of Bergsig street and the development area. With the exception of the vegetation immediately adjoining the Mill stream, most of what is now mature vegetation within the residential area would have been planted in the 1950s and 1960s.

7. Assessment of the existing structures

Discussions with the current owners of the erven in the subject properties would seem to indicate that there was little speculative development of the properties, being initially developed as family homes by the first owners, many of whose descendants still own the properties, two generations later. The process is typical of urban infill development of the period, similar patterns have been found in Dennesig (although the Dennesig area has over the past decade been converted largely to student accommodation, this is not the case here).

This section summarises the assessment of all structures on the properties in the development parcel. Original building plans were available for all but two; all were subject to a walk-through site visit and most of the rooms accessed, photographed and the findings summarised in survey sheets assessing the heritage significance of each property, included as Annexure B.

A review of the building plans for each property, supplemented by owner information, indicates that properties were built between 1946 and 1966, and although only the date for Erf 289 cannot be ascertained with certainty (between 1955 – 1966), it is assumed on the basis on the site inspections that all main structures, and a number of outbuildings are older than 60 years. The majority were erected in the early to mid 1950s, there are no identified architects. The oldest structures are those on erf 285 (11 du Toit street - 1943); erf 299 (8 Alexander street – 1945); erf 295 (16 Alexander street – 1946); and erf 282 (5 du Toit street - 1948). All have undergone remodelling to update the properties, although rarely have these alterations and, to a lesser extent, additions, substantially altered the obvious period features of these mid-century residences. In most cases, some of the original materials remain and the internal layout also generally remain representative of the period.

Typically, the buildings are modest single storey houses under hipped roofs with stylistic markers of the 1950s (two are double storey). Most remaining original interior finishes in the buildings are fairly basic. Some retain some woodwork (floors, doors, picture rails, corridor cupboards) and many still have the steel frame windows but there are few features of significance. Many of the properties have external structures or extensions to accommodate additional rooms – in some cases for lodgers, often to accommodate growing families. Buildings are set back from the street boundaries with the primary gardens in front and generally large and well vegetated. Most sites have a reasonably open relationship to the street.

It is concluded that only one of the primary residential structures has any remaining intrinsic heritage value, this being the building on Erf 299, a double storey situated at the corner of Alexander and Adam Tas Service Road. It has some remaining intrinsic and aesthetic significance, is something of a landmark at the entry to this area and contributes to the streetscape. Its historical features are largely intact, and it is in good condition with some unique features. It is not graded in either of the Stellenbosch heritage inventories but is proposed to be graded IIIC.



Figure 28: Key to the summary of building significance (Table 2 opposite and following pages)

Erf 282 5 du Toit Street	1948	Proposed grading: **NCW**



Erf 283 7 du Toit Street	1957	Proposed grading: **NCW**



Erf 284 9 du Toit Street 1953	Proposed grading: **NCW**



Erf 285 11 du Toit Street 1943	Proposed grading: **NCW**



Erf 286 13 du Toit Street 1954	Proposed grading**: NCW**



Erf 287 15 du Toit Street 1953	Proposed grading: **NCW**



Erf 288 17 du Toit Street 1950	Proposed grading: **NCW**



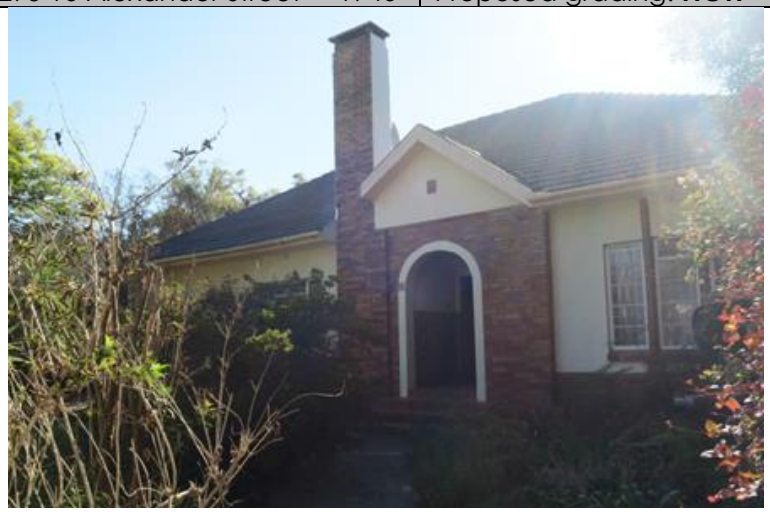
Erf 289 19 du Toit Street 1955 - 1966	Proposed grading: **NCW**



Erf 299 8 Alexander Street 1945	Proposed grading: **IIIC**



Erf 295 16 Alexander Street 1946	Proposed grading: **NCW**



8. Contextual analysis

As the Commission for Architecture and the Built Environment (CABE: a UK-based organisation that advised on architecture, urban design, and public spaces) identifies, historic areas have always undergone changes, and the expectation should be that they will continue to change and evolve, to accommodate new uses and meet new priorities. Change should not be taken as automatically undermining the integrity of an historic place. Instead, the special and valued characteristics of an historic place should influence the way it is managed. The type of special historic character the area possesses, be it visual, functional, or social, should be evaluated and identified. Any new development can then be assessed in terms of its contribution, or otherwise, to the particular character of the neighbourhood.

Stellenbosch Heritage Survey Townscape Character Units p3

The subject property does form part of the legally defined historical core of Stellenbosch, and this is an important contextual informant.

The Stellenbosch Heritage Inventory includes an analysis of the urban fabric that most clearly adheres to the underpinning and structuring patterns of the Stellenbosch historic core and establishes what constitutes a townscape character and boundaries for this area. In so far as they are applicable to the subject property, these are summarised as follows:

Stellenbosch's civic structure has evolved from its historic growth and topography. The core elements of the town include the Eerste River and the Krom River to the north and south, with the old settlement spine – Dorp Street – running alongside the Eerste River. The mountain ranges encircling the town forced the confluence of the Krom and Eerste Rivers, and these underpinned the 'natural elements' informing the character of Stellenbosch.

The key civic buildings in the town are located where the river and Dorp Street come together: the old drosty and the church. The Braak forms the primary historic green space in the town and sets up two further primary routes: Bird Street to the north, and Plein/Van Riebeeck Street to the east.

The expansion of the town left two green spaces within the urban fabric: the fields behind Bergzicht, and JS Marais Park. Victoria Street creates a green link between these spaces, which then pinwheels around the University's Ou Hoofgebou and aligns with the axis from the historic homestead, Bergzicht, along Crozier Street. Key views are created along these axes. A secondary green element/layer is located to the south of Victoria Street and follows the old millstream, connecting key landmarks such as Mostertsdrift farm werf and the Botanical Gardens. The open, lawned expanses along Van Riebeeck Street contribute to this secondary green link through the town.

Generally speaking, in views of Stellenbosch taken from historic imagery to the present, the foreground is populated by landscape elements, most notably the cultivated avenues of Oak trees within the town. The middle-ground is characterised by buildings with white walls and small punctured openings, as well as large, pitched roofs. These are thatched within the historic core of the town, red-tiled in the core university campus, and hipped with tiles or corrugated sheeting in Mostertsdrift and the northern areas. The overall effect is of a consistent built layer between the natural foreground and the mountainous backdrop. These overarching contextual elements are illustrated on the following pages, with the location of the development site situated.

The full length of Alexander street from Bird street to Adam Tas is regarded as the relevant context within which to place the site within the Stellenbosch historic core.



Figure 29: Stellenbosch Historic core: Underlying Structuring Elements: nodes, landmarks, axes (SHI) – location of site is starred



Figure 30: Civic structure (SHI)



Figure 31: Grain and patterns (SHI)

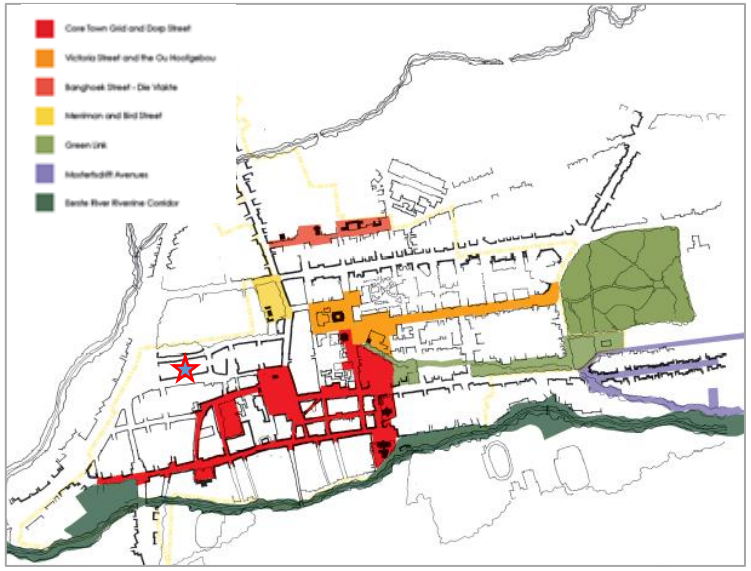


Figure 32: Special streets, places & buildings (SHI)

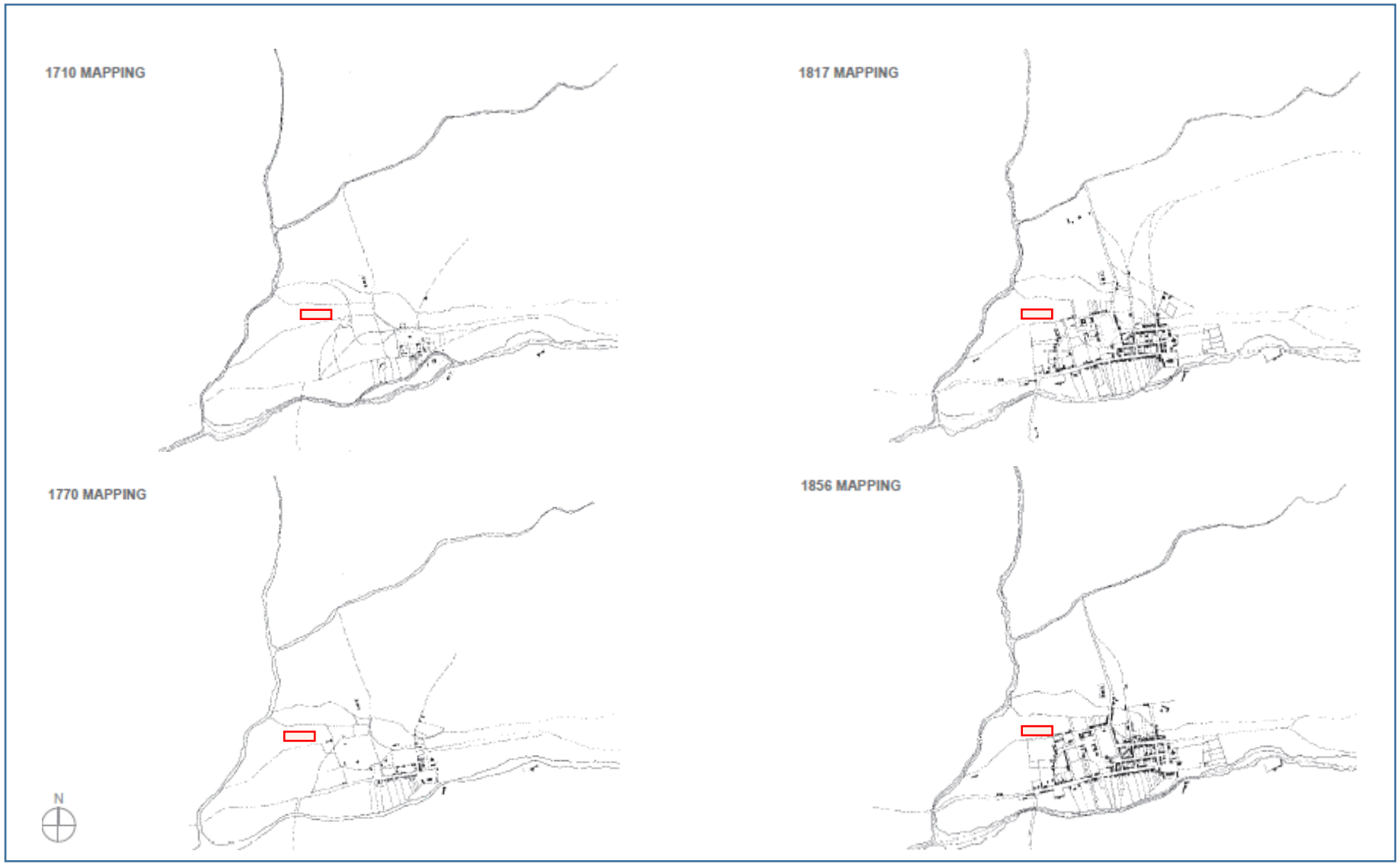
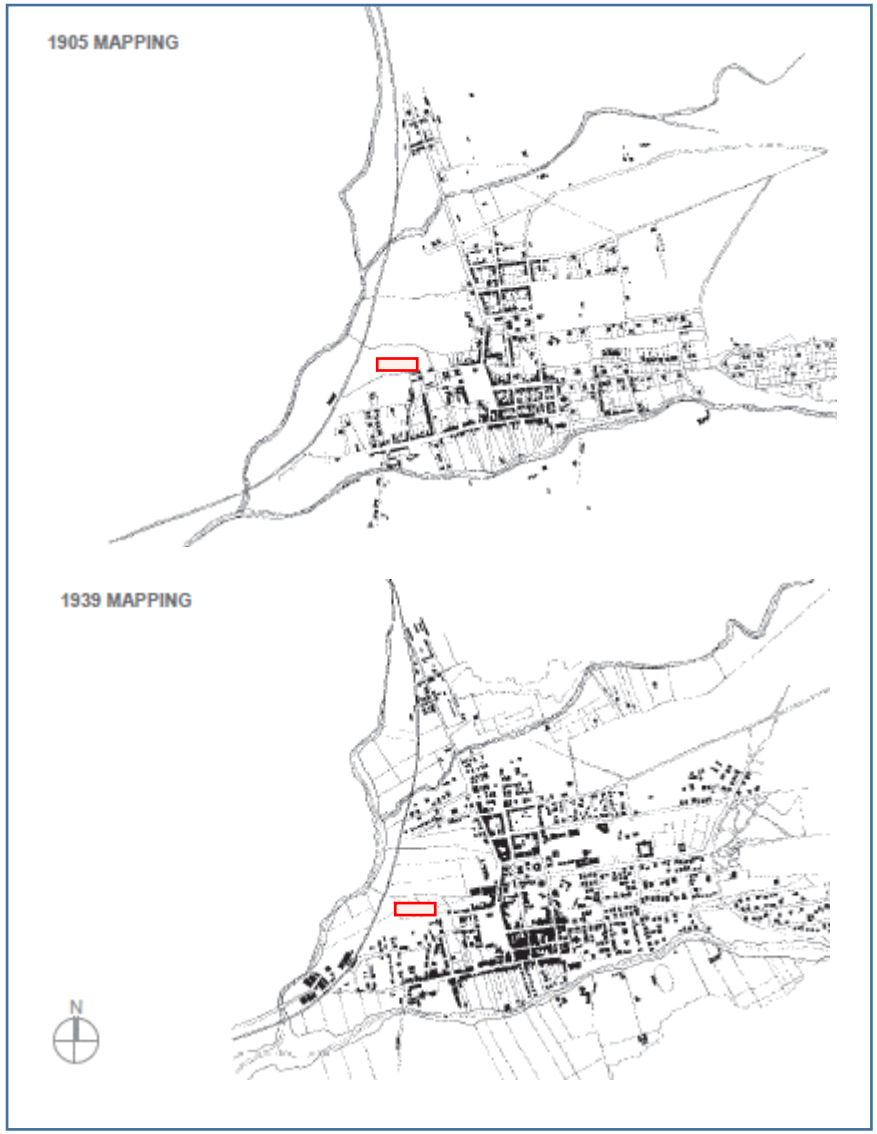


Figure 33: Historic development of Stellenbosch 1710 - 1966 (SHI)





Historically, the primary structuring elements in the Alexander street vicinity have been the Mill stream; and very likely a wagon trail alongside this which became Alexander street; the route now known as Adam Tas street; Market street; Bird street; and the primary historic open space of the town, Die Braak, south of which is located the Meulplein, a public square named after the mill (the 'Third Mill') which was erected alongside the Mill Stream.

The area is thus linked to some of the key underlying elements and structures that define the special character of the historic core. However, it was in large measure developed late in the historical development trajectory of Stellenbosch and was always located at the westernmost periphery. Thus, the special historic character of Stellenbosch is displayed most clearly and almost exclusively in the area east of Koesier and Skone Uitsig i.e. beyond the site.

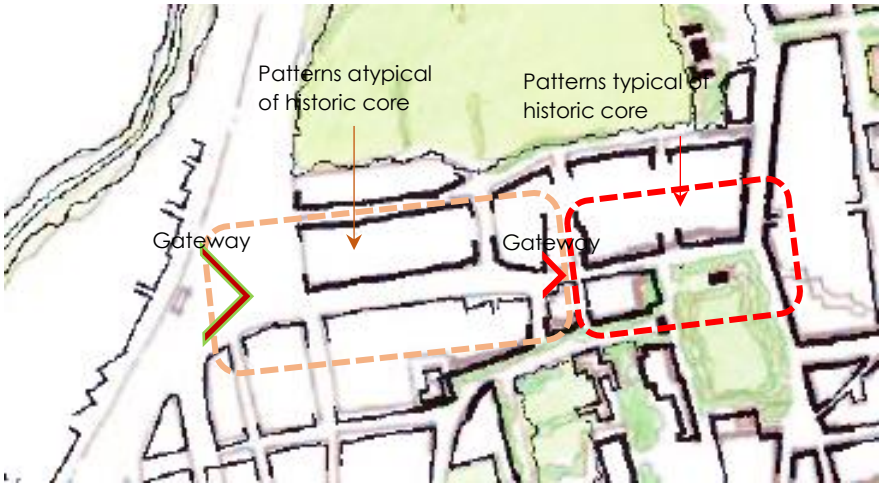


Figure 34: Historic patterns of development along Alexander road.

Alexander Road is a Municipal Collector road and performs a gateway function into the Stellenbosch core. Between Adam Tas and Skone Uitsig it has two lanes in either direction, separated by a wide green median containing the mill stream and an avenue of trees. The sidewalks are generally green rather than paved; properties are set back from the street and commonly single storied, occasionally double storied. Passage through the area is dominated by the filtered light of a largely treed environment and is suburban in character. Having developed essentially from the 1950s onwards, and always on the periphery, development patterns are not typical of the more historic core.

It is noted that the Stellenbosch Municipality is planning on realigning Alexander Road to link with the Adam Tas Road/R44 intersection. The current Adam Tas Road /Alexander Road intersection will be closed but with a left slip from Adam Tas Road to Alexander Road (ITS TIA for the project).



Figure 35: Adam Tas/Alexander gateway function into Stellenbosch core, portion of the property concerned to the left of picture, the encircling mountains visible in the background.



Figure 36: Conceptual Plan of realignment of Alexander road (ITS)



Figure 37: Alexander street east bound, Blake's Estate to the left



Figure 38: Mixed medium density residential and commercial uses on Alexander street opposite Blakes Estate and the SAPs property, the dualled Alexander street merging in the background, left of picture

The separated lanes converge in the vicinity of Skone Uitsig into a single land in either direction, not separated by a median. It is at this point where the mill stream historically veered south and east towards the third mill south of Die Braak open space. It is important to note that due to the density of tree planting, pedestrians and drivers through Alexander street towards and from Skone Uitsig are usually unable to see the landscape markers of Stellenbosch: the Papagaaiberg and Simonsberg/Stellenberg (except from the Adam Tas entrance in the case of the latter), nor the historic buildings of Stellenbosch.

Alexander from this point to Bird street is more urban in character, a significant number of buildings are of heritage significance, representing a layered palimpsest of eras of development; and most are constructed directly onto the street boundaries. Aside from the five storey Mediclinic at the corner of Koesier Street, all the buildings are one or two storeys in height. Trees are located within the road reserve on either side, although they are not mature. A number of buildings are civic in nature and Die Braak is the most significant open space of historical significance in the Stellenbosch core. This area is more representative of the development patterns of the historic core.



Figure 39: Alexander street east bound from Koesier Street, the 5 storey Mediclinic in the foreground left, and Magistrates Court foreground right.



Figure 40: Alexander street westbound, Die Braak in the foreground left



Figure 41: Alexander street westbound, Burgher House in the midground left, Laetitia and the Coachman's Cottage in the foreground right.

The blocks west of Skone Uitsig thus constitute a transitional gateway condition from the high mobility and intensity along Adam Tas to the historic town core rather than forming part of the historic core itself.



Figure 42: Extract from Townscape character study (LInc). No distinct character identified for the study area

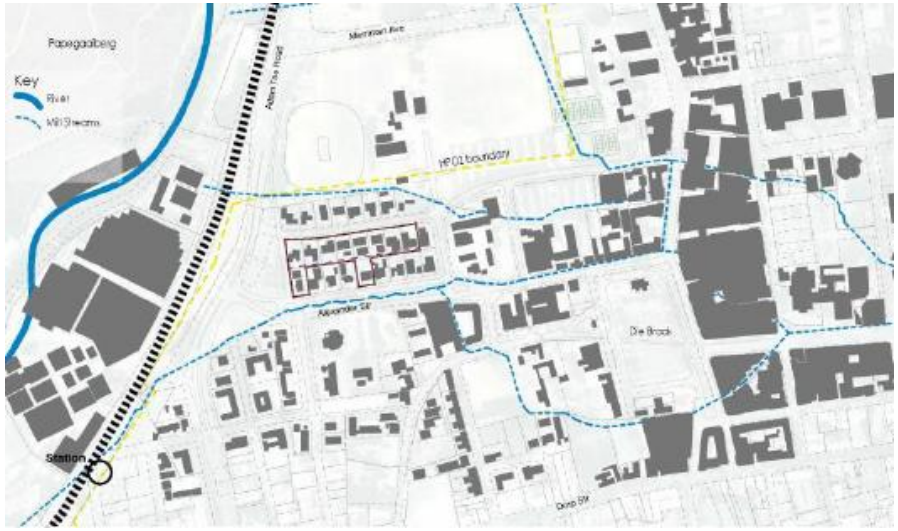


Figure 43: Figure Ground study (LInc). Note the larger grain of the CBD area to the east and the industrial area to the west.



Figure 44: The green and blue network (LInc)

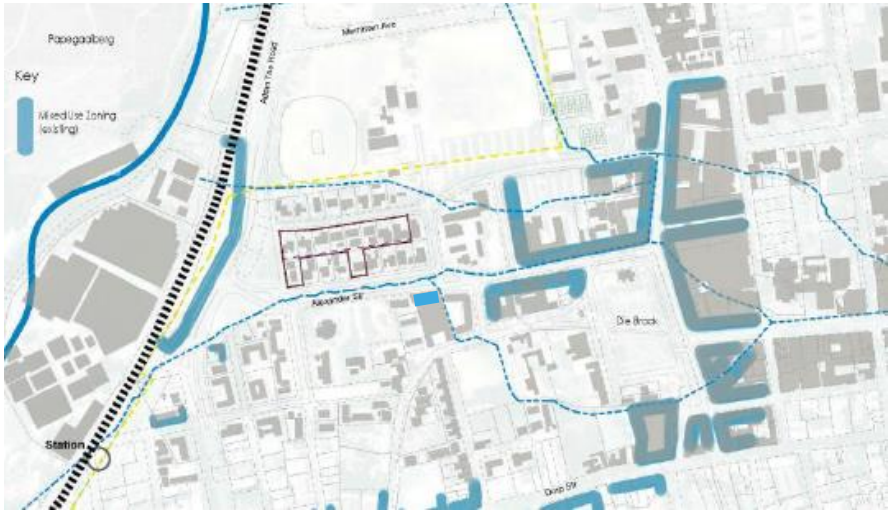


Figure 45: Mixed use edges, extending along Alexander Street from the historic core, west towards Adam Tas (LInc)

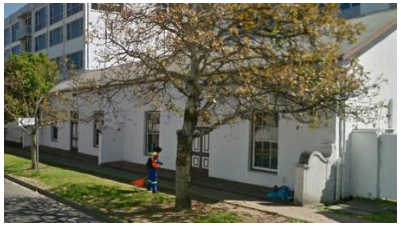


Figure 46: the site in its immediate context, the existing tree canopy and greening internal to individual properties (the 'green weave') The street trees create two significant structural elements in the landscape with a distinctive spatial quality which should be considered an amenity. These spatial qualities relate both to edges and overhead (Terra+).

The following figures illustrate how the historic patterns and buildings (or lack thereof) contribute to the character of the area east of Skone Uitsig (the historic core), and that area west of Skone Uitsig, within which the subject property is situated (a transitional area). This transitional character provides for much greater flexibility in considering new development patterns.

Figure 47: Development patterns Alexander: Bird to Koesier

1859 PHS



Coachman's Cottage c1791



Laetitia c1860 PHS



Winelands District Council c1940s PHS (façade only)







Magistrates Court 1950s IIIB



Burgher House 1797 II



Die Braak 1852 PHS



Town Square Gr I

Figure 48: Development patterns Alexander: Koesier to Adam Tas

IIIC



Mill stream IIIC







NCW



NCW



IIIC



NCW



NCW

9. Policy Context

The findings of the Stellenbosch Heritage Audit are incorporated into Section 10, Heritage Resources and Heritage Significance.

In terms of the 2019 Stellenbosch Municipality Spatial Development Framework (SDF), the site is located within the urban edge and forms part of "existing and proposed Urban Character Areas".



Figure 49: Extract from Stellenbosch SDF 2019

In terms of the 2021 Stellenbosch MSDF Adam Tas Corridor concept, the property forms part of an area identified as a "key site for future changes", supportive of the objectives of the Adam Tas corridor (ATC) re-development concept.

In terms of the Adam Tas Development Framework (October 2022) the Van der Stel precinct covers municipally owned land. The subject property forms part of the identified "*Existing and Proposed Urban Character Areas*" at the edge of the historical core/CBD area, forming part of the "seam" between the ATC and the old districts abutting the Stellenbosch CBD area. It is foreseen that this higher density mixed use development together with the future redevelopment of the Van der Stel Sport Fields and the Dennesig developments which are identified as "*Strategic Site, Projects and/or Infill Opportunities*" will act as catalysts to assist to kick start the development of the ATC and implement the municipality's non-motorised transport initiatives between the ATC and the Stellenbosch CBD and the University. The area has been earmarked for sensitive densification.



Figure 50: Extract from Adam Tas Corridor concept, the site identified with a red star



Figure 51: Extract from Adam Tas Corridor concept, character, land use and density vision, the site identified.

The site is included in the Bergsig/Die Braak Precinct in the KrugerRoos 1997 Stellenbosch Conservation Strategy Development Guidelines. However, it is excluded from any specific proposals other than the retention of the Alexander Street median green space with Mill stream and strengthening the Alexander street avenue of trees to the east.



Figure 52: Extract Stellenbosch Conservation Strategy 1997

10. Heritage Resources & significance

Establishing and grading for heritage significance is based on the three-tier grading system used in the NHRA and HWC's "Grading Implications & Management of HR HWC guidelines April 2016" (see Annexure C for further elaboration).

The Blake's Estate area is situated outside the original proposed Stellenbosch Historic Core (2012) but within the extended Stellenbosch Historic Core of the 2018 Heritage Inventory. Neither survey grade any buildings in this area. It is included in the Stellenbosch Municipality Zoning Scheme Bylaw Stellenbosch Urban Conservation Area and as such is also subject to the provisions of the Bylaw pertaining to Urban Conservation Areas. This assessor accepts the gradings of the heritage surveys but adds the proposed **IIIC** grading of the main residential structure on **Erf 299** (8 Alexander street) and the **Mill Stream** and proposes that the **remaining erven** in the development parcel be graded **NCW**.



Figure 53: Stellenbosch Heritage Survey Historical Core 2012

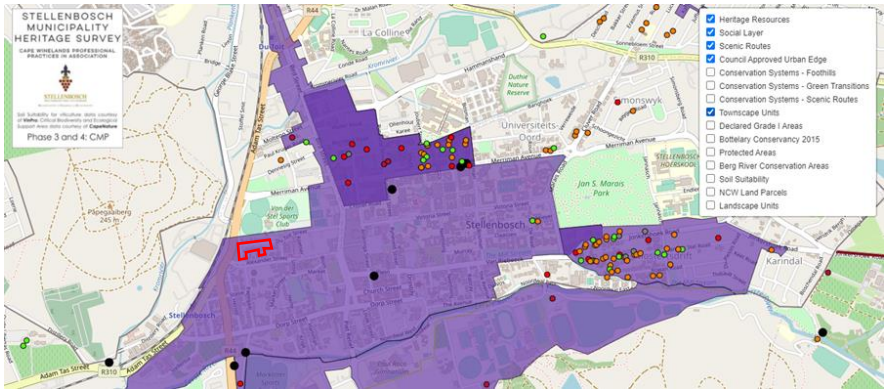


Figure 54: Stellenbosch Municipality Heritage Survey 2018

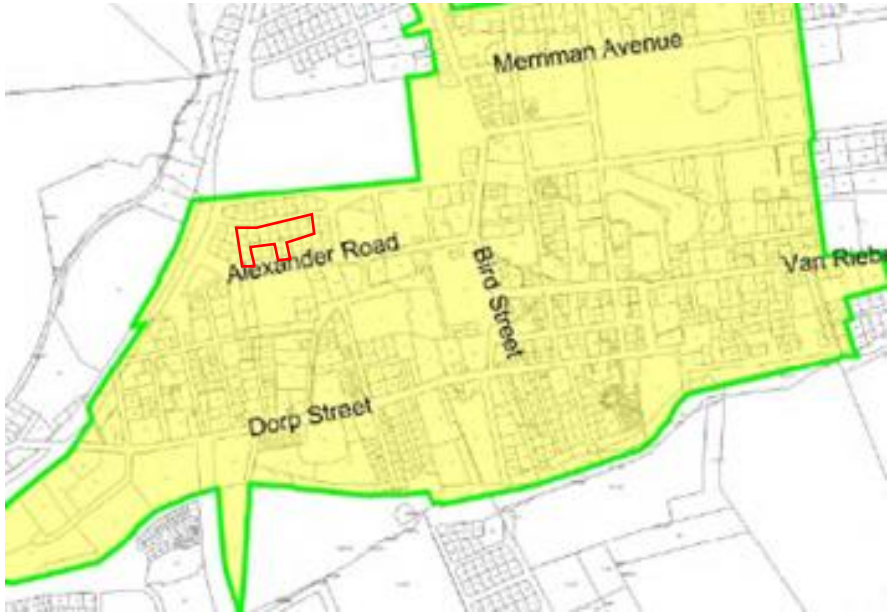


Figure 55: Extract Stellenbosch Urban Conservation Area



Figure 56: Graded heritage resources, Stellenbosch Heritage Survey Historical Core, with the addition of the proposed Grade IIIC residence on Erf 299 and the Mill Stream

11. Heritage Indicators

The development proposal should be explicitly motivated against the requirements of the Municipal Planning Bylaw in respect of the provisions applicable to the Stellenbosch Urban Conservation Area Overlay Zone which are heritage motivated, namely:

a) *buildings may not exceed a height of 10 meters, measured from existing ground level to top of roof or top of parapet, which limit is applicable only to the first 15 meters measured from a public road;*

b) *on the balance of the land unit (outside the 15 meters measured from a public road) the height of a building may not exceed 5 storeys or the maximum number of storeys permitted in the base zone, whichever is the lowest;*

c) the Municipality may withhold its permission if any increase in height of a structure would, in the opinion of the Municipality, interfere with the growth of any mature tree within the road reserve, or if it would necessitate the undesirable pruning or removal of that tree or its branches;

d) the Municipality may enforce a street building line for a basement set back from the street boundary if, in the opinion of the Municipality, the structure will interfere with the root system and growth of any mature trees within the abutting public road;

e) face brick may not be visible from a public road;

f) no pre-cast concrete walls of any kind, no barbed wire fencing or flat pressed industrial steel fences may be used which are visible from a public road;

g) water tanks, solar panels, antennae and such similar attachments may not be visible from a public road;

h) the following colours shall be used unless otherwise approved by the Municipality:

- *plastered walls shall be white or off-white;*
- *outside woodwork, if painted, shall be green, brown or black;*
- *piping and guttering shall be painted the same colour as the background;*
- *roofing, if visible shall be black or thatch colour.*

i) notwithstanding the permitted land uses in the base zone, the following land uses shall be a consent use application and may be refused if in the opinion of the Municipality it will have a detrimental impact on the character of the street or area:

- *motor showrooms, public parking areas and parking garages;*
- *plant nurseries*
- *supermarkets, shopping centres.*

j) The Municipality may also impose conditions on how buildings and land use activities should be positioned in relation to the public road or a public open space to mitigate negative impact.

k) Notwithstanding the requirements of section 22 related to parking ratios, the Municipality may waive or reduce parking ratios and/or loading requirements on a land unit in this overlay zone or may impose a requirement for the provision of non-motorised transport provision in lieu of the provision of parking. Such alternative requirements shall be agreed to in writing and shall be deemed to be alternative development parameters applicable to the property.

In addition, any new development:

- Should ensure that street interfaces are dominated by landscape elements, specifically trees. The wide, planted sidewalks and trees on du Toit and Alexander streets have contributory importance. They must be maintained in the main, where possible, and preferably enhanced.
- Mature trees should be protected (including during construction) and development proposals should be accompanied by a landscape concept plan.
- Although currently isolated and uncelebrated, the mill stream provides a place-making opportunity, with which the development could conceivably be more closely associated. The creation of a contextually appropriate visual spatial connection which could highlight the mill stream as a signature element of history and place is encouraged.
- Compatibility with the broader patterns of the historic Stellenbosch Core should be achieved through reflection upon the patterns of proportion, rhythm, orientation, massing, setbacks, layering and spacing of buildings. Facades should be

broken up to mitigate the scale and bulk of any multi-storey new building/s. Street edges should be active.

- The buildings can be designed in a contemporary architectural language, interpreting the historic building architectural language and traditions in a modern idiom.
- Acknowledgement of the gateway role of the site into the Stellenbosch historical core further east in Alexander street should be incorporated into the design of the proposal. The gateway, context-making position calls for buildings of high architectural quality.
- Parking should preferably be located to the rear, or internal to the development or, if it is designed at ground floor it should not dominate the interface with the street.

12. Development Proposal

The redevelopment of Unregistered erf 17363 (a consolidation of Erven 282, 283, 284, 285, 286, 287, 288, 289, 295 & 299) will entail the demolition of all existing structures on the ten properties and the construction of a mixed-use development. The planning requirements to facilitate the development include the consolidation of the erven, the rezoning from Conventional Residential to Mixed Use Zone in terms of the Stellenbosch Zoning Scheme and a number of departures. With the revised proposal having been developed to a more detailed level, a Site Development Plan is also submitted for approval.

An initial development proposal was advertised for comment in November 2021. The proposed development was three to four storey residential apartment blocks (with limited mixed use) along Du Toit Street and midblock, with retail uses along the Adam Tas Service Road and office use on Alexander. This is illustrated on Figure 57 and the details of the proposal have been appended as Annexure D1 for comparative purposes.

Following the involvement of a new development partner, the project details have been revised, although they are still based in large measure on the urban design and landscaping principles established for the initial development proposal.

The revised Urban Design Framework and associated plans are included in full in Annexure D2. The proposal is a mixed-use development comprising student accommodation (648 bedrooms) with communal recreational and study facilities; 3 177m² retail at ground level with a convenience store facing Adam Tas Road and lower order retail line shops facing Alexander and Du Toit Streets; and an office block component at the main entrance in Alexander Street. (Figure 58). The proposed development is considered ground-breaking in that it would offer fully integrated student accommodation to the following groups of students: National Student Funding (NSFAS) students, the so-called "missing middle" group of students, as well as privately funded students. There are no other privately developed student accommodation facilities of this nature within the central Stellenbosch area and it is foreseen that this approach would greatly contribute to both the Municipality's and Stellenbosch University's vision for a more integrated society and student community. The University of Stellenbosch has confirmed that the relevant proposed units would meet the set criteria for NSFAS accreditation (Annexure D2.2). It remains based on a street defining perimeter block model. The Framework is premised on the assumption that the urban design principles at block and building scale can be replicated in the remainder of Blakes Estate to create a coherent new insertion into the broader historic context. A series of overarching principles are established to guide form, placement, and scale in Blakes Estate, commenting too on permeability and connection. These are to be read with the provisions of the Stellenbosch Urban Conservation Area overlay. The essential differences between the initial and current proposals are summarised in Figures 57 to 62.



Figure 57: Initial development proposal (discarded): Estimated full figure ground above basement, including horizontal circulation passages and vertical circulation zones (Urba)

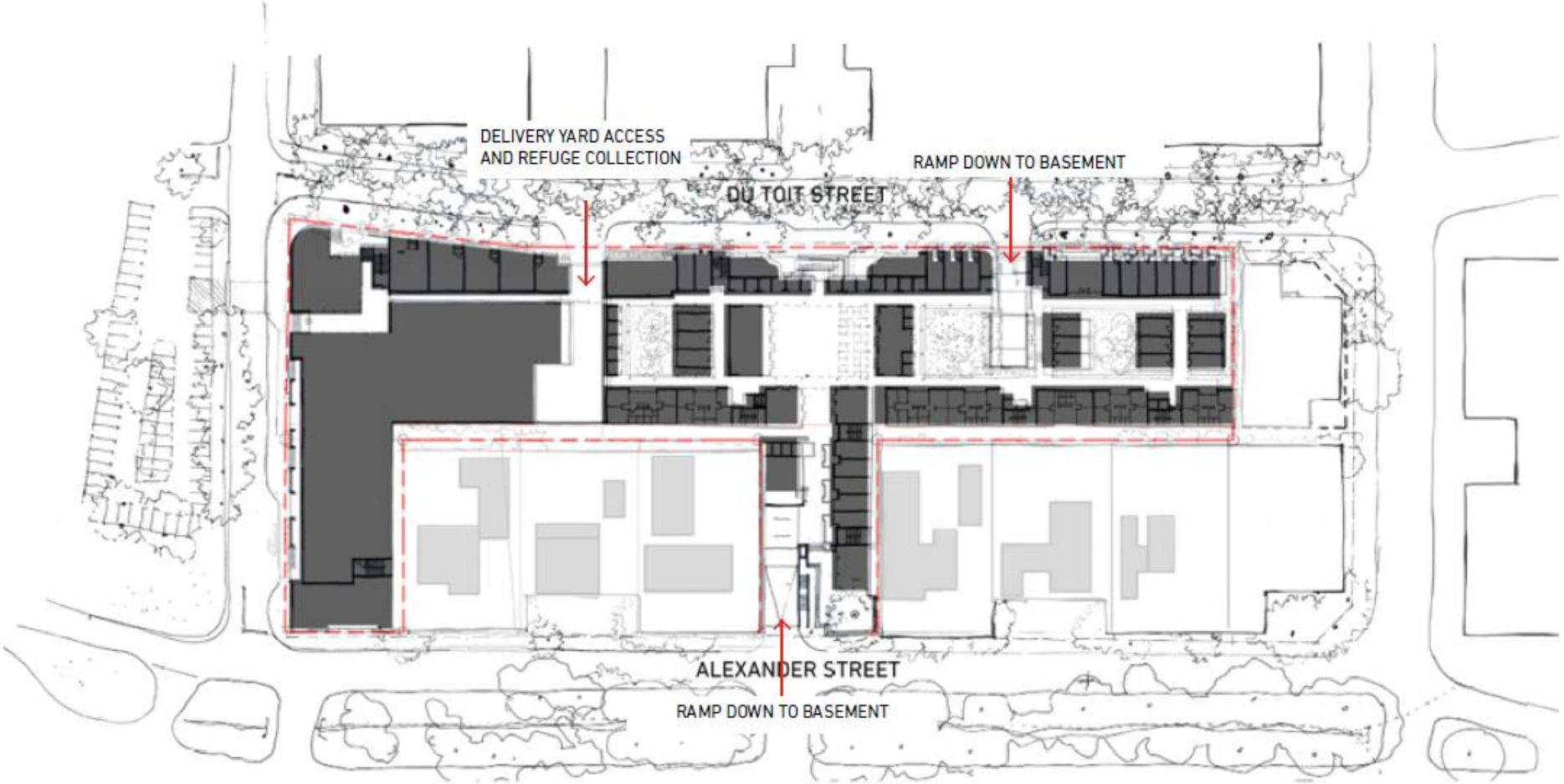
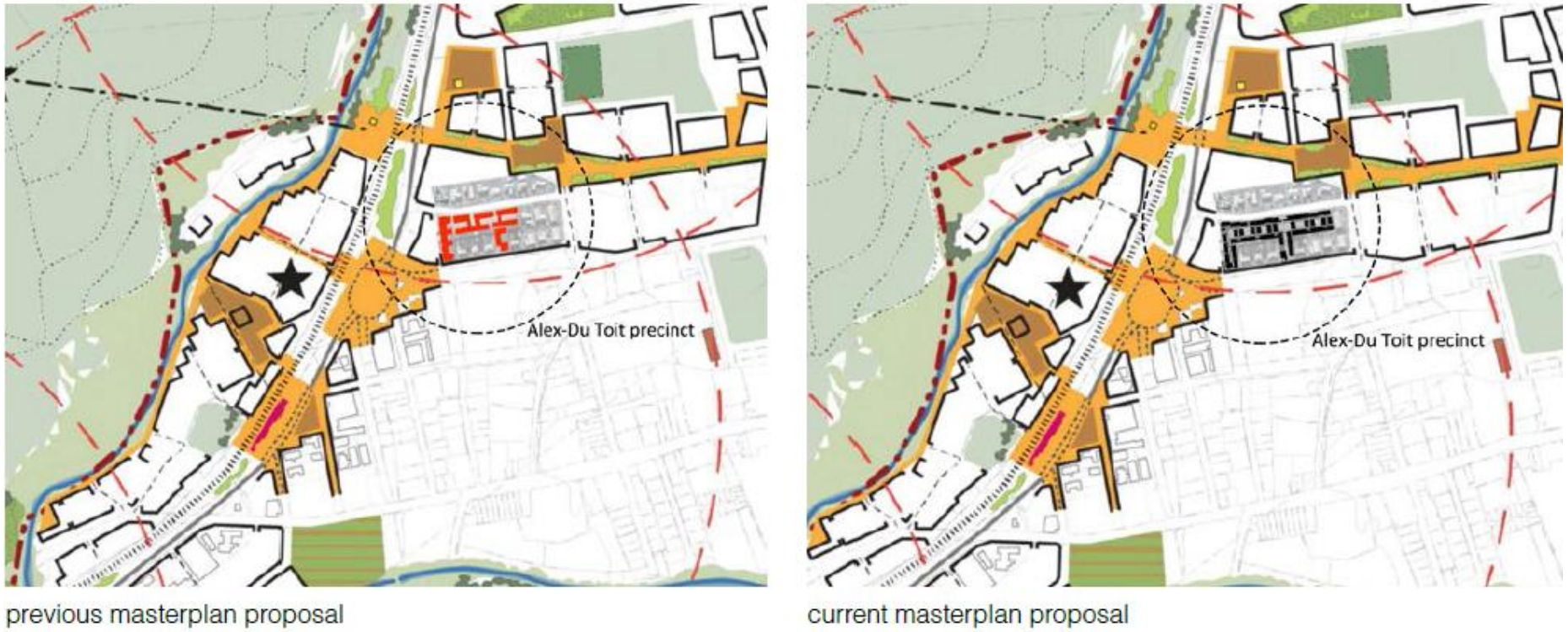


Figure 58: Revised development proposal: estimated full figure ground above basement including horizontal circulation passages, vertical circulation zones and basement access (Urba & dhk)



previous masterplan proposal

current masterplan proposal

Figure 59: comparative analysis: large scale, urban design framework context (Urba & dhk)



previous masterplan proposal

current masterplan proposal

Figure 60: comparative analysis: large scale figure ground (Urba & dhk)



previous masterplan proposal



current masterplan proposal

Figure 61: comparative analysis: birds eye view (Urba & dhk)



Previous Master Plan



Current Master Plan

Figure 62: comparative analysis: Master Plan proposal (Urba & dhk)

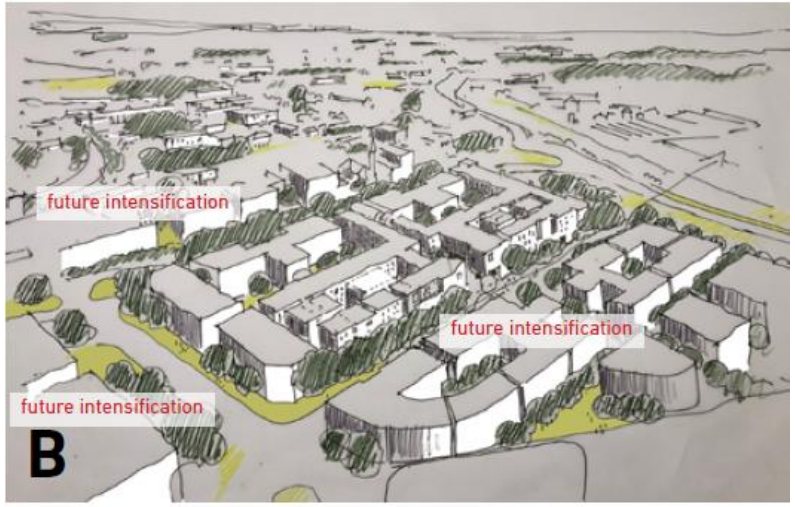
The proposal is informed by its location vis a vis the Stellenbosch historic core, as well as its position visa a vis the adjoining Adam Tas Corridor, envisaged to develop into a high intensity, mixed use integrated area which promotes integration and connectivity from this underutilised industrial opportunity towards Stellenbosch CBD. The ribbon, into which this project falls, running adjacent to the Adam Tas Corridor therefore needs to be a catalytic intervention between the opportunities to the west, crossing the rail line and main arterial, towards historic Stellenbosch and the CBD. These entrances from Adam Tas into town need to be strongly defined and have the necessary intensity and scale. A major intersection and traffic intervention is ultimately to be implemented at the Alexander/Adam Tas intersection.



Figure 63: Response to ATC (Urba)



Project massing and footprint inserted into context from the western corner.



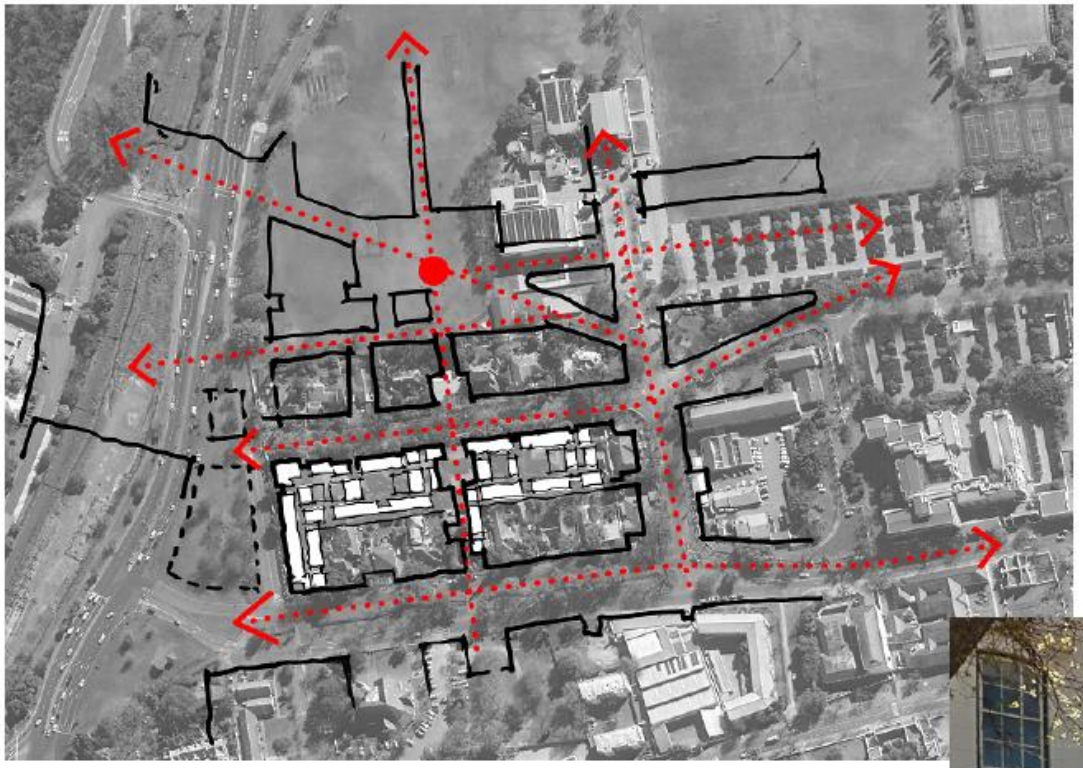
Project massing and footprint inserted into context from the north eastern corner.

Figure 64: Project massing and footprint (Urba)



1. Proposed extent of the development
2. Future completion of the total perimeter block in which the proposed development footprint is located
3. Likely wider urban intensification on the flanks of the proposed development as indicated in frameworks for the Adam Tas Corridor (ATC) that is anchored by the established core of Stellenbosch and extends across the R44 and the railway line towards the east. The site of our development is a catalytic node en-route within what is largely a pedestrianised system.
4. Existing Stellenbosch core
5. Remainder of the Van der Stel sportsgrounds open space system after ATC-related intensification

Figure 65: Development as a component part of a contextual whole, integrated form response (Urba)



Built-to lines/perimeter block edges and pedestrian movement

PERIMETER BLOCKS HOLD THE STREET EDGES VIA BUILD-TO LINES RATHER THAN MINIMUM SET-BACKS

SUPPORTING STREET-DEFINING **PERIMETER BLOCKS** IS PART OF URBAN DESIGN BEST PRACTICE AND A KEY ASPECT OF DENSIFICATION WITHIN A LOW RISE MEDIUM DENSITY ENVIRONMENT

PERIMETER BLOCKS OFFER OPPORTUNITIES TO CARVE BACK INTO THE MASS IN ORDER TO SUPPORT MID BLOCK PERMEABILITY AND POINTS OF INTEREST ALONG THE STREET EDGES



PERIMETER BLOCKS RESULTING IN GOOD STREET DEFINITION IS A REGOGNISABLE FEARURE OF HISTORIC STELLENBOSCH

Figure 66: Key typological principles relating to built-to lines/perimeter block edges and pedestrian movement (Urba)



Du Toit Street is envisaged as a **woonerf.** (Also refer landscape architects report).
The **woonerf** concept makes the street a shared space in which the imact and speed of car travel is mitigated by pinching and texturing the surfaces and actively landscaping the fringes. The purpose is to turn it into an urban room which invites informal use and improved surveilance from the flanking buildings that open up onto it.

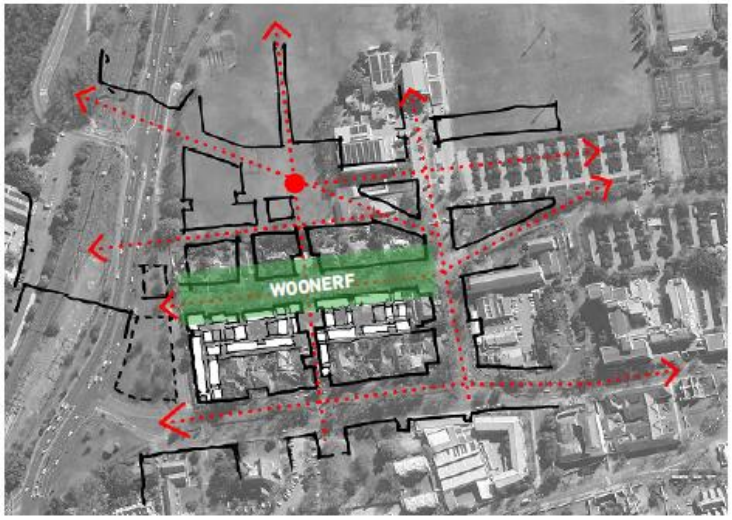




Figure: A typical woonerf in the Netherlands



Figure 67: Key typological principles relating to massing and street definition at block scale – woonerf concept (Urba)

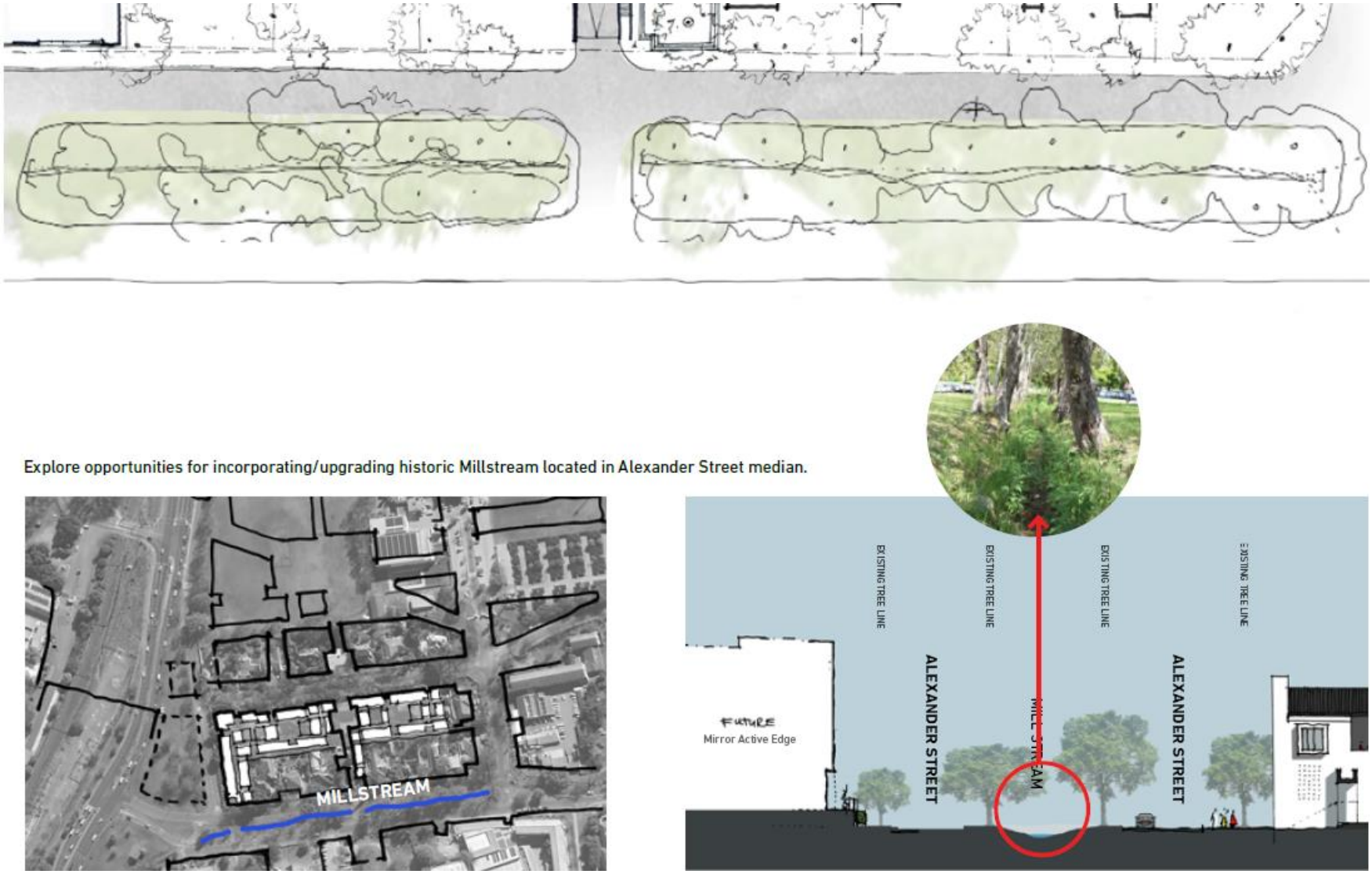


Figure 68: Key typological principles: recognising the historic Mill Stream as an asset (Urba)



Precedent extracted from Smart Density Missing Middle Case Study: Low-Rise Apartment Building

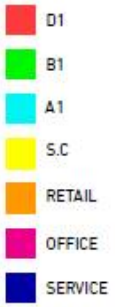
"The Missing Middle idea was coined by architect Daniel Parolek to illustrate the lack of housing types being built, not as a result of market forces but rather the result of policy. Missing Middle housing describes housing forms between single-detached houses and apartment buildings and includes duplexes, triplexes, fourplexes, rowhouses, townhouses and low and mid-rise buildings.

This example of high impact density maintains the corridor's physical character, social and housing needs while creating opportunities for developers, residents, and the community. The example project was designed to specifically fit within the context of the neighbourhood, surrounded by wide-sidewalks, green spaces, and a seamless convergence of indoor and outdoor spaces for year-round use. These types of innovative building typologies along with new policies are needed to create a new regulatory environment that makes Missing Middle housing feasible."

Text extracted from Smart Density Missing Middle Case Study: Low-Rise Apartment Building

The "Missing Middle" concept is particularly applicale to this project because it is the kind of architectural typology which is appropriate for this context, as well as the range and segment of market opportunities the scheme will provide for.





Utilise the world's best practice low-rise medium density development with mixed-use to facilitate humancentric densification (missing middle).

Figure 69: Key typological principles: 'Missing Middle' housing (Urba)



Where retail is provided at grade and on street level, the facade must relate to the pedestrian experience.







Examples of fine grain retail in Kloof Street, Cape Town and Church Street, Stellenbosch

Figure 70: Key typological principles: Human scale and fine grain retail (Urba)



Implied street wall (thick black line) as indicated in the Townscape Character Study referred to.



Typical stereotomic facade with consistent alignment in historic Stellenbosch.



Typical stereotomic treatment on Du Toit Street



Our proposal is consistent with previous heritage studies in recommending extension of the historic edge defining architecture that is uniform and **distinctly stereotomic in character**. The white ,stereotomic architecture acts as backdrop to street life and reinforces the softness of the planting in the form of trees and hedges.

Figure 71: Detailed principles at building scale: Stereotomic street wall



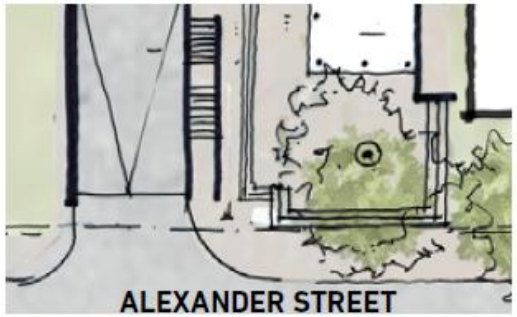
This plan of the Du Toit street interface demonstrates how doors and windows are recessed by introducing returning walls in a u-shaped arrangement

This comparatively new building at 85 Dorp Street indicates how a facade can be thickened by introducing returning walls in plan. The space inside the U remains usable.





Figure 72: Detailed principles at building scale: Thickening of street facing walls









Stepped and articulated building thresholds are distinctive features of historic Stellenbosch, combined with doors that open directly onto the threshold zone. This has been applied in varied ways along the different street edges of the development as illustrated in the circled areas above.



Figure 73: Detailed principles at building scale: Designed street level thresholds



North Elevation



South Elevation



West Elevation

Bookends of buildings and those on street corners should be treated appropriately in terms of height and articulations part of a total townscape strategy.

Despite the fact that the perimeter holding buildings of historic Stellenbosch are of relatively uniform height an massing that ends with horizontal parapet walls, there are nuanced variation in openings and floor-to-floor heights because the parts that make up the continuous edge were built over time for different purposes and clients.

Often contemporary blocks lack this variety which results in a sterile, repetitive feel across larger developments. Our proposal is to alternate the position and size of openings and to create steps in the parapet height to mimic the effect of smaller buildings built side-by-side over time.

Figure 74: Detailed principles at building scale: stepping roof line and a variety of openings within a simple canvas on street facades (Urba)









Variety of openings types as seen on the Du Toit Street facade





Figure 75: Detailed principles at building scale: a variety of openings within a simple canvas on street facades (Urba)



Varied gateways in walls that bridge the gaps between buildings are found throughout historic Stellenbosch



Examples of varied gateways along a portion of the Du Toit Street interface

Figure 76: Detailed principles at building scale: Varied gateways in connecting walls (Urba)

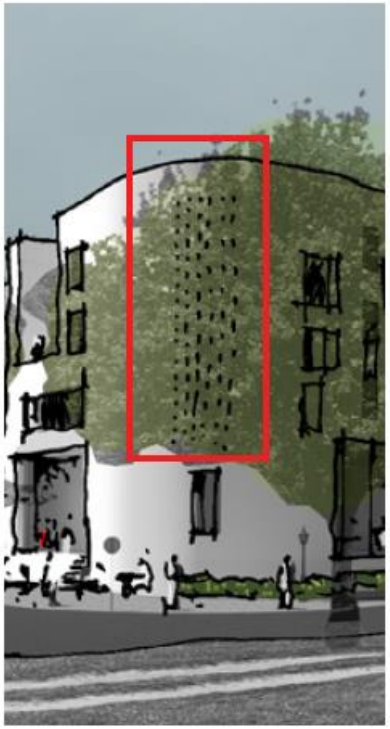








Brise soleil detailing of various types is found throughout Stellenbosch and is a distinctive feature of architecture from the previous century. It compliments the white architecture well and provides delicate detailing and interest at the scale of buildings.



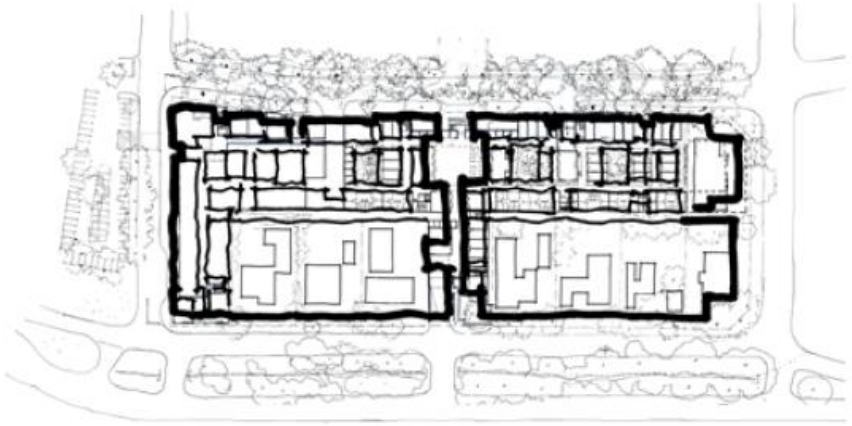


Example of a brise soleil panel on the bookend buildings of the Adam Tas Street facing facade.

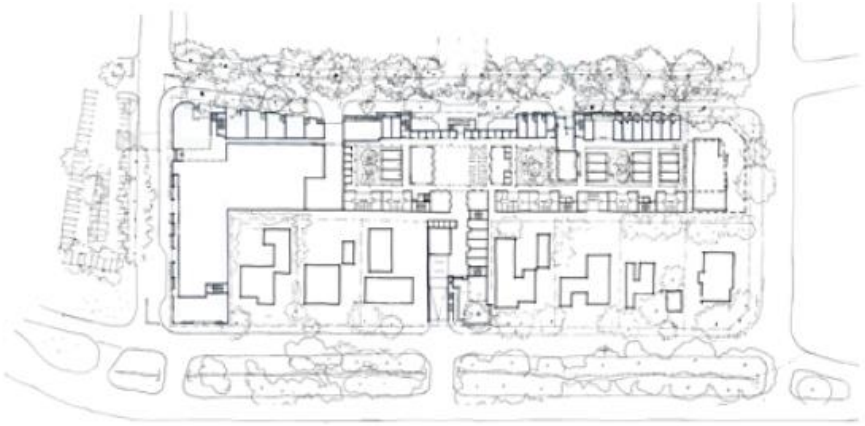
Figure 77: Detailed principles at building scale: Brise soleil detailing (Urba)



Figure 78: hand drawn base plan (H Comri, Urba) illustrating integrated building mass, street thresholds and diverse interstitial spaces



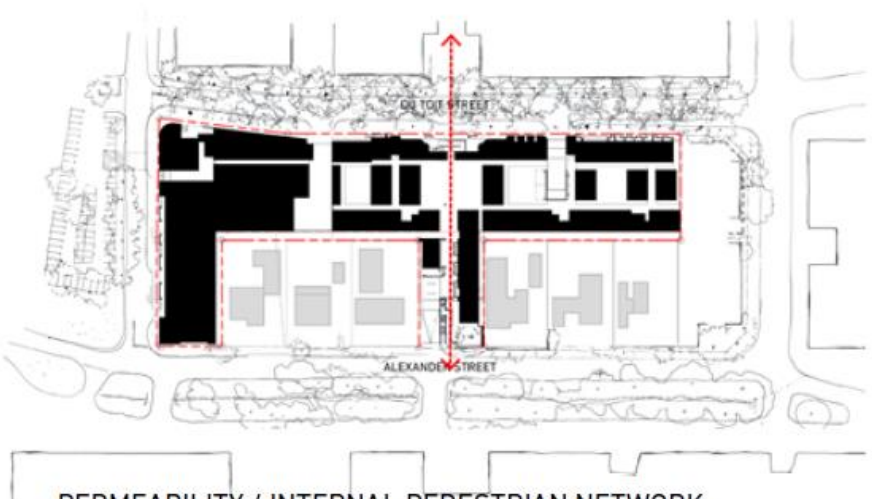
PROJECTED INTENSIFICATION DRIVEN PERIMETER BLOCKS
(TO SUPPORT GOOD STREET DEFINITION)



CRAFTING OF STREET THRESHOLDS AND INTERSTITIAL SPACES



RESULTANT FIGURE GROUND



PERMEABILITY / INTERNAL PEDESTRIAN NETWORK

Figure 79: Layering and placemaking



FIGURE GROUND : GROUND FLOOR



FIGURE GROUND : FIRST FLOOR



FIGURE GROUND : SECOND FLOOR



FIGURE GROUND : THIRD FLOOR

Figure 80: Figure ground plans

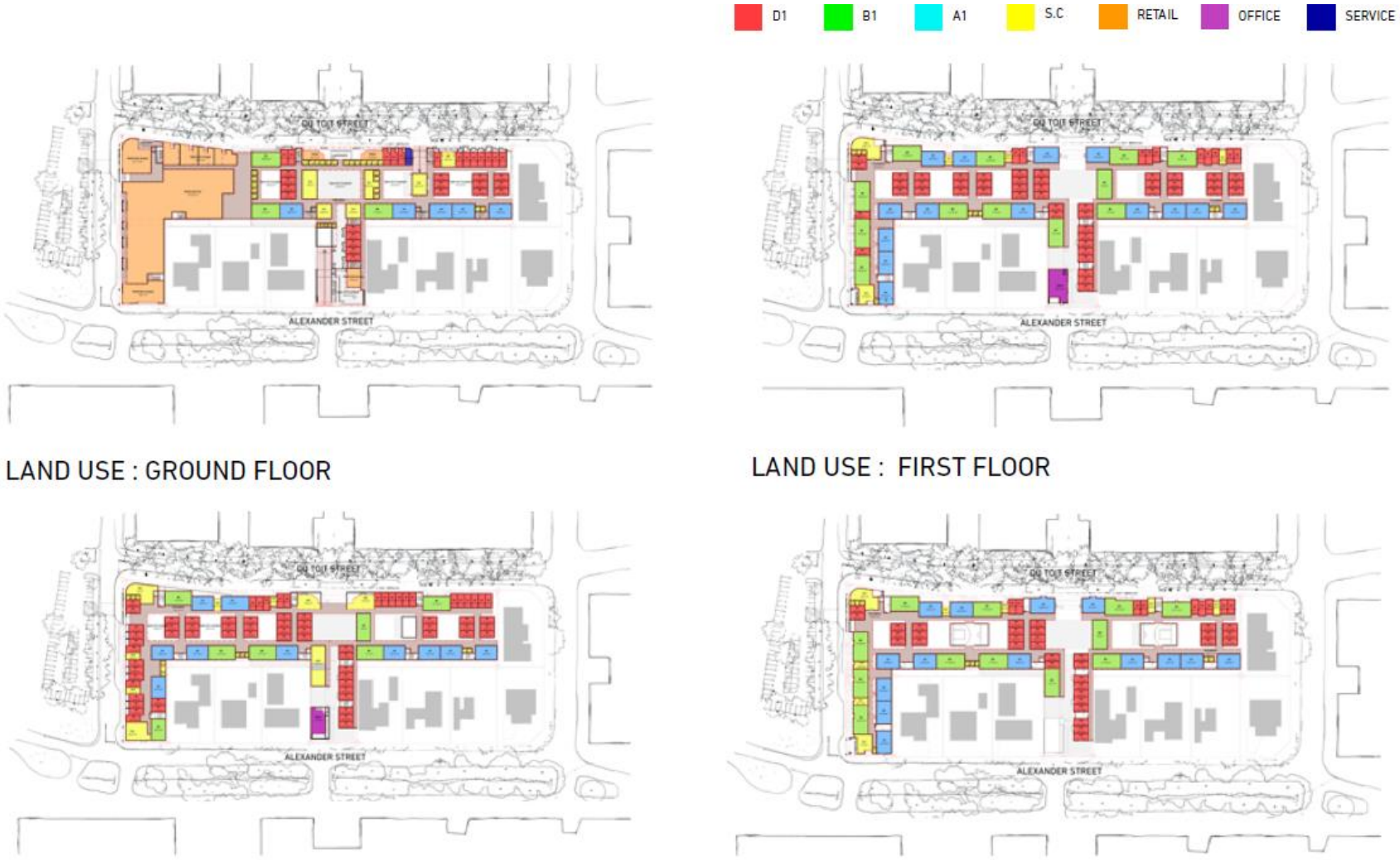


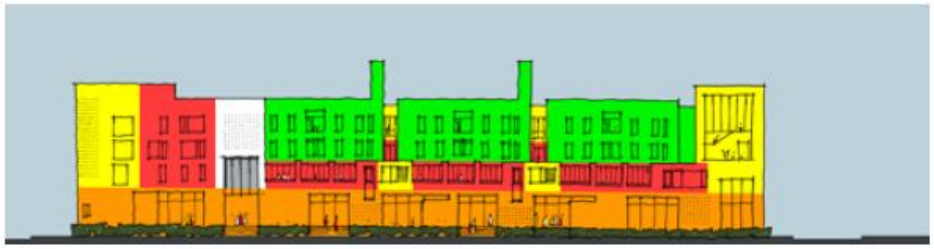
Figure 81: Land use



LAND USE : NORTH ELEVATION



LAND USE : SOUTH ELEVATION



LAND USE : WEST ELEVATION



Figure 82: Elevation diagrams and land use

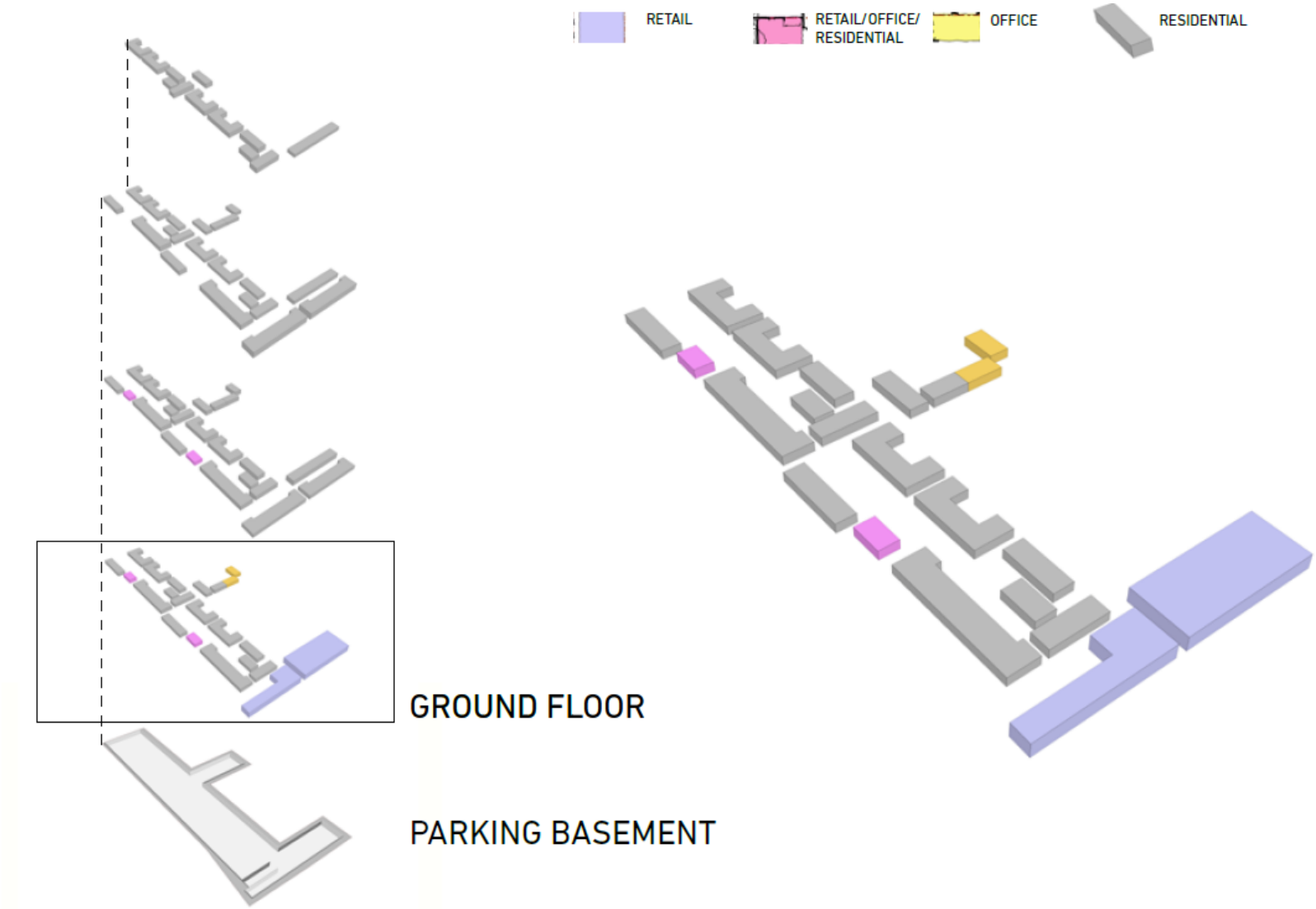


Figure 83: Indicative 3 dimensional build-up: land use



Figure 84: Landscape Plan (Terra+)

13. Heritage Impact Assessment

In principle, this assessor supports the demolition and re-development of the ten properties concerned. This low-density residential area is an anomaly in the historic core of Stellenbosch, reflecting mid-century suburban development patterns at its very outer perimeter, at variance with the historic patterns. The remainder of properties in the broader context are all either zoned for mixed-use or multi-unit residential zones. It has limited significance in relation to its context. With the growing significance of the ATC proposals to deal the socio-economic imperatives arising from historical inequality, the rapid growth of the town, and the lack of access to affordable housing, this area assumes more significance as a transitional space between the ATC and the historic core.

The overall re-development will entail the total demolition of ten residential buildings and associated outbuildings older than 60 years, only one of which has been identified as being Conservation Worthy (proposed Grade IIIC). If this building was not as isolated and located in a streetscape of greater heritage significance, an argument could possibly be made for its retention. However, on balance it is suggested there is insufficient reason to warrant protection. Demolition is supported.

The site SDP has been developed within the context of a wider, but provisional urban design study aimed at making the collection of sites owned by the client part of a wider logic of integrated development. Though the client does not have ownership of all the surrounding suburban sites, the collection of 10 sites has sufficient critical mass to enable a cohesive urban design approach to emerge. It has the potential of being catalytic and setting the tone for regeneration of the full block and surrounding blocks. This is a valuable input to framing inevitable development in this area in a sensitive and contextually appropriate manner, where each piece is viewed in the context of a wider pattern of regeneration in which it contributes to sustainable practice at a number of levels. Central to this is increased density, place making and support of walkable neighbourhoods in an historically sensitive yet transitional area. This approach is supported.

Response to *Heritage Indicators*

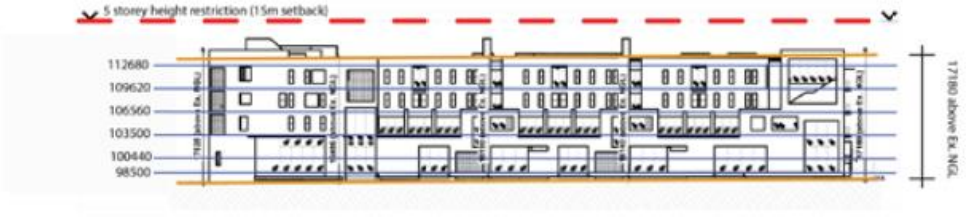
a) buildings may not exceed a height of 10m .., which limit is applicable only to the first 15 meters measured from a public road;

b) on the balance of the land unit (outside the 15 meters measured from a public road) the height of a building may not exceed 5 storeys or the maximum number of storeys permitted in the base zone, whichever is the lowest;

The proposal is for a 3 storey building (ground, first floor, second floor and third floor). It exceeds the Stellenbosch Urban Conservation Area limits and a departure from the height provisions is required for a height of 18 m in lieu of 10 m for the first 15 meters measured from a public road (it is capped at 5 storeys beyond that, and a departure is not required in this regard). In effect, the height is generally one storey above that permitted within the first 15m. However, the proposal is based on the context-specific opportunity within a densification zone and is demonstrated holistically via the-form based response as illustrated in this document. The buildings have been mediated in scale, form, and massing to reduce the scale and avoid a monolithic presentation. This height variance is supported as a minor deviation from the Urban Conservation Area overlay parameters given the overall attention to architecture and urban design, the transitional nature of the area, and its peripheral location. It can and should accommodate more flexibility of design response. The variation in street elevations at the corner of Alexander and Adam Tas service road assume an appropriate landmark function in a restrained manner. The proposal allows for the accommodation of commercially viable height, whilst having little impact upon the streetscape.



NORTH ELEVATION: DU TOIT STREET



WEST ELEVATION: ADAM TAS STREET



SOUTH ELEVATION: ALEXANDER STREET

Figure 85: Elevations with height caps

c) the Municipality may withhold its permission if any increase in height of a structure would, in the opinion of the Municipality, interfere with the growth of any mature tree within the road reserve, or if it would necessitate the undesirable pruning or removal of that tree or its branches;

d) the Municipality may enforce a street building line for a basement set back from the street boundary if, in the opinion of the Municipality, the structure will interfere with the root system and growth of any mature trees within the abutting public road;

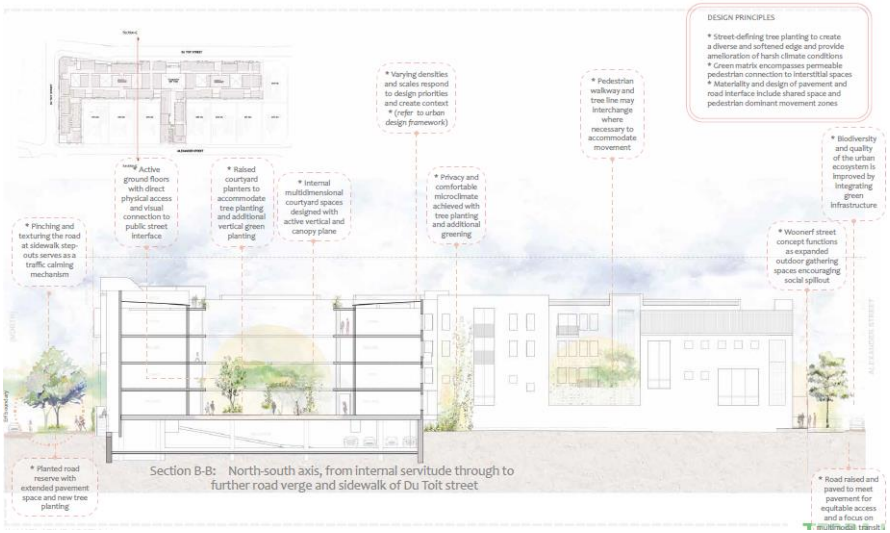
A tree survey was undertaken, and recommendations made as to which trees must be maintained and which could be replaced. A landscape statement establishes principles which have been incorporated into a Landscape Framework and the Development Plan.



Figure 86 (left): Extract from the Tree survey (Terra+)

Successful tree protection will depend on detailed work at a later stage in design development which addresses:

- A dedicated tree protection plan both for during construction and future management of the existing and proposed trees.
- Correct choice of street tree species.
- Creative application of green within the development including creative application of greening on basement levels.
- An integrated services approach of all systems (Water, pedestrian, vehicular and other)



Figures 87 and 88 (below): indicative landscaping section & elevation



e) face brick may not be visible from a public road;
f) no pre-cast concrete walls of any kind, no barbed wire fencing or flat pressed industrial steel fences may be used which are visible from a public road;
g) water tanks, solar panels, antennae and such similar attachments may not be visible from a public road;

The proposals will conform.

h) the following colours shall be used unless otherwise approved by the Municipality:
- *plastered walls shall be white or off-white;* **proposed to conform and strongly supported in this proposal.**
- *outside woodwork, if painted, shall be green, brown or black;* **proposed to conform, but white and shades of lighter grey are also proposed.**
- *piping and guttering shall be painted the same colour as the background;* **conforms.**
- *roofing, if visible shall be black or thatch colour.* **proposed to conform but grey and white also proposed**

These proposals conform in all important respects to building details in the Stellenbosch core and the few minor deviations have no substantive impact in this peripheral area.

i) notwithstanding the permitted land uses in the base zone, the following land uses shall be a consent use application and may be refused if in the opinion of the Municipality it will have a detrimental impact on the character of the street or area:
- *motor showrooms, public parking areas and parking garages;*
- *plant nurseries*
- *supermarkets, shopping centres.*

Conforms. The parking below grade has a major benefit of taking many individual garage entrances and unsightly parking lots off the streets

j) The Municipality may also impose conditions on how buildings and land use activities should be positioned in relation to the public road or a public open space to mitigate negative impact.

This is a key aspect of the proposal and has been more than satisfactorily addressed.

k) *Notwithstanding the requirements of section 22 related to parking ratios, the Municipality may waive or reduce parking ratios and/or loading requirements on a land unit in this overlay zone or may impose a requirement for the provision of non-motorised transport provision in lieu of the provision of parking. Such alternative requirements shall be agreed to in writing and shall be deemed to be alternative development parameters* applicable to the property.

Parking departures are proposed. Parking is based on the actual demand for parking by the various tenants (importantly the students) that would occupy the building and a shuttle service is proposed in support of the lower parking supply. This is primarily a town planning issue, but the reduction in parking and accommodation within a basement level has significant benefits in heritage terms, particularly on the streetscape.

Other heritage indicators:
- *Ensure that street interfaces are dominated by landscape elements, specifically trees. The wide, planted sidewalks and trees on du Toit and Alexander streets have contributory importance. They must be maintained in the main, where*

possible, and preferably enhanced. Mature trees should be protected (including during construction) and development proposals should be accompanied by a landscape concept plan.

The proposals conform, the principles of landscape design are responsive to the context. Details are to be resolved during detailed design.

- *Although currently isolated and uncelebrated, the mill stream provides a place-making opportunity, with which the development could conceivably be more closely associated.*

This has not specifically been addressed, largely because the developer has little control over that interface, partly because only two properties on Alexander street form part of the development parcel and partly because it is within the public road reserve median, not directly adjoining the properties concerned. This may be more appropriately considered by the Municipality in any future development proposals or planning for the area. The landscape framework does however see an opportunity in a forecourt connection to Alexander street from erf 295 with a possible connection to the Mill stream. This will however require discussions with the Municipality.

- *Compatibility with the broader patterns of the historic Stellenbosch Core should be achieved through reflection upon the patterns of proportion, rhythm, orientation, massing, setbacks, layering and spacing of buildings. Facades should be broken up to mitigate the scale and bulk of any multi-storey new building/s. Street edges should be active.*
- *The buildings can be designed in a contemporary architectural language, interpreting the historic building architectural language and traditions in a modern idiom.*
- *Acknowledgement of the gateway role of the site into the Stellenbosch historical core further east in Alexander street should be incorporated into the design of the proposal. The gateway, context-making position calls for buildings of high architectural quality.*

Conforms in all these respects in sensitively formulated urban design guidelines and articulated further in the Site Development Plan.

- *Parking should preferably be located to the rear, or internal to the development or, if it is designed at ground floor it should not dominate the interface with the street.*

All parking is underground, this is considered to be a major benefit of this development and emphasises a pedestrian oriented streetscape in a town centre typified by its walkability.

The potential for visual impacts has been tested in a series of 3D illustrations, some of which are extracted on the following pages. The proposals are considered to be a positive addition at a (currently lower order) entrance to the historic townscape, with a contemporary insertion that underpins the traditional patterns and is enhanced by the existing tree planting patterns.

In summary, the demolition of all structures older than 60 years and re-development of the ten properties concerned is supported as having no heritage related impacts and contributing in a positive manner to this peripheral and transitional area. Given that this is a replacement building, provided the development is generally in accordance with the frameworks appended to this report, it is appropriate that the detailing be the remit of the municipality.



Figure 89: Elevations and existing and proposed trees.



NORTH ELEVATION: DU TOIT STREET



Figure 90: Elevations, considered street fronting thresholds



Figure 91: Elevations, considered street fronting thresholds



SOUTH ELEVATION: ALEXANDER STREET CURRENT CONTEXT



SOUTH ELEVATION: ALEXANDER STREET FUTURE CONTEXT

Figure 92: Elevations, considered street fronting thresholds in current and future context





DU TOIT STREET FIRST VIEW





Figure 93: Du Toit street view 1







Figure 94: Du Toit street view 2





ADAM TAS STREET SECOND VIEW





Figure 95: Adam Tas street view 2





CNR ADAM TAS & ALEXANDER STREETS VIEW



Figure 96: Adam Tas street view





CNR DU TOIT & ALEXANDER STREETS VIEW





Figure 97: Corner Adam Tas and Alexander street view





ALEXANDER STREET VIEW



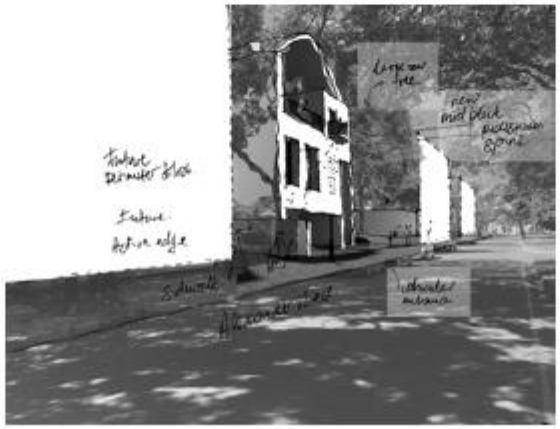




Figure 98: Alexander street view



Figure 99: Integrated Form Response (H Comrie Urba)

Sustainable socio-economic benefits
Since there are no significant negative heritage-related impacts, assessment against sustainable socio-economic benefits is not required. However, the proposal contributes to the ATC corridor socio-economic objectives without impacting negatively upon the heritage considerations.

The ATC corridor proposals have been many years in the making and there is broad support for it. The following has been noted by the ATC team in respect of the first iteration of this proposed development: "The proposal is based on a detailed exploration and understanding of the development context, translating place-specific aspects of value into a meaningful current-day design. It is both "old and new" – recognisable as of Stellenbosch – and a significant contribution to defining how to build and redevelop responsibly in response to current needs in Stellenbosch.

In this way, it moves discussion about heritage issues in Stellenbosch much further than the norm. Albeit the site or its immediate surroundings not containing listed heritage elements, the proposal is one taking issues of local genius of place very seriously. I would like to think that the proposal is close to how ordinary citizens who appreciate the unique qualities of Stellenbosch think development ought to be.

As you know, the proposed land use management and built form parameters for the Adam Tas Corridor is permissive, moving away from detailed "rule-based" prescriptions to one where significant responsibility is placed on caring landowners, developers, and professionals to meet desired urban performance parameters, including respecting what is valued about the built character of Stellenbosch. I believe that your proposal goes a long way to illustrate the worth of such a system. In this sense, it is an important demonstration project. Within a framework of more freedom and creativity, we can meet current needs better, and in a contextually appropriate form.

Specifically, I believe that your proposal:

- Achieves sustainable development density to address a multitude of development challenges in Stellenbosch, while remaining respectful of place-sensitive values of building height and massing
- Is respectful of building to street relationships traditional to Stellenbosch.
- Responds to, and sets the direction for, development in the area between the Adam Tas Corridor and the Stellenbosch CBD, particularly in relation to a future "University Avenue" and upgrading of the Van der Stel complex.
- Will contribute significantly to confidence in the Adam Tas Corridor project and process, an understanding of what is possible in the broader area, and how it should be developed."

Further socio-economic benefits are provided in the developer's commitment to provide accommodation for NSFAS and bursary (missing-middle) students in addition to private students (as has been stated, this development is unique in this regard) and the Municipality accepts that this could be included in the definition of inclusionary housing in terms of their draft policy. There is no proposal for a sectional title scheme, the building will be managed as a residence. A suitable mechanism will be developed in conjunction with the Municipality in order to maintain the ratios stipulated.

This development make a huge contribution to the dire need for affordable student housing within a well-located area close to amenities and the campus, but importantly, it would also promote integration amongst the various student groups which is currently considered one of the priorities of Stellenbosch University.

14. Public Comment

The I&APs with a specific interest in heritage matters – Stellenbosch Heritage Foundation (SHF) and Stellenbosch Interest Group (SIG) – were invited to comment on the first draft version of this HIA (ie assessing an earlier version of the project proposal), together with the Stellenbosch Municipality. Public notices were placed on all ten properties concerned. An advert was placed in Die Eikestad Nuus.

On the basis of the extent of the revisions as pertain to heritage matters, only those who commented in the first advertising period, have been requested to comment on the revisions contained within this second draft report. The comment period was from 24 November to 17 January 2023 and a reminder was circulated on 16 January 2023.

Proof of advertising and comments received are included in full in Annexure E and are summarised as follows:

14.1 Comments on **first** advertising period

- Five comments were received. The proposal was supported by the Stellenbosch Municipality Heritage Resource Management; opposed by SHF, SIG and L Koetsier of 22 Alexander street. P Kruger noted specific concerns regarding retention of the trees. These are summarised and responded to below and included in full in Annexure E1. It is noted the DF under consideration at this time has now been revised.

I&AP	Comment summary	Response
Stellenbosch Municipality	No objection. The area has been earmarked for residential & mixed use. Is recommended that any work proposed within this area tie in with the remaining structures that do not form part of the collection of erven	Noted. Whilst it is not possible to make determinations on erven that do not form part of this development parcel, the Development Plan is premised on a Framework which establishes urban design principles at block and building scale that can be replicated in the remainder of Blakes Estate to create a coherent new insertion into the broader historic context. These are to be read with the provisions of the Stellenbosch Urban Conservation Area overlay and it is assumed Municipal decision making would be informed by common purpose.
SFH	Objection. The application for business use will change the character of the area. Since the application is for multi-use, we expect to see commercial use on ground floor, but see proposal is for residential units. Thus rezoning is only to increase bulk and coverage. Acknowledge the proposed design recognises the nature of Stellenbosch architecture, and that Stellenbosch has a unique place specific architecture, thus contributing to its unique sense of place. Concerned that the proposed development threatens to undermine the village character of the western gateway to the Stellenbosch village. Furthermore, the development borders on the Van Der Stel Sports Grounds, a large open space, and a more	Noted. This is accepted, although it is not a character of heritage significance. The proposal does include commercial uses, although this is not in and of itself a heritage issue. Noted. This area is an isolated anomaly in the context of the Stellenbosch historical core and does not present 'village' characteristics.

	gradual transition to the building height around it would be more appropriate. The context of Du Toit and Alexander Streets have an established landscape that is sensitive as tree-lined streets are an asset to Stellenbosch. Careful attention must be paid to this landscape, which is not evident in the current proposal. There are concerns that the building process will be disruptive to the remaining property owners in Alexander Street and that their living conditions are likely to change should this development go ahead If development in this area is to go ahead, an urban design scheme must include the entire area. Would prefer appropriate residential development close to town. The current proposal communicates a similar type of housing to the student accommodation seen in Stellenbosch. It is not suitable to continue a single type of housing development that is unsustainable. The limited period of occupation by potential student residents presents a problem as these dwellings will be unoccupied for up to four months of the year. Development should include mixed land use, compact building design, creating a range of housing opportunities and choices, walkable neighbourhoods	The development does not border directly onto the Van de Stel sportsgrounds, but were similar development to extend, it is a low-rise medium density development that is in keeping with the ATC concept for the sportsgrounds. This is a planning matter. This issue has been specifically addressed in the proposal and the Stellenbosch Urban Conservation Area has clear provisions in this regard which will be adhered to. It is accepted this will be the case but this is not a heritage consideration. Whilst it is not possible to make determinations on erven that do not form part of this development parcel, the Development Plan is premised on a Framework which establishes urban design principles at block and building scale that can be replicated in the remainder of Blakes Estate to create a coherent new insertion into the broader historic context. These are to be read with the provisions of the Stellenbosch Urban Conservation Area overlay and it is assumed Municipal decision making would be informed by common purpose. Occupation of the residential units by students may be a reality, as it is elsewhere in Stellenbosch, but this has no direct bearing on heritage and is a planning matter.
SIG	Expresses concerns. Accept that the buildings to be demolished have, with perhaps one exception no great heritage value. But the current streetscapes are attractive, have value and establish the atmosphere from town at this approach. SIG have reservations about developments that include retail outlets and will virtually certainly mean the felling of a number of mature trees.	Noted. Noted. The area does form part of the Stellenbosch Historical core and the contribution this area makes to the townscape has been identified. The retention, protection and enhancement of the contribution the treescape makes have been explicitly considered. A tree survey was undertaken, and recommendations made as to which trees must be maintained and which could be replaced. A landscape statement establishes principles which have been incorporated into a Landscape Framework and the Development Plan.

		The report acknowledges that successful tree protection will depend on detailed work at a later stage in design development which addresses: • A dedicated tree protection plan both for during construction and future management of the existing and proposed trees. • Correct choice of street tree species. • Creative application of green within the development including creative application of greening on basement levels. • An integrated services approach of all systems (Water, pedestrian, vehicular and other) The Stellenbosch Urban Conservation Area Overlay Zone, sections c) and d) provide explicit and adequate legal bases to ensure compliance. Change is acknowledged but should not, in and of itself, be cause for concern. The report argues that the proposal is more in keeping with the heritage considerations of the Stellenbosch Historic Core This is not a heritage matter and the proposals are in accordance with existing policies and guidelines.
	Buildings that front immediately on or very close to the pavements will further transform the streetscapes**.**	Provision is made for the protection of mature trees. See above.
	Currently many retail and commercial premises in Stellenbosch are vacant. Moreover, the need for such premises and for high-density residential premises can be met elsewhere, for instance, further along Adam Tas / R44, where such developments would be less out of place and far less visible to tourists. The proposal should not be approved without conducting a site visit, and, if approval be granted, to set conditions to ensure that minimal damage is done to the current streetscapes. For instance, larger trees should as a rule not be felled and particularly fine specimens should even be ring-fenced against felling. Consideration should be given to retain the existing set back of buildings from du Toit Street. The front gardens should also be kept.	The retention of existing setbacks and front gardens is not supported by heritage considerations or the historic development patterns in the core and articulated in the provisions of the Overlay Zone.
	Should the current application be approved the SIG suggests that the basement should not rise above the ground level.	This detail can only be resolved at SDP level, however, the basement level is not totally below grade. The interface with the street has thus received design attention to ensure this does not impact negatively with the streetscape and should be stringently enforced by the municipality. The proposal that all parking be provided below grade with only one entry point has a major benefit of taking individual garage entrances and unsightly parking lots off the streets. It emphasises a pedestrian oriented streetscape in a town centre typified by its walkability.

L Koetsier 22 Alexander street	Strongly objects. Most homes are 70 years or older especially in Stellenbosch, old buildings must be preserved at all costs. It is going to have a very detrimental effect on the traffic. I will no longer have privacy as my erf is directly adjacent to it and buildings are double storey. Furthermore, I also believe that such a development will negatively affect the value of my property. The development I understand is going to be high density housing will not fit in this environment at all and which may also mean that it may become a less affluent neighborhood. Stellenbosch must be preserved in its original form, especially the town center area.	Noted. With one exception, the buildings have been assessed as Not Conservation Worthy. This is a planning matter. This is a planning matter. This is not a heritage matter. This is not a heritage matter. The protection of the essential elements of Stellenbosch's heritage character are clearly articulated in policy and law and it is argued that this will not be negatively affected.
Paul Kruger	It is commendable that significant trees are regarded as such an important element in terms of heritage considerations. However it appears that this is not a comprehensive list, both in terms of affected properties as well as adjacent ones. It is essential that a comprehensive list of significant AND large trees is drawn up to preserve the current green heritage. Those properties not included in the current development are indicated as "future", which makes it essential for it to be included in the list now for future consideration. The proposed green belt, which envisages the planting of new trees, will take many, many years to reach the current status. It would therefore make much more sense to retain as much of what is already there than to demolish and replace it.	Noted. Since the properties are proposed to be redeveloped, and this will entail the creation of basement parking across the development site, all trees and structures within the properties affected will have to be removed. The focus has therefore been on the significance of the treescape in the public environment, and its protection and enhancement. The Landscape Framework Plan provides further principles for establishing green corridors and interstitial spaces. The recommendations can only be elaborated at SDP and detailed design stage.

14.1 Comments on **second** advertising period

4 comments were received: the Drakenstein Municipality Heritage Resource Management Section have no issues with the proposal at this stage of the application. The proposal was opposed by SIG, L Koetsier of 22 Alexander street and P Kruger of 10 Alexander street. These are summarised and responded to below and included in full in Annexure E2.

I&AP	Comment summary	Response
Drakenstein Mun. heritage K Robinson	No issues at this stage of the application.	Noted.
L Koetsier 22 Alexander st	My objections remain the same as previously. and I am completely against this development. • The historical character of Stellenbosch will no longer exist with this planned development; • Traffic in Stellenbosch are already a nightmare, this will make it even worst with more people residing in the same area; • The houses in Du Toit and Alexander Streets are 70 years and older. This is part of the historical character. • With double or three story buildings all our privacy will be gone; • The development of this area will most properly have a negative impact on the value of our property.	Noted. The analysis argues that the significant historical character of the Stellenbosch core does not reside in this residential area, with the except of the value the treed streetscape provides. This is a planning matter. With one exception, the buildings have been assessed as Not Conservation Worthy This is not a heritage matter. This is not a heritage matter. The protection of the essential elements of Stellenbosch's heritage character are clearly articulated in policy and law and it is argued that this will not be negatively affected.
Paul Kruger 10 Alexander st	It is noted that the municipal guidelines regarding mature trees only have regard to those within the road reserve and concerns the impact of the development on the growth of such mature trees, or where it would necessitate the undesirable pruning or removal of such trees or its branches. In addition, the Municipality may enforce a street building line for a basement set back from the street boundary if, in the opinion of the Municipality, the structure will interfere with the root system and growth of any mature trees within the abutting public road; In response to your original comments on my objection in the first report (*see p80 above*), this creates the potential for a very significant unintended and unforeseen environmental impact. By way of an example of how four trees contained in the attached pictures are bound to be affected. 1. Tree 1, marked in yellow, is a Wild Fig tree, a species described in the tree survey as both indigenous and desirable. This tree is approximately 100	It is accepted that mature trees within the adjoining properties to Mr Kruger add value to his own and the loss of mature trees is always a matter of legitimate concern. As the landscape statement acknowledges, the historic town of Stellenbosch is typified in part by avenues of street trees and the overall impression is of a town with an embedded and lush appearance and the real importance of the oak tree as a symbol of the town "Eikestad", with leafy residential pockets steeped in history and natural beauty. On the site there are significant trees as street trees and large trees embedded in the private gardens which contribute to a green matrix, this in turn creates the perception of a dense green pocket.

	years old, and a magnificent landmark in a core entry portal to Stellenbosch. It is, however, not situated within the road reserve, but a mere 2m from it. More importantly; it is a mere 65 cm from my neighbour, in 8 Alexander Street, which will form the core of the development. Development will be right up the very edge of the street, which means that this tree will be affected in all aspects indicated above concerning trees in the road reserve. In addition, the tree forms an integral part of the landscaping of my property. Its loss it will not only be a huge aesthetic loss, but also impact negatively on the value of my property. 2. The tree marked 2 in the photo is also a mature White Stinkwood tree, a highly desirable indigenous tree which should ideally be retained. It is a mere 85cm from my border with 8 Alexander Street. 3. The trees marked 3 and 4 is in number 7 Du Toit Street. Number 3 is a huge, very mature English Ash tree, situated right at the back of the plot, 2 m from my border. Number 4 is another mature White Stinkwood, a mere 1.3m from my border with 7 Du Toit Street. If, as you say, all trees and structures within the properties affected will have to be removed, it would not only have a serious environmental impact, it would significantly affect the value and aesthetics of my property. In its response to the first report, the municipality had no objection in principle to the proposed development but recommended that any work proposed within this area **must tie in with the remaining structures that do not form part of the collection of erven.** Whilst I can only comment about the impact of this aspect on me, there is, no doubt, similar situations in many of the other erven which is marked, like mine, as "future developments". The report acknowledges that successful tree protection will depend on detailed work at a later stage in design development. I contend that this will be too late to save a substantial number of trees which, unlike some of the rather ordinary structures which will be demolished, contribute handsomely to the green environmental character of a major portal to the historic town of Stellenbosch.	As the new proposal is for a higher density development the relative ratio of green to built form will undoubtedly be affected. If it is accepted that the development will contribute positively to the town as a more urban intervention, acknowledging the existing green structures and their importance will assist in creating suitable green connections from within the proposed development to the existing green systems. The existing significant street trees will be maintained and the resulting street interface will be suitably developed to provide a positive urban edge. This weft and weave of green elements and creative interventions within the development will ensure an integrated urban intervention.
SIG	Confirms its comment of 2021-12-13 and adds the additional critique that the erven bordering on Du Toit and Alexander Streets form part of an established residential area in the historic core of Stellenbosch and the residences in their mature trees and shrubs setting contribute to the heritage of Stellenbosch. The Adam Tas Corridor has been identified as the most suitable area for development to take the pressure off the historic town and the proposed development should be implemented within the Adam Tas Corridor and the existing extensive area should retain its tranquil, historic character. 1. If heritage is understood very narrowly, as pertaining only to buildings, other edifices, natural features and trees, the SIG has few grounds to lodge an	It is contended that whilst the green character of this area does have significance to the historical character of Stellenbosch, particularly at this gateway position, the mid-century single residential character is an anomaly in respect of the character of the historic core which is more urban than suburban. Noted.

	objection. The buildings that are to be demolished have, with perhaps one exception no great heritage value. 2. However the heritage of a town also comprises streetscapes, atmosphere, established forms of land use, etc. The current streetscape of Du Toit Street is both extremely attractive and highly typical of fairly up-market residential areas in larger Boland towns and in some suburbs of Cape Town. Although the actual houses may not be of great heritage value, the predominance of trees and larger shrubs creates an atmosphere that should not be surrendered easily. This partly holds for Alexander Street as well. The streetscapes in the affected area is what first strikes many visitors (in tour buses) who approach from Adam Tas Road. For them it establishes the atmosphere of the town. 3. Therefore the SIG has great reservations about developments that include retail outlets and will virtually certainly mean the felling of a number of mature trees. Buildings that front immediately on or very close to the pavements will further transform the streetscapes. *It is possible to destroy the heritage of an area while leaving isolated "monuments" in place.* 4. Visitors from Europe in particular often remark that Stellenbosch preserves an atmosphere that reminds them of towns in their home country *in the past*. Mixed-use developments, that include retail and commercial premises, are purely utilitarian and can be found anywhere in the world. 5. Currently many retail and commercial premises in Stellenbosch are vacant. Moreover, the need for such premises and for high-density residential premises can be met elsewhere, for instance, further along Adam Tas / R44, where such developments would be less out of place and far less visible to tourists. Although this point does not bear on heritage *directly*, it provides an additional reason for considering carefully what will be lost if the development went ahead. 6. The proposal should not be approved without conducting a site visit, and, if approval be granted, to set conditions to ensure that minimal damage is done to the current streetscapes. For instance, larger trees should as a rule not be felled and particularly fine specimens should even be ring-fenced against felling. Consideration should be given to retain the existing set back of buildings from du Toit Street. The front gardens should also be kept. 7. Should the current application be approved the SIG suggests that the basement should not rise above the ground level. A high basement isolates the building from the street and reduces contact between the shops and the general public walking on the adjoining pavement.	Agreed, the analysis assessed the broader character of the historic core as its starting point. This is correct but does not necessarily provide significant heritage-related character. See comments to P Kruger above. This is acknowledged and supported in general terms. The presence of retail outlets is not a heritage issue and does not undermine the character of the Stellenbosch historical core. The negative impacts of felling of trees on private property is acknowledged and has been responded to above. Mixed use development including commercial uses does not, in and of itself, undermine the character of the Stellenbosch historical core. This is not a heritage matter. In the main, it is agreed that basements that rise above ground level can have a detrimental impact upon the streetscape. However, the containment of all parking within the basement is considered a significant benefit in this instance and the urban design framework and development response has placed particular attention to the resolution of the street interface.

16. Recommendations

It is recommended that Heritage Western Cape:

- Endorses this report as having met the requirements of Section 38(3) of the NHRA;
- In terms of Section 38(4) of the NHRA approves the proposed demolitions of all structures older than 60 years on Unregistered Erf 17363 (a consolidation of Erven 282, 283, 284, 285, 286, 287, 288, 289, 295 and 299) in Stellenbosch;
- In terms of Section 38(4) of the NHRA approves the proposed consolidation, rezoning and development of Unregistered Erf 17363 (a consolidation of Erven Erven 282, 283, 284, 285, 286, 287, 288, 289, 295 and 299) in Stellenbosch, provided it is generally in accordance (in all heritage related matters) with the Plans and associated Urban Design and Landscaping Guidelines appended to this report as Annexure D2.

References

Fransen H(2004) The Old Buildings of the Cape

GAAP et al (May 2019) Adam Tas Corridor development Concept

Hofmeyer A (1967) Die meulsloot *Die kleurige geskiedenis van die molenwater en die korenmeule van ou-Stellenbosch*

KrugerRoos (1997) Stellenbosch Conservation Strategy Development Guidelines

Prof Dr F Smuts (1979): Editor: Stellenbosch Three Centuries

Stellenbosch Municipality Heritage Survey & Management Plan May 2018 Phase 3 Report

Stellenbosch Municipality Spatial Development Framework July 2019

ANNEXURE A: HWC Response to NID

Our Ref: HM/ CAPE WINELANDS / STELLENBOSCH / ERVEN 282, 283, 284, 285, 286, 287, 288 & 289, DU TOIT STREET; AND 299 & 295, ALEXANDER STREET STELLENBOSCH
Case No.: 21061804SB0621E
Enquiries: Stephanie Barnardt
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ILifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

Cindy Postlethwayt
cindy@cpheritage.co.za

RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: HIA REQUIRED
In terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003

NOTIFICATION OF INTENT TO DEVELOP: PROPOSED TO DEMOLITION OF EXISTING STRUCTURES ON SITE AND DEVELOP A MIXED USE, MEDIUM DENSITY DEVELOPMENT ON ERVENS 282, 283, 285, 287, 288, 289 DU TOIT STREET AND 8 AND 16 ALEXANDER STREET, STELLENBOSCH, SUBMITTED IN TERMS OF SECTION 38(1) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

CASE NUMBER: 21061804SB0621E

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter received. This matter was discussed at the Heritage Officers Meeting held on 1 July 2021.

You are hereby notified that, since there is reason to believe that the proposed to demolition of existing structures on site and develop a mixed use, medium density development on Ervens 282, 283, 285, 287, 288, 289 Du Toit Street and 8 and 16 Alexander Street, Stellenbosch will impact on heritage resources, HWC requires that a Heritage Impact Assessment (HIA) that satisfies the provisions of Section 38(3) of the NHRA be submitted. Section 38(3) of the NHRA provides

*(3) The responsible heritage resources authority must specify the information to be provided in a report required in terms of subsection (2)(a): **Provided that the following must be included:***
(a) The identification and mapping of all heritage resources in the area affected;
(b) an assessment of the significance of such resources in terms of the heritage assessment criteria set out in section 6(2) or prescribed under section 7;
(c) an assessment of the impact of the development on such heritage resources;
(d) an evaluation of the impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development;
(e) the results of consultation with communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources;
(f) if heritage resources will be adversely affected by the proposed development, The consideration of alternatives; and
(g) plans for mitigation of any adverse effects during and after the completion of the proposed development.

(Our emphasis)
This HIA must in addition have specific reference to the following:
- VIA on townscape and built-environment study.

Our Ref: HM/ CAPE WINELANDS / STELLENBOSCH / ERVEN 282, 283, 284, 285, 286, 287, 288 & 289, DU TOIT STREET; AND 299 & 295, ALEXANDER STREET STELLENBOSCH
Case No.: 21061804SB0621E
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Erfenis Wes-Kaap
Heritage Western Cape

The HIA must have an overall assessment of the impacts to heritage resources which are not limited to the specific studies referenced above.

The required HIA must have an integrated set of recommendations.

The comments of relevant registered conservation bodies; all Interested and Affected parties; and the relevant Municipality must be requested and included in the HIA where provided. Proof of these requests must be supplied.

Please note, should you require the HIA to be submitted as a Phased HIA, a written request must be submitted to HWC prior to submission. HWC reserves the right to determine whether a phased HIA is acceptable on a case-by-case basis.

If applicable, applicants are strongly advised to review and adhere to the time limits contained the Standard Operational Procedure (SOP) between DEADP and HWC. The SOP can be found using the following link http://www.hwc.org.za/node/293

Kindly take note of the HWC meeting dates and associated agenda closure date in order to ensure that comments are provided within as Reasonable time and that these times are factored into the project timeframes.

HWC reserves the right to request additional information as required.
Should you have any further queries, please contact the official above and quote the case number.

.....
Colette Scheermeyer
Deputy Director

Heritage Western Cape
Erfenis Wes-Kaap
ILifa leMveli leNtshona Koloni

30 July 2021

www.westerncape.gov.za/cas

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ANNEXURE B: Survey sheets, building plans & photographs

(included as a separate e-file)

ANNEXURE C: Criteria heritage significance

Cultural significance is defined as: aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value or significance. The national estate includes, inter alia, places, buildings, and structures of cultural significance; historical settlements and townscapes; and landscapes and natural features of cultural significance (NHRA)

Section 3(3) of the NHRA identifies criteria for assessing the significance of a place. In respect of those values relevant to this property, a place has heritage significance, inter alia, because of:

a) Historical value
- It is important in the community or pattern of history (including in the evolution of cultural landscapes and settlement patterns; association with events, developments or cultural phases) or illustrates an historical period
- It has a strong or special association with the life or work of a person, group or organisation of importance in history
- its strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;
- It has significance relating to the history of slavery

b) Architectural value
- *i.* It is significant to architectural or design history or is the work of a major architect or builder
- *ii.* It is an important example of a building type, style or period
- *iii.* It possesses special features, fine details or workmanship

c) Aesthetic value

It is important in exhibiting particular aesthetic characteristics valued by a community or cultural group (including its contribution to the aesthetic values of the setting demonstrated by a landmark quality or having an impact on important vistas or otherwise contributing to the identified aesthetic qualities of the cultural environs or the natural landscape within which it is located)

d) Social value
- *i.* It is associated with economic, social or religious activity
- *ii.* It is significant to public memory
- *iii.* It is associated with living heritage (cultural traditions, public culture, oral history, performance or ritual)

e) Spiritual value
- *i.* It is associated with religious activity and/or phenomena
- *ii.* It is significant to a particular group relating to spiritual events and/or activities

f) Linguistic value
- *i.* It is associated with the custodianship and/or sustainability of a particular language or events associated with that language
- *ii.* It is significant to a particular group relating to the evolution and/or dissemination of a particular language

g) Technical/Scientific value
- *i.* Its possession of uncommon, rare or endangered aspects of South Africa's natural or cultural heritage
- *ii.* Its potential to yield information that will contribute to an understanding of South Africa's natural or cultural heritage;
- *iii.* Its importance in demonstrating a high degree of creative or technical achievement at a particular period;

iv. It is important to archaeology, palaeontology, geology or biology

The grading of heritage significance is based on the three-tier grading system used in the NHRA and HWC's guidelines "Grading: Purpose and management Implications" (16 March 2016).

ANNEXURE D1: Initial Development proposal (discarded)

The Urban Design Framework, Development Plan, tree survey, landscape statement and landscape framework are included in full in Annexure D. The proposed development is primarily residential (with limited mixed use) along Du Toit Street and midblock, with retail uses along the Adam Tas Service Road and office use on Alexander. It is based on a street defining perimeter block model. The Framework is premised on the assumption that the urban design principles at block and building scale can be replicated in the remainder of Blakes Estate to create a coherent new insertion into the broader historic context. A series of overarching principles are established to guide form, placement and scale in Blakes Estate, commenting too on permeability and connection. These are to be read with the provisions of the Stellenbosch Urban Conservation Area overlay. It proposes a "strong contemporary vertical form for gables and building edges, to compliment the adjacent historical town character as well as emphasise the gateway condition of the project. This needs to allow for additional height in certain positions on site." Significantly, all parking is proposed to be below grade with one entry point on du Toit Street.

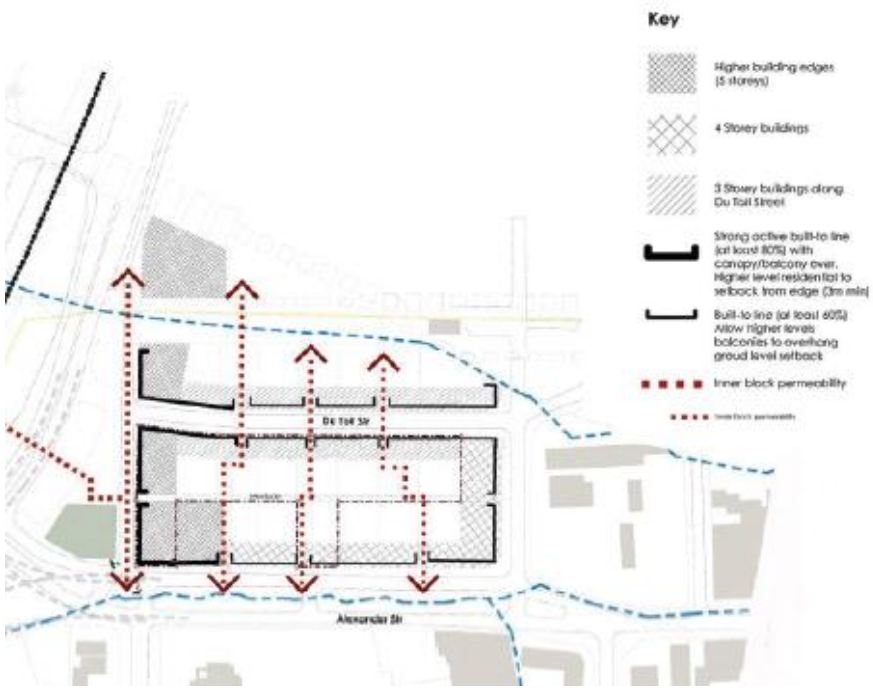
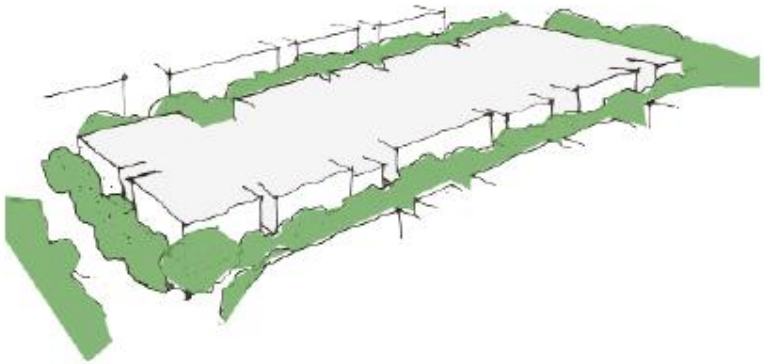
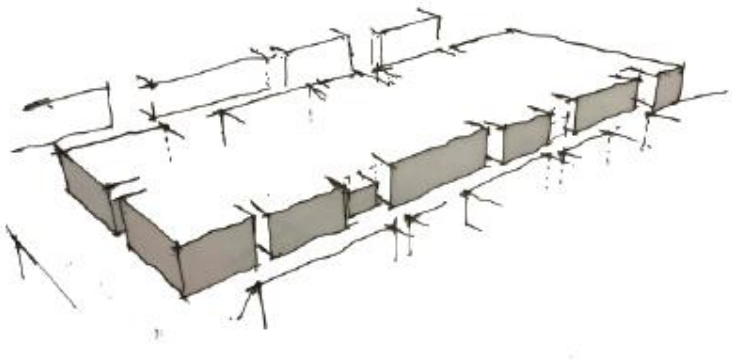


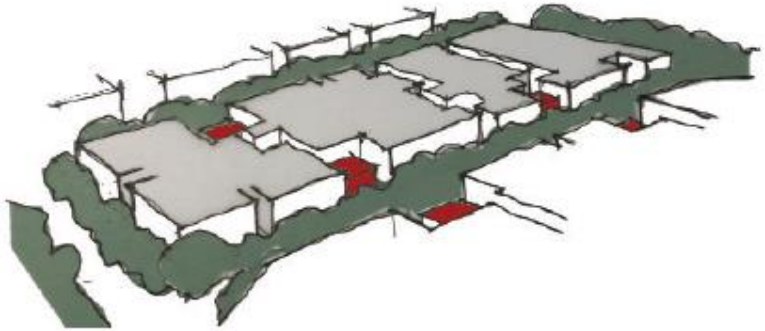
Figure 1: Key Overlay Principles of development (Urba)



SUPPORTING STREET-DEFINING **PERIMETER BLOCKS** IS PART OF URBAN DESIGN BEST PRACTICE AND A KEY ASPECT OF DENSIFICATION WITHIN A LOW RISE MEDIUM DENSITY ENVIRONMENT



PERIMETER BLOCKS HOLD THE STREET EDGES VIA BUILD-TO LINES RATHER THAN MINIMUM SET-BACKS



PERIMETER BLOCKS OFFER OPPORTUNITIES TO CARVE BACK INTO THE MASS IN ORDER TO SUPPORT MIDD BLOCK PERMEABILITY AND POINTS OF INTEREST ALOMG THE STRRET EDGES



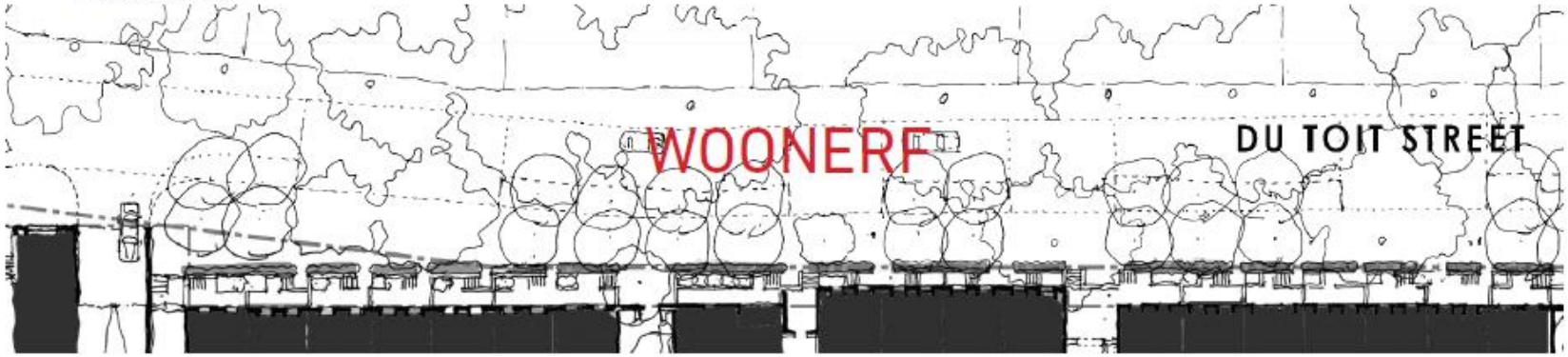
PERIMETER BLOCKS RESULTING IN GOOD STREET DEFINITION IS A REGOGNISABLE FEARURE OF HISTORIC STELLENBOSCH

Figure 2: Principles relating to massing and street definition at block scale (Urba)



Figure 3: Each perimeter block creates well defined streetscapes along with neighbouring perimeter blocks (Urba)

B1.2.2 WOONERF



Du Toit Street is envisaged as a **woonerf.** (Also refer landscape architects report).
The **woonerf** concept makes the street a shared space in which the imact and speed of car travel is mitigated by pinching and texturing the surfaces and actively landscaping the fringes. The purpose is to turn it into an urban room which invites informal use and improved surveilance from the flanking buildings that open up onto it.

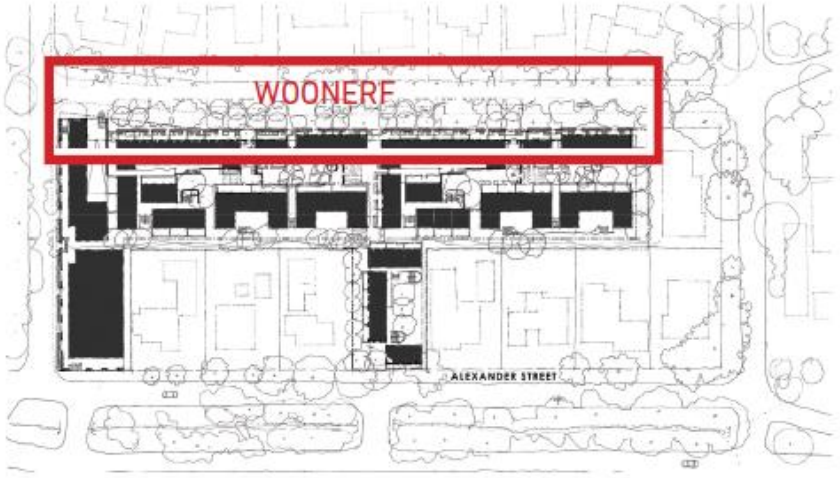




Figure: A typical Woonerf in the Netherlands



Figure 4: Proposed du Toit Street woonerf concept (Urba)

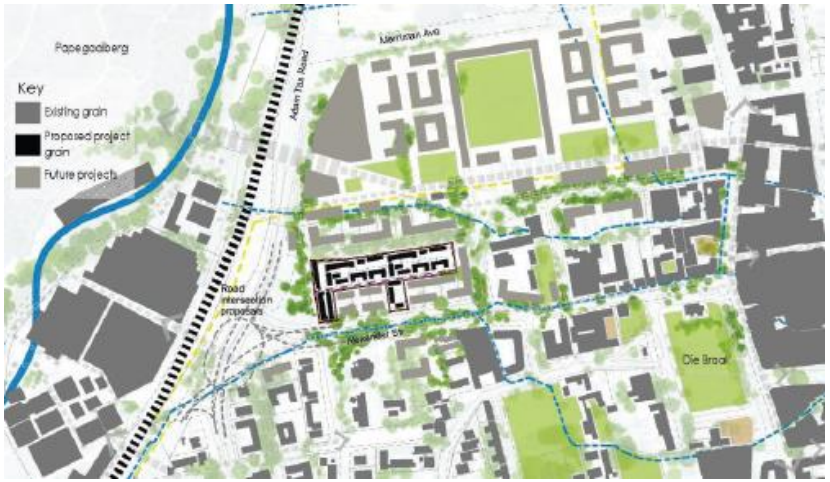


Figure 5: the proposal within current grain of urban fabric, indicating future development opportunities



Figure 6: the proposal in context

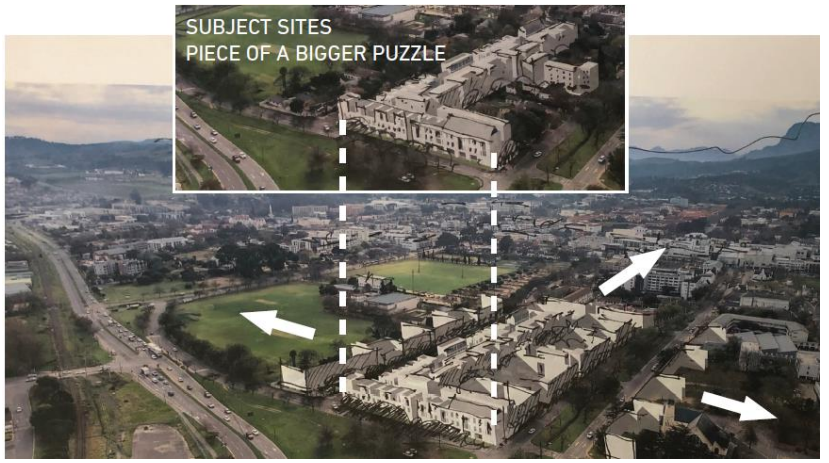


Figure 7: Development proposal extended into further development

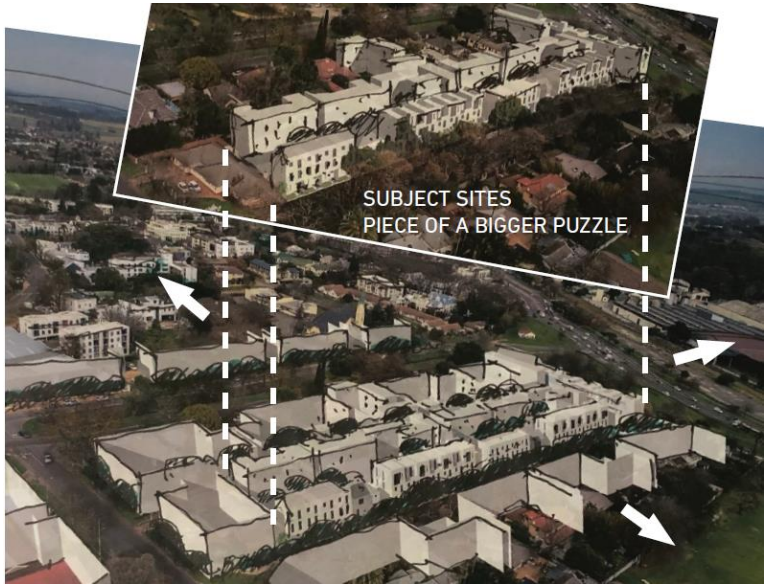


Figure 8: Development concept extended in Blakes Estate



Figure 9: Detailed principles at building scale: Stereotomic street wall

B1.3.2 THICKENING OF STREET FACING WALLS

this comparatively new building at 85 Dorp Street indicates how a facade can be thickened by introducing returning walls in plan. The space inside the U remains usable.

this plan of the Du Toit street interface demonstrates how doors and windows are recessed by introducing returning walls in a u-shaped arrangement

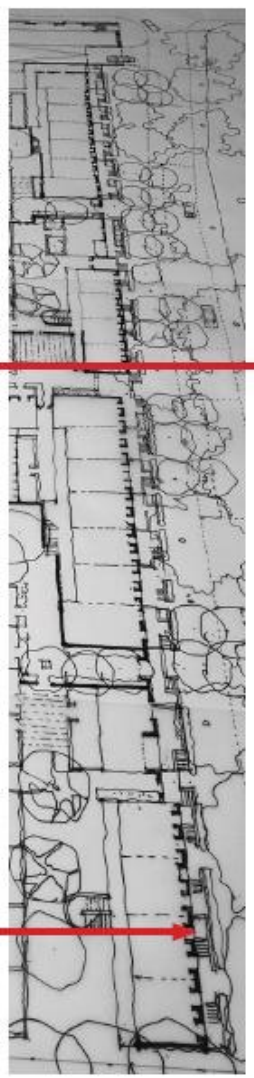




Figure 10: Detailed principles at building scale: Thickening of street facing walls

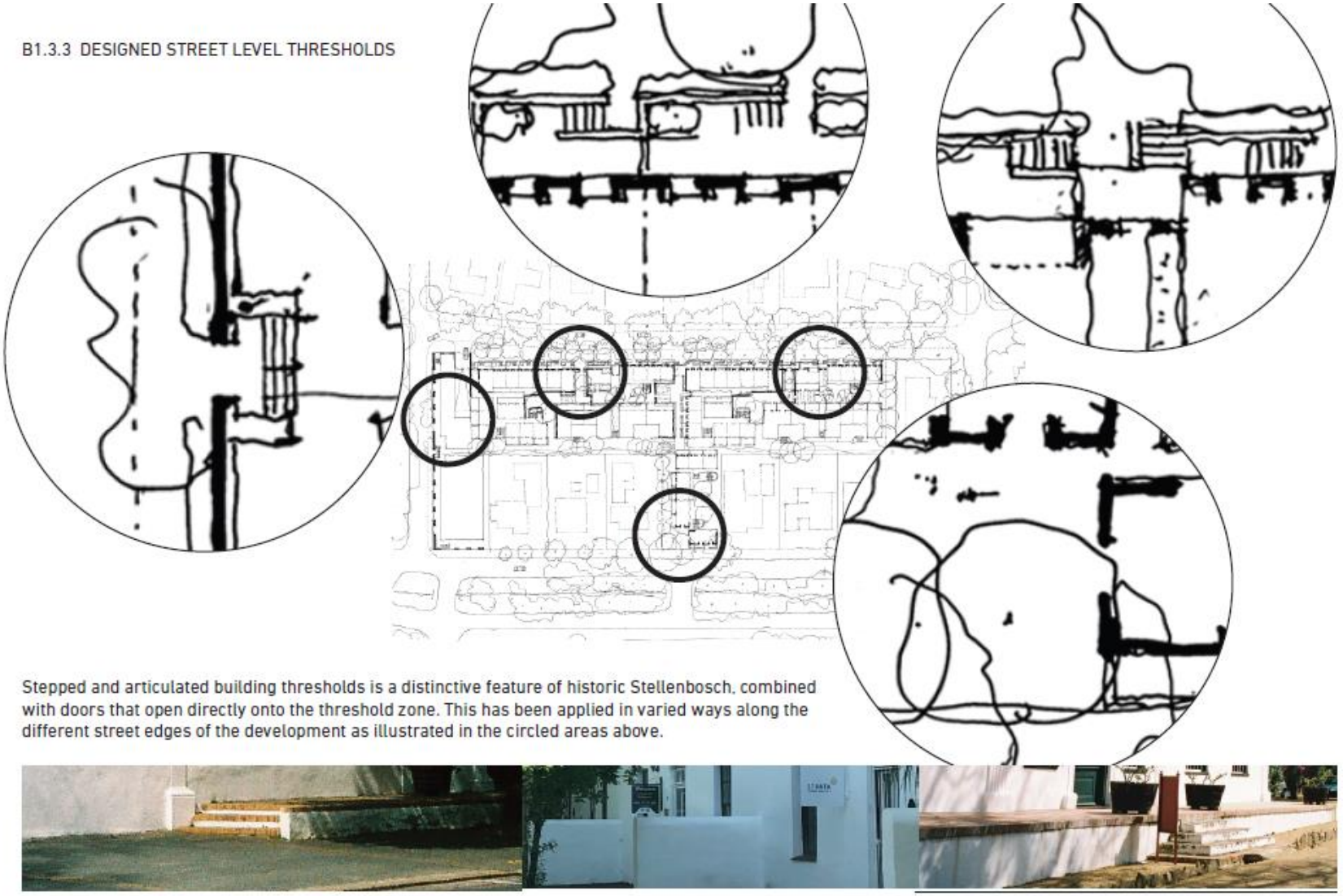


Figure 11: Detailed principles at building scale: Designed street level thresholds

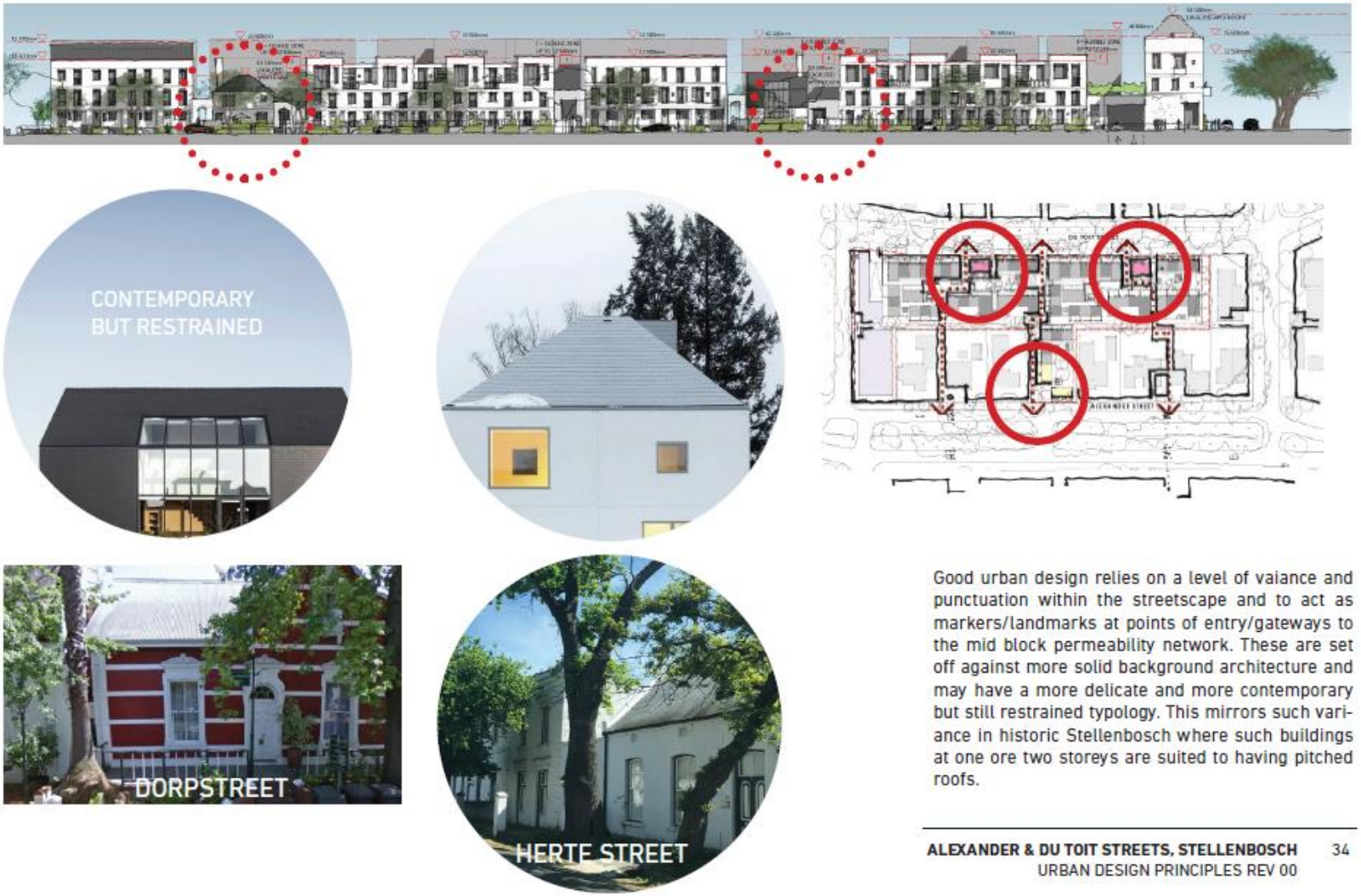
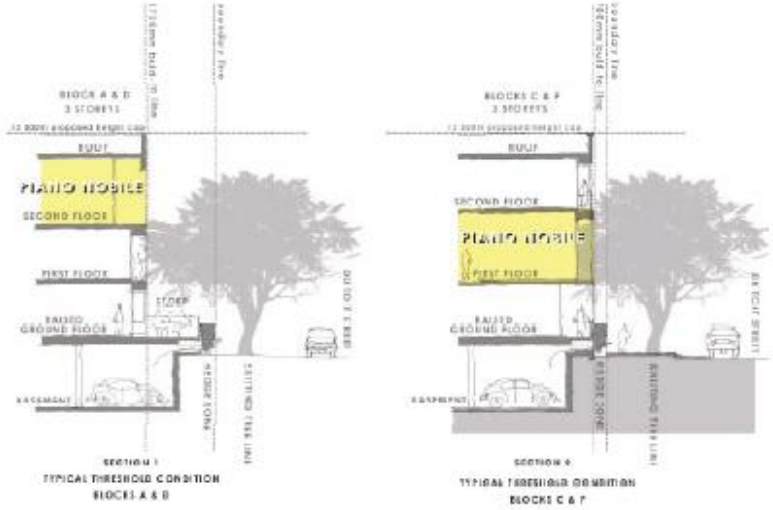


Figure 12: Detailed principles at building scale: Punctuation of street wall with smaller landmark sheds



Alternating position of deeper floors within street facing blocks as seen in elevation on Du Toit Street





Alternating position of deeper floors within street facing blocks as seen in section

Despite the fact that perimeter holding buildings are of uniform height an massing that ends with horizontal parapet walls, there is nuanced variation in openings and floor to floor heights in historic Stellenbosch.

Often contemporary blocks lack this variety which results in a sterile feel accross larger developments. Our proposal is to alternate the position of deeper floors between adjacent, street-facing blocks as well as alternating the detail of the threshold condition of each.

This results in a play of openings and floor heights that reinforces a perception of the blocks as buildings built over time.

Figure 13: Detailed principles at building scale: Alternating floor heights and openings within a simple canvas on street facades



Varied gateways in walls that bridge the gaps between buildings are found throughout historic Stellenbosch



Figure 70: Detailed principles at building scale: Varied gateways in connecting walls



Solid walls that grow from buildings as werf walls or gateway walls is a prominent feature of regional vernaculars. They demarcate space and create integrated transiotions



Figure 14: Detailed principles at building scale: Solid walls extending beyond the flanks of buildings







Example of a brise soleil panel on the bookend buildings of the Adam Tas Street facing facade.





Brise soleil detailing of various types is found throughout Stellenbosch and is a distinctive feature of architecture from the previous century. It compliments the white architecture well and provides delicate detailing and

Figure 15: Detailed principles at building scale: Brise soleil detailing

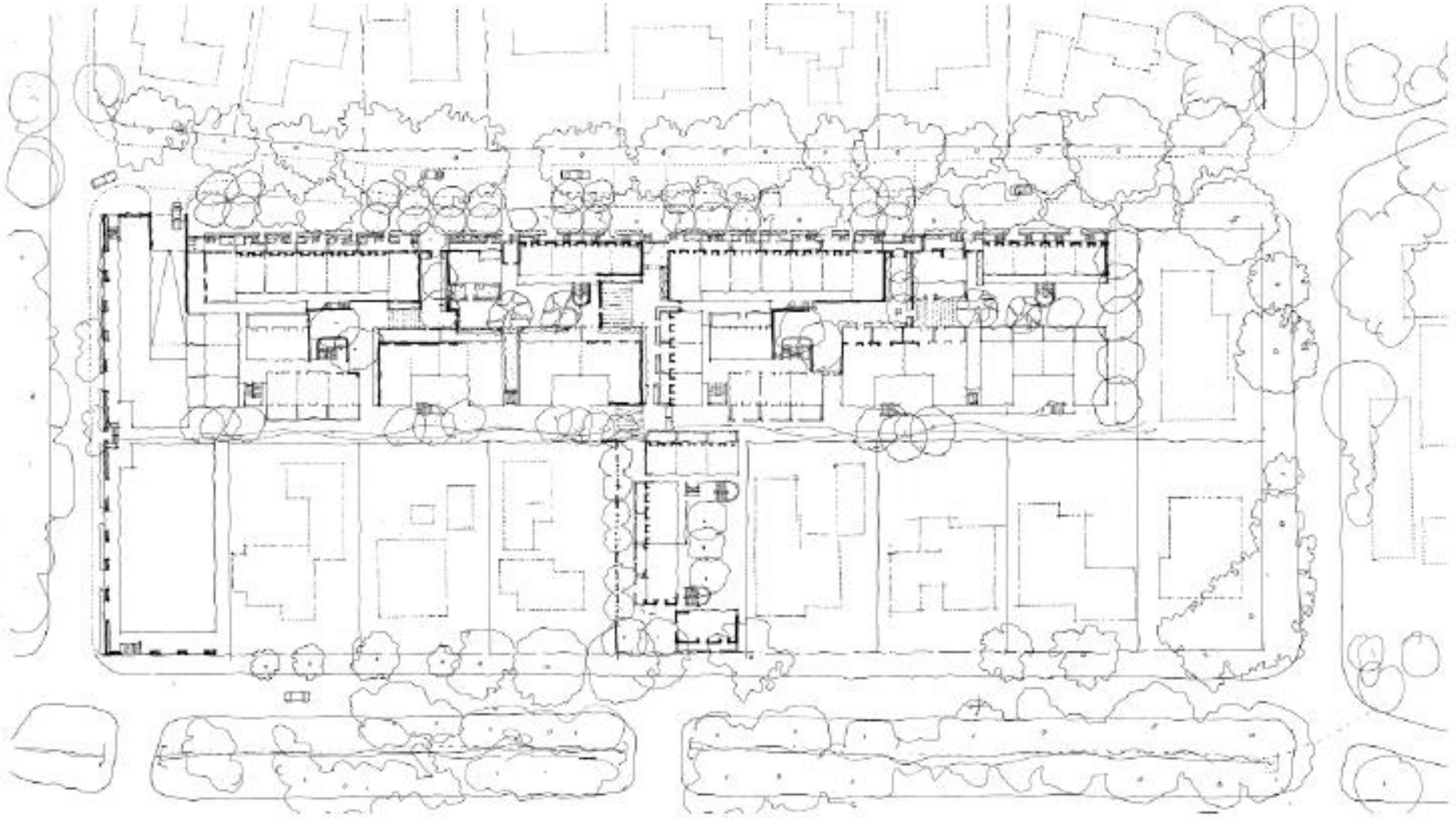


Figure 16: Freehand base plan (H Comri, Urba) illustrating integrated building mass, street thresholds and diverse interstitial spaces

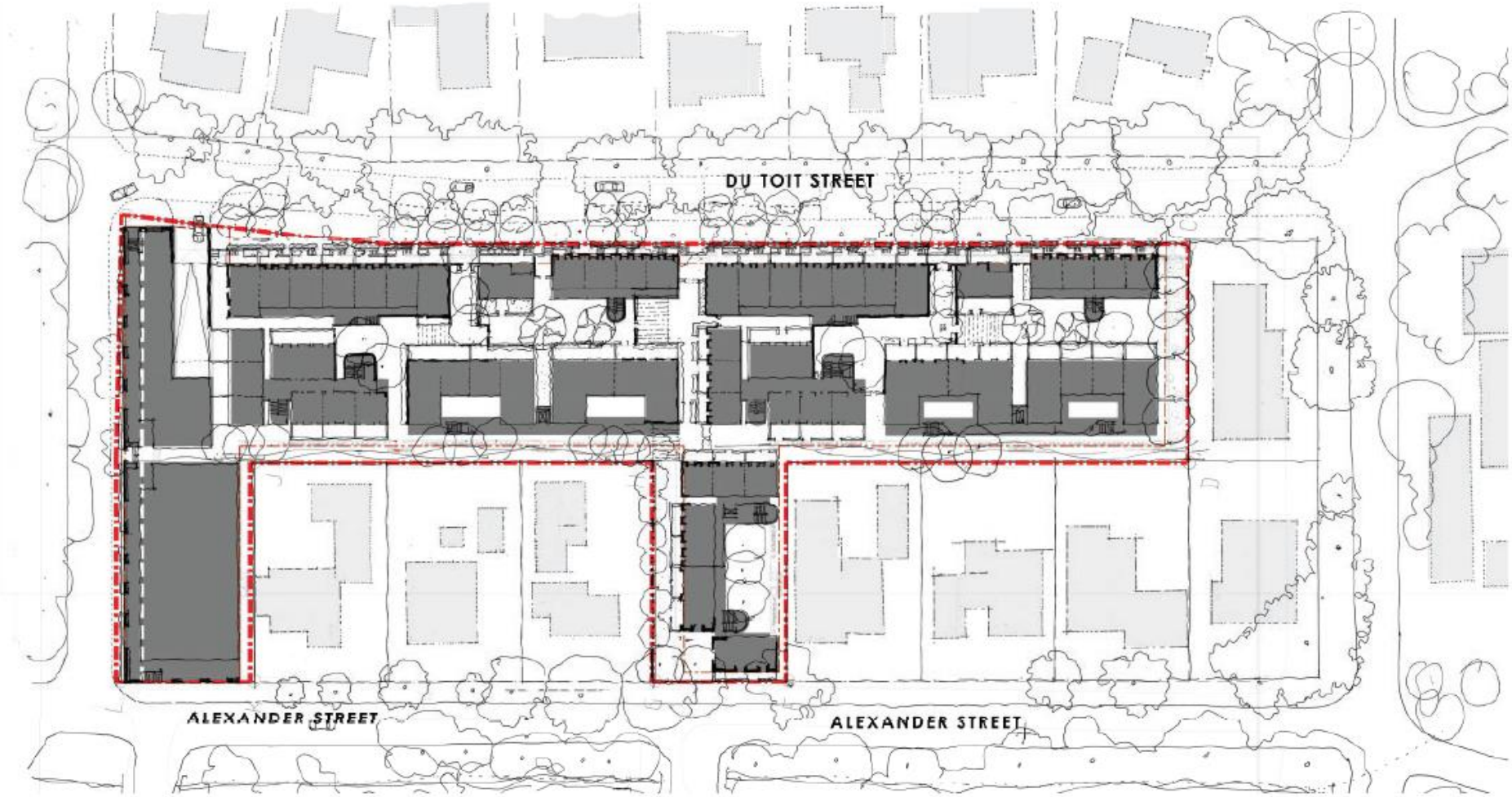


Figure 17: Full figure ground above basement, including horizontal circulation passages and vertical circulation zones

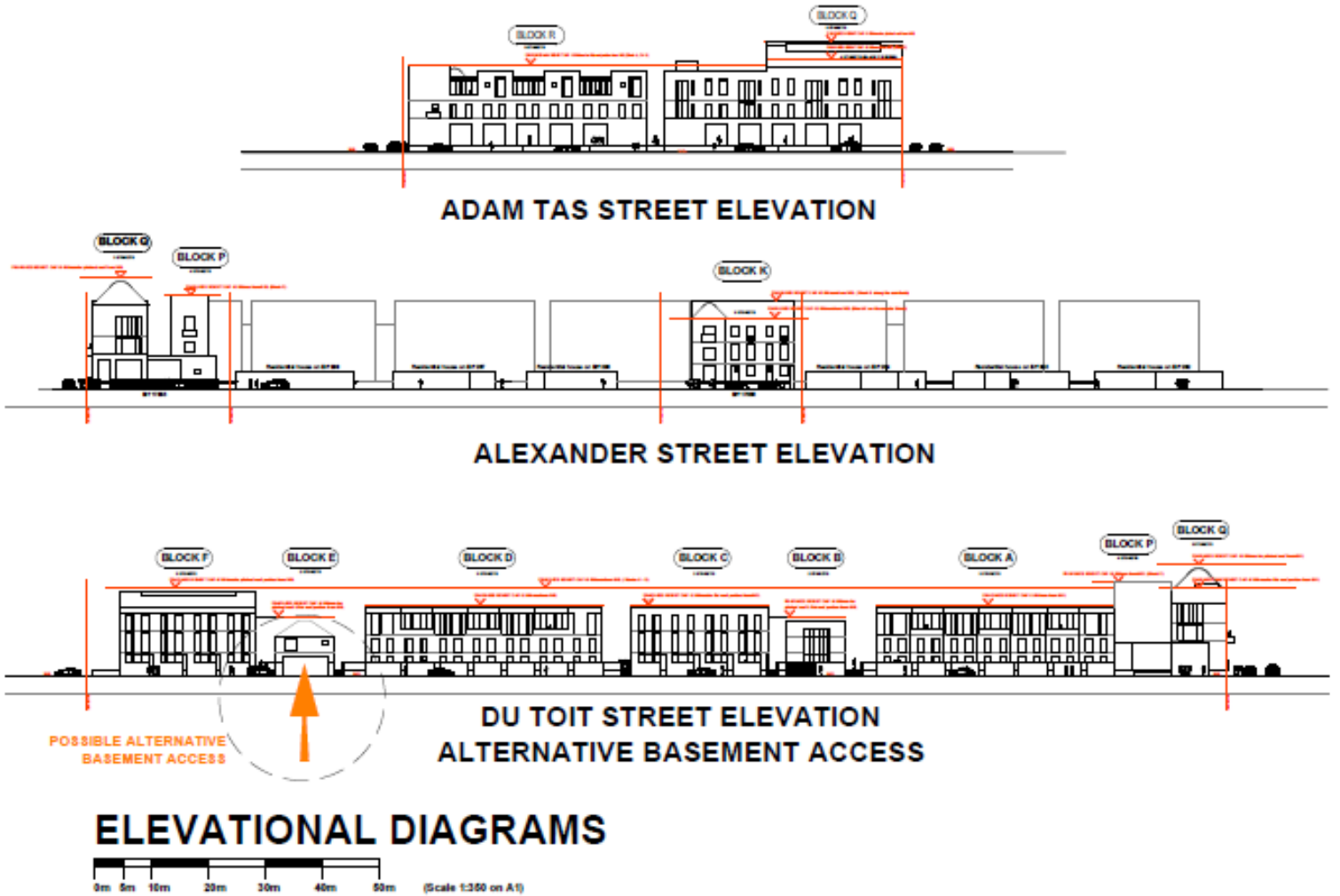
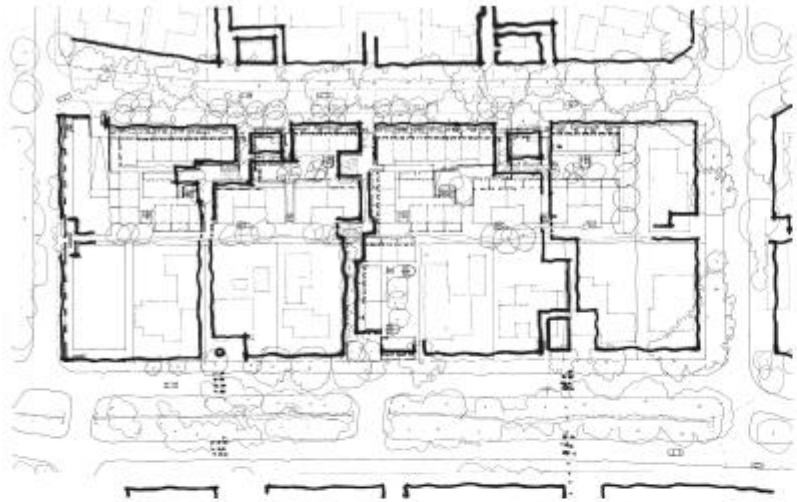
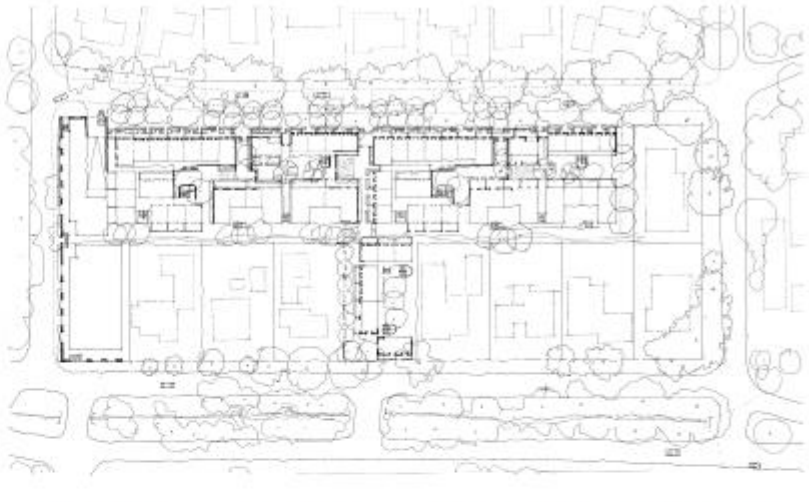


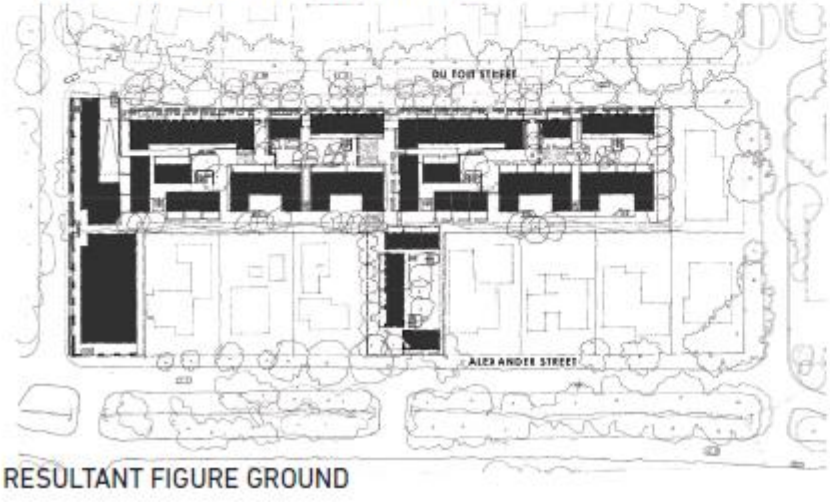
Figure 18: Elevation diagrams also indicating alternative basement access option, to be determined in the planning process



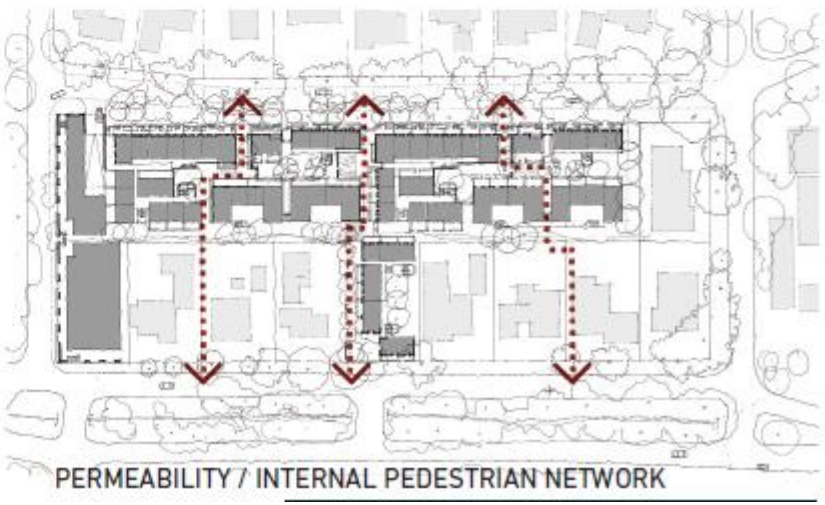
PROJECTED INTENSIFICATION DRIVEN PERIMETER BLOCKS
(TO SUPPORT GOOD STREET DEFINITION)



CRAFTING OF STREET THRESHOLDS AND INTERSTITIAL SPACES



RESULTANT FIGURE GROUND



PERMEABILITY / INTERNAL PEDESTRIAN NETWORK

Figure 19: Layering and placemaking



Figure 20: Land use

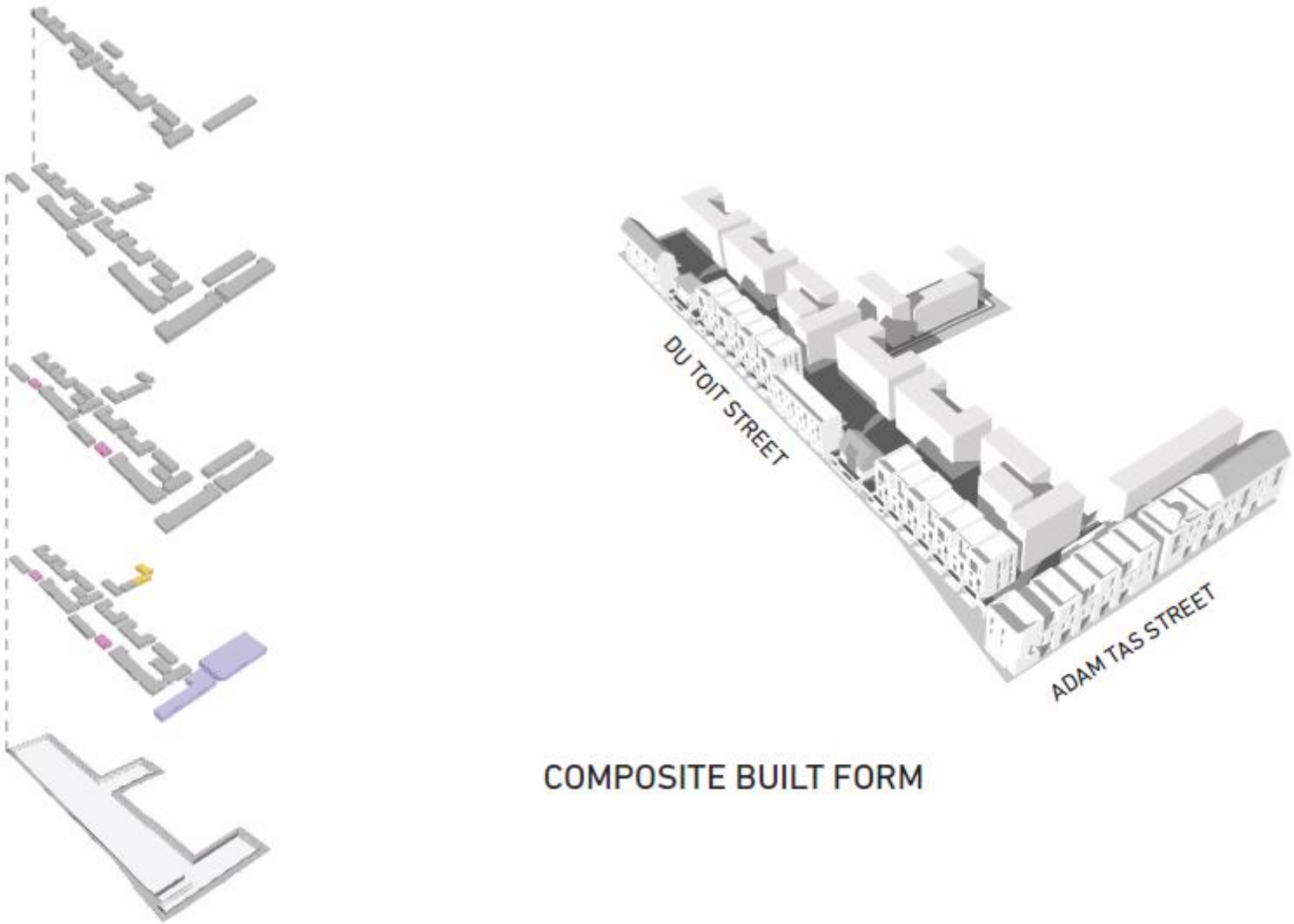


Figure 21: Composite built form indicating land uses at different levels from basement to fourth floor



Figure 22: Landscape framework: Typical spaces (Terra+)



Figure 23: Landscape framework: Green Matrix (Terra +)



Figure 24: Landscape framework: High Level Framework Plan - green corridors and interstitial spaces (Terra +)

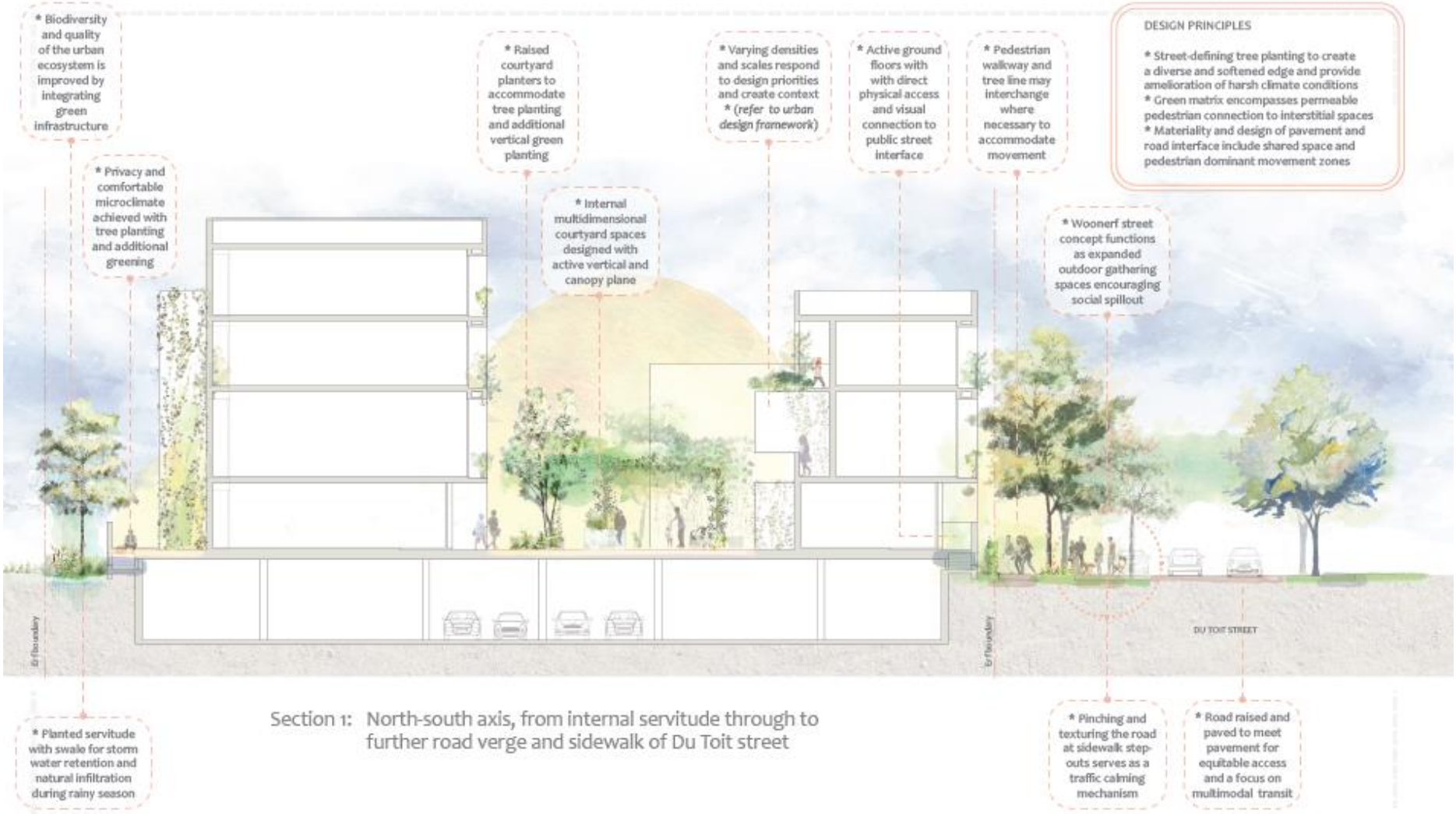


Figure 25: Landscape framework: illustrative section (Terra +)

ANNEXURE D2: Final Development proposal

((separate e-files)

Public Participation First Round

NOTICE

APPLICATION IN TERMS OF THE NATIONAL HERITAGE RESOURCES ACT (NHRA), 1999, ACT 25 OF 1999

Notice is hereby given that an application in terms of Section 38(4) of the NHRA will be submitted to Heritage Western Cape regarding the following property:

UNREGISTERED ERF 17363 (A CONSOLIDATION OF ERVEN 282, 283, 284, 285, 286, 287, 288, 289, 295 & 299) ALEXANDER AND DU TOIT STREETS, STELLENBOSCH (5, 7, 9, 11, 13, 15, 17 and 19 Du Toit Street and 8 & 16 Alexander Street)

It is proposed to demolish all the buildings on the site and construct a primarily residential, mixed-use development.

Members of the public and Interested and Affected Parties are invited to comment on the application. An electronic copy of the application can be obtained from: Ms. C Postlethwayt at cindy@cpheritage.co.za.

Any person wishing to object or comment **on heritage grounds** to the application must make such comment /objection in writing to Ms. C Postlethwayt at cindy@cpheritage.co.za on or before **13 December 2021.**

Kindly note that objections or comments that are not made on heritage grounds will not be considered. Late objections/comments received after 13 December 2021 may be ignored.

Erfestad Vuus Proof

From: Cindy Postlethwayt
To: "cindy@cpheritage.co.za"
Bcc: "katherine.robinson@stellenbosch.gov.za"; "Kaizer.Makati@stellenbosch.gov.za"; "Lauren"; "info@stellenboschheritage.co.za"; "Patricia Botha"; "SIG Info"; "Johannie.Serdyn@stellenbosch.gov.za"; "Japie de Vos"; "christine.havenga@firstplan.co.za"
Subject: NOTICE FOR COMMENT IN TERMS OF THE NHRA
Date: 12 November 2021 06:52:00 AM
Attachments: NOTICE for comment email.pdf

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APPLICATION IN TERMS OF THE NATIONAL HERITAGE RESOURCES ACT (NHRA), 1999, ACT 25 OF 1999

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LOCAL/ DISTRICT MUNICIPALITY: Stellenbosch Municipality
STREET ADDRESS: 5, 7, 9, 11, 13, 15, 17 and 19 du Toit street and 8 & 16 Alexander street

Short Description of the work to be done: It is proposed to demolish all the buildings on the site and construct a primarily residential, mixed-use development.

Members of the public and Interested and Affected Parties are invited to comment on the application. The attached notice provides a dropbox link to obtain an electronic copy of the application

Any person wishing to object or comment **on heritage grounds** to the application must make such comment /objection in writing to Ms. C Postlethwayt at cindy@cpheritage.co.za on or before **13 December 2021.**

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Notice date: 12 November 2021

Regards

Cindy

Cindy Postlethwayt PHP (APHP), MCRP (UCT)
HERITAGE – POLICY & STRATEGY – TOWN PLANNING
e cindy@cpheritage.co.za cell 084 354 0096

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Kindly note that objections or comments that are not made on heritage grounds will not be considered. Late objections/comments received after 13 December 2021 may be ignored.

Notice date: 12 November 2021

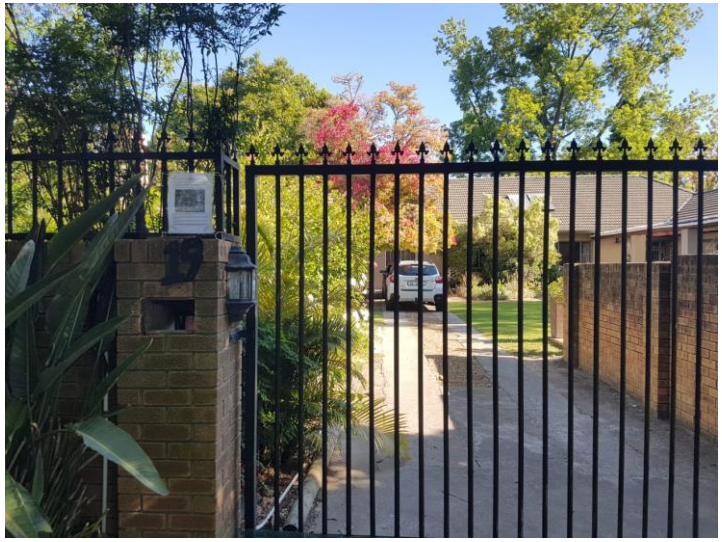





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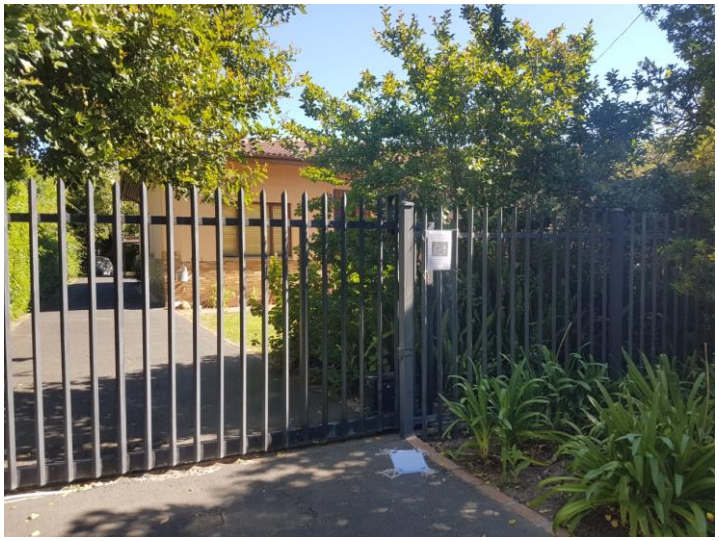

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ABC
SECURITY
021 887 4777



Public Participation Second Round

Our Ref: HM / CAPE WINELANDS/ STELLENBOSCH/ UNREGISTERED ERF 17363
Case No: 21061804SB0621E
Enquiries: Stephanie Barnardt
E-mail: Stephanie.Barnardt@westerncape.gov.za
Tel: 021 483 5959

ILifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

Cindy Postlethwayt
Cindy@cpheritage.co.za

RESPONSE TO HERITAGE IMPACT ASSESSMENT: RECORD OF DECISON
In terms of Section 38(4) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003

HERITAGE IMPACT ASSESSMENT: PROPOSED REDEVELOPMENT OF UNREGISTERED ERF 17363(A CONSOLIDATION OF ERVEN 282, 283, 284, 285, 286, 287, 288, 289, 295 & 299) ALEXANDER AND DU TOIT STREETS, STELLENBOSCH, SUBMITTED IN TERMS OF SECTION 38(1) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

The matter above has reference.

This matter was discussed at the Impact Assessment Committee (IACOM) held on 15 February 2023.

RECORD OF DECISION:
The Committee endorses the heritage impact assessment prepared by Cindy Postlethwayt and dated January 2023 as meeting the requirement of S.38(3) of the NHRA and further supports the recommendations of the HIA as follows:

1. In terms of Section 38(4) of the NHRA approves the proposed demolitions of all structures older than 60 years on Unregistered Erf 17363 (a consolidation of Erven 282, 283, 284, 285, 286, 287, 288, 289, 295 and 299) in Stellenbosch;
2. In terms of Section 38(4) of the NHRA approves the proposed consolidation, rezoning and development of Unregistered Erf 17363 (a consolidation of Erven Erven 282, 283, 284, 285, 286, 287, 288, 289, 295 and 299) in Stellenbosch, provided it is generally in accordance (in all heritage related matters) with the Plans and associated Urban Design and Landscaping Guidelines appended to this report as Annexure D2.

The development may proceed.

Note:

- This decision is subject to an **appeal period of 14 working days. Kindly note that the appeal period is calculated from the date indicated on the HWC date stamp, which is the date the appeal is sent, and not the date of signature**
- Appeals to HWC are to be submitted to HWC.Appeals@westerncape.gov.za
- The applicant is required to inform any party who has expressed a bona fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date above. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date, and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
- **Work may NOT be initiated during this 14-day appeal period.**
- If any archaeological material or evidence of burials is discovered during earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately.
- This approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

HWC reserves the right to request additional information as required.

Should you have any further queries, please contact the official above and quote the case number.

.....
Waseefa Dhansay
Assistant Director: Professional Services

Heritage Western Cape
Erfenis Wes-Kaap
ILifa leMveli leNtshona Koloni
17 February 2023

STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

NOTICE: LAND USE APPLICATION

PLEASE CONSULT THE PLANNING PORTAL FOR FURTHER DETAILS
STELLENBOSCH MUNICIPAL WEBSITE (www.stellenbosch.gov.za)

ADVERTISING PERIOD: 18 May 2023 – 19 June

UNREGISTERED ERF 17363 STELLENBOSCH
(A CONSOLIDATION OF ERVEN 282 – 289, 295 & 299)

ENQUIRIES: FIRST PLAN TOWN AND REGIONAL PLANNERS
(info@firstplan.co.za/021 930 7183)