



NOTICE OF LAND DEVELOPMENT

APPLICATION FOR REZONING, SUBDIVISION, REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, ADOPTION OF THE DEVELOPMENT'S NAME, STREET NAME AND NUMBERING AND DEPARTURE ON FARM 168/1, STELLENBOSCH

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2023, refers:

Application Property Address: Old Helshoogte Road, Stellenbosch
Application Property Number: Farm No. 168/1, Stellenbosch
Applicant: Dennis Moss Partnership / Jacques Volschenk
PO Box 371, Stellenbosch, 7599
Tel. 021 887 0124; Fax. 021 886 5393
Email: jacques@dmp.co.za
Owner: HMLZ (Pty) Ltd.
33 Plein Street, Stellenbosch
Tel. 082 664 6060
Email: herman@annabasson.co.za
Application Reference: LU/17455

Description of land development proposal:

1. **Rezoning** in terms of section 15(2)(a) of the subject property from Agriculture and Rural Zone to Subdivisional Area to allow for the following uses and in accordance with the land use framework plan as depicted in plan with reference 'Rezoning and Subdivision Plan', dated 17 July 2024, and drawn by Dennis Moss Partnership:
 - a) 50 Multi-Unit Residential erven and approximately 9251m² in extent, for group housing purposes.
 - b) 1 x Multi-Unit Residential erf (portion 51) and approximately 926m² in extent, for purposes of a block of flats.
 - c) 2 x Private Open Space erven (portions 52 & 53) and approximately 6796m² in extent, for open space purposes.
 - d) 1 x Private Open Space erf (portion 54) and approximately 3792m² in extent, for private road purposes.
 - e) 1 x Utility Services Zone erf (portion 55) and approximately 17m² in extent for purposes of an electrical substation.
2. **Subdivision** in terms of Section 15(2)(d) of the said By-Law of said property in accordance with 'Rezoning and Subdivision Plan', dated 17 July 2024, and drawn by Dennis Moss Partnership: and the registration of servitudes to accommodate the existing municipal bulk water feeder pipes crossing the site from Idas Valley supply dam.



17 Market St • P.O. Box 371 • Stellenbosch 7599 • SOUTH AFRICA
Tel: +27 (0)21 887 0124 • Fax: +27 (0)21 886 5393 • email: info@dmp.co.za • website: www.dmp.co.za
Dennis Moss Planners & Architects (Pty) Ltd. Reg. No. 2003/007711/07
Directors: DF Moss, URP (SA) BA M (URP) M SAPI • GC de Klerk, URP (SA) B Econ M (URP) M SAPI • M Le Roux-Cloete, Pr Arch, BAS, B Arch (UCT), MArch, CIA • JMH Lackay, Pr S Arch, T MIArch
Associates: D Moss, BA M (URP) M SAPI • JL Volschenk, Pr Pln (RP SA) • Kobus Louw, Pr Arch, B Arch (UFS) • Hiram von Willingh, Dip Arch • Amanda du Plooy, Pr LArch, BL

3. **Departure** (section 15(2)(b)) to:
 - i) Relax the development's external building lines along the eastern boundary from 3.0m to 2.0m;
 - ii) Street and common building lines on ground and first floors from 4.5m to 2.0m;
 - iii) To provide 14 parking bays for the flats in lieu of the required 21 bays;
 - iv) To permit a property of less than 1000m² in size to be developed with a building for Multi-Unit Residential (flats) purposes.
4. **Removal of Restrictive Title Deed Conditions** in terms of Section 15(2)(f) of clause D; clause E (1-3), clause F (1-4) and clause G (1-2) as contained in Title Deed No. T39961/2023 (and all previous title deeds) in order to allow for the proposed development.
5. Adoption of the development's name: Fijnbosch Estate
6. Approval in terms of Section 98 of the said By-Law for the naming and numbering of internal street as per the proposed subdivision plan. The following street names are proposed: Buchu Close, Berg Bries Avenue, Summer Close, Willows Close, Retreat Close.

Notice is hereby given in terms of the provisions of the said By-Law that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address:

<https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>.

If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: Dennis Moss Partnership (Att.: Jacques Volschenk; jacques@dmp.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 **27 January 2025**.

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

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at (082 821 6365 / 021 887 0124) during normal office hours.

Yours faithfully

JL VOLSCHENK
DENNIS MOSS PARTNERSHIP

KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK

AANSOEK OM HERSONERING, ONDERVERDELING, VERWYDERING VAN BEPERKENDE TITELAKTE VOORWAARDES, AANVAARDING VAN DIE ONTWIKKELING NAAM, STRAATNAME EN NOMMERING EN AFWYKING OP PLAAS NO. 168/1, STELLENBOSCH

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordening op Grondgebruikbeplanning, 2023, verwys:

Adres van aansoek eiendom:	Ou Helshoogtepad, Stellenbosch
Aansoek eiendom beskrywing:	Plaas No. 168/1, Stellenbosch
Aansoeker:	Dennis Moss Vennootskap / Jacques Volschenk Posbus 371, Stellenbosch, 7599 Tel. 021 887 0124; Faks. 021 886 5393 Epos: jacques@dmp.co.za
Eienaar:	HMLZ (Pty) Ltd. Pleinstraat 33, Stellenbosch Tel. 082 664 6060 Epos: herman@annabasson.co.za
Aansoek Verwysing:	LU/17455

Besonderhede van die grondgebruiksaansoek:

1. **Hersonering** ingevolge artikel 15(2)(a) van die tersaaklike eiendom van Landbou en Landelike Sone na Onderverdelingsgebied om voorsiening te maak vir die volgende gebruike en in ooreenstemming met die grondgebruikraamwerkplan soos uitgebeeld in plan met verwysing 'Hersonering en Onderverdelingsplan', gedateer 17 Julie 2024, en geteken deur Dennis Moss Vennootskap:
 - a) 50 Multi-Eenheid Residensiële erwe en ongeveer 9251m² groot, vir groepbehuisingsdoeleindes.
 - b) 1 x Multi-Eenheid Residensiële erf (gedeelte 51) en ongeveer 926m² groot, vir doeleindes van 'n woonstelblok.
 - c) 2 x Privaat Oopruimte-erwe (gedeeltes 52 & 53) en ongeveer 6796m² groot, vir oopruimtedoeleindes.
 - d) 1 x Privaat Oopruimte-erf (gedeelte 54) en ongeveer 3792m² groot, vir privaat paddoeleindes.
 - e) 1 x Nutsdienstesone-erf (gedeelte 55) en ongeveer 17m² groot vir doeleindes van 'n elektriese substasie.
2. **Onderverdeling** ingevolge artikel 15(2)(d) van die genoemde Verordening van genoemde eiendom in ooreenstemming met die 'Hersonering en Onderverdelingsplan', gedateer 17 Julie 2024, en opgestel deur Dennis Moss Vennootskap: en die registrasie van serwitute om die bestaande



munisipale grootmaatwatertoevoerpype wat die terrein vanaf Idasvallei se toevoerdam kruis, te akkommodeer.

3. **Afwyking** (artikel 15(2)(b)) om:
 - i) Die ontwikkeling se eksterne boulyne langs die oostelike grens van 3.0m tot 2.0m te verslap;
 - ii) Die straat- en gemeenskaplike boulyne op grond- en eerste verdiepings van 4.5m tot 2.0m te verslap;
 - iii) 14 parkeerplekke vir die woonstelle te voorsien in plaas van die vereiste 21 parkeerplekke;
 - iv) Toe te laat dat 'n eiendom kleiner as 1000m² ontwikkel word met 'n gebou vir Multi-Eenheid Residensiële (woonstelle) doeleindes.
4. **Opheffing van beperkende titelaktevoorwaardes** ingevolge artikel 15(2)(f) van klousule D; klousule E (1-3), klousule F (1-4) en klousule G (1-2) soos vervat in Titelakte No. T39961/2023 (en alle vorige titelaktes) ten einde voorsiening te maak vir die voorgestelde ontwikkeling.
5. **Aanneming van die ontwikkeling se naam:** Fijnbosch Estate
6. **Goedkeuring** ingevolge Artikel 98 van die genoemde Verordening vir die benaming en nommering van interne straat volgens die voorgestelde onderverdelingsplan. Die volgende straatname word voorgestel: Buchuslot, Berg Brieslaan, Summerslot, Willowsslot, Retreatslot.

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

<https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>.

Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terme van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: Dennis Moss Vennootskap (Vir Aandag: Jacques Volschenk, jacques@dmp.co.za). Deur 'n beswaar, kommentaar of versoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **27 Januarie 2025**.

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 voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by (082 821 6365 / 021 887 0124) gedurende normale kantoor ure (of voorsien ure van toepassing).

Die uwe

JL VOLSCHENK
DENNIS MOSS VENNOOTSKAP

EXECUTIVE SUMMARY

APPLICATION FOR REZONING, SUBDIVISION, REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, ADOPTION OF DEVELOPMENT'S NAME, STREET NAME AND NUMBERING AND DEPARTURE: PORTION 1 OF FARM NO. 168, STELLENBOSCH

This office has been appointed by the owners of the above-mentioned property, to prepare and submit, on their behalf, an application which would enable the proposed additions to the existing building on the property.

In particular, application is made for the following:

- a) In terms of Section 15(2)(a) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for the rezoning of the subject property from Agriculture and Rural Zone to Subdivisional Area with zonings:
 - Multi-Unit Residential Zone,
 - Private Open Space Zone, and
 - Utility Services Zone.
- b) In terms of Section 15(2)(d) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for the subdivision of the subject property to create the following:
 - 50 group housing erven;
 - 1 erf for flats;
 - 2 private open space erven;
 - 1 portion for a private road; and
 - 1 portion for the electrical substation.
- c) In terms of Section 15(2)(g) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for the approval of the Site Development Plan.
- d) In terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for the following permanent departures:
 - (i) To relax the following building lines:
 - External common boundary building lines applicable to erven along the eastern boundary from 3.0m to 2.0m;
 - Street and common boundary building lines on the ground floor for the flats from 4.5m to 2.0m;
 - Street and common boundary building lines on the first floor for the flats from 4.5m to 2.0m.
 - (ii) to provide 14 parking bays for the flats in lieu of the required 21 parking bays.



- (iii) to permit a property of less than 1000m² in size to be developed with a building for Multi-Unit Residential (flats) purposes.
- e) In terms of Section 15(2)(f) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for the removal of the following restrictive conditions in respect of the land unit:

Clause D. SUBJECT to the conditions referred to in the endorsement dated 20th February 1948 on Certificate of Registered Title No. 14341/1920:-

"By Notl. Deed dd 9 Oct.47 the owner & successors in title of Lot Glencoe held under Tfr. 819/1934 has been granted a Right of Way over the ppty. Held hereunder along the existing road to the Helshoogte Road as will more fully appear on ref. to the said Notl. Deed regd. In the Servitude Register this day (no. 69/48)."

Clause E. SUBJECT to or entitled to the benefit of the following special conditions contained in Deed of Transfer No. T3498/1948, imposed by the Estate Late of the late Beatrice Mary Malleson:-

"1. The owners of the time being of the following properties, namely (1) The Remainder of Ydas Valley Proper, (2) The Remainder of Retreat, (3) The Remainder of Lindani, (4) The Remainder of Retreat and The Willows, (5) Lot W, (6) Lot KYVI and (7) Lot KYV2, this day transferred to Mary Elizabeth Dendy (born Malleson) married, and two others by Paragraphs 1 to 7 of Deed of Transfer No. 3499, shall have a right of way over the land hereby conveyed by means of the servitude right of way 12 feet wide indicated on the annexed diagram No. 9059/46 by the line a curve h.

2. The owners for the time being of the properties mentioned in Condition 1 above shall have a right of way over the land hereby conveyed by means of the servitude right of way indicated on the said diagram No. 9059/46 by the line z curve g.

3. The owner for the time being of the land hereby conveyed shall have a right of way over the remainder of Retreat and The Willows this day transferred to the said Mary Elizabeth Dendy and two others by Paragraph 4 of the said Deed of Transfer No. 3499 by means of the right of way 30 feet wide along the line c d e as indicated on the said diagram No. 9059/46.

Clause F. SUBJECT to the following special conditions contained in Deed of Transfer No. T3498/1948, imposed under Act 21 of 1940:-

"1. The land may not be further subdivided without the written approval of the Controlling Authority as defined in Act No. 21 of 1940.

2. Not more than one dwelling house together with such outbuildings as are ordinarily required to be used in connection therewith, shall be erected on the land except with the written approval of the Controlling Authority as defined in Act No. 21 of 1940.

3. The land shall be used for residential and agricultural purposes only and no store or place of business or industry whatsoever may be opened or conducted on the land without the written approval of the Controlling Authority as defined in Act No. 21 of 1940.

4. No building or structure whatsoever shall be erected within a distance of 300 Cape Feet from the centre line of Main Road No. 3, commonly known as Helshoogte Main Road, passing through the proposed subdivision in question, without the written approval of the Controlling Authority as defined in Act No. 21 of 1940.

Clause G. SUBJECT to and with the benefit of the conditions contained in the Notarial Deed dated 7th January 1948, registered in the Servitude Register on the 20th February 1948 (No. 69/48) whereby:

"1. the property hereby conveyed was granted the use of a septic tank situate on Lot GE a part of the farm Lindani held under Deed of Transfer No. 23935 dated 6 h December, 1947.

2. the property hereby conveyed was granted the right to use certain sewerage pipe leading to the said septic tank with the right of access thereto and the owner of the property hereby conveyed granted to the owners of Portion 30 a portion of Retreat and The Willows and Portion 31 of the farm Groot and Klein Ydas Valley and Nazarith this day transferred (No. 3500) a corresponding right to use the sewerage pipe passing over the property hereby conveyed with a right of access.

f) In terms of Section 15(2)(d) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for the registration of servitudes.

g) In terms of Section 98 of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for the approval of the following estate and street names:

Estate name: Fijnbosch Estate

Street names: Buchu Close

Berg Bries Avenue

Summer Close

Willows Close

Retreat Close

1 LOCATION AND CONTEXT

The property is situated on the northeastern periphery of Stellenbosch town on the eastern edge of the neighbourhood of Lindida, Idas Vallei. The area within which the property is located has been the subject to incremental urban development over the last couple of years. The property is located inside the urban edge of Stellenbosch.

To the south of the property, along the Old Helshoogte Road, is the La Rosche Estate. To the south-west is Hillside Village, a 250-unit low-cost housing development. The recently completed Helshoogte Village is located to the west of the property. The landholding for the latter development had been subdivided from Farm No. 167/1, the remainder of which is located immediately adjacent to the property.

During 2020, approval was granted by the Stellenbosch Municipality for a 150-unit development on the adjoining properties to the south. This development was to take place on the landholdings of the former Bergplaas Resort.

The Old Helshoogte Road is located on the border between the property and the Bergplaas development. This road no longer provides through traffic and a security gate has been erected on this road next to the property to regulate traffic.

Access to the property is obtained via a tarred access road that intersects diagonally with the Old Helshoogte Road. The access gate to the property is located to the north of this road.

Bordering the property to the north is Botmaskop nature area and the overflow stream of the Idasvallei Dam, located to the east, that forms the Krom River to the west. This stream flows in a very narrow channel from the overflow which is overgrown with eucalyptus and poplar trees.

The property slopes downward towards the Krom River from an altitude of approximately 200m above mean sea level (amsl) in the south to approximately 178m amsl in the north.

Several residential dwellings and structures are scattered throughout the property. Most of the buildings are located on the upper slopes of the property.



Figure 1: Buildings, structures and implements scattered across the property.

2 SITE DESCRIPTION AND DEVELOPMENT PARAMETERS

The property details as per the applicable title deeds and municipal records are summarized in the table below.

PROPERTY DESCRIPTION	SIZE	ZONING	TITLE DEED No.	OWNER
Portion 1 of the Farm Retreat and the Willows, No. 168, Stellenbosch	2.0972ha	Agriculture and Rural Zoning	T39961/2023	HMLZ (Pty) Ltd.

There are a number of restrictive conditions registered over the property. These conditions mostly refer to servitudes and rights-of-way, many of which have been incorporated into the proposed layout and will not be impacted.

The property is zoned *Agriculture and Rural Zone*, in terms of the Stellenbosch Zoning Scheme By-Law, 2023. In order to provide for the proposed development, this application is submitted to apply for the rezoning of the property in terms of the Stellenbosch Municipality Land Use Planning By-Law, 2023.

The table below provide the zoning parameters for the proposed residential zonings, as well as the compliance of the development proposals therewith.

PARAMETER	ZONING SCHEME BY-LAW	PROPOSAL	
		GROUP HOUSING	FLATS
Zoning	Multi-Unit Residential Zone	MURZ	MURZ
Primary use	Group housing, flats	Group housing	Flats
Density	50 du/ha	30.8 du/ha (combined)	30.8 du/ha (combined)
Communal open space	<u>Group housing</u> 25m ² /du <u>Flats</u> 20% of land unit	135m ² /du PLUS 50% private open space on erven	64.4% PLUS communal open space
Coverage	50%	50%	35.6% (330m ²)
Height	<u>Group housing</u> 2 storeys <u>Flats</u> 4 storeys	2 storeys	2 storeys
Street boundary building line	<u>Group housing</u> 3.0m (External) 0.0m (Internal) <u>Flats</u> 4.5m (all levels)	3.0m (External) 0.0m (Internal)	2.0m
Common boundary building line	<u>Group housing</u> 3.0m (External) 0.0m (Internal) <u>Flats</u> 4.5m (ground floor) 4.5m (first floor) 6.0m (second floor)	2.0m (External) 0.0m (Internal)	2.0m
Floor area	75% (flats)	N/A	69.1% (640m ²)
Parking	<u>Group housing</u> 1 bay/group house PLUS 1 bay/unit for visitors <u>Flats</u> 1 bay/dwelling unit PLUS 0.5 bay/dwelling unit for visitors (1- & 2-bedroom units)	1 bay/group house PLUS 1 bay/unit for visitors PLUS 10 general visitors bays elsewhere on the estate	1 bay/dwelling unit PLUS 10 general visitors bays elsewhere on the estate

3 DESCRIPTION OF ACTIVITY

The development proposal entails the construction of a group housing scheme with a sectional title component comprising only 64 residential units. As a point of departure, the proposed development aims to build on the comparative economic advantage of the property which is found in the peripheral residential nature of the study area. The proposed development was also informed by aspects such as the views across the property to the north, east and west, and the

proximity to nature evidenced by the stream along the northern boundary and the mature trees on site which lends a particular character to the property.

Peripheral residential

The eastern extents of the Idas Vallei township area have a specific peripheral character as it is bordered by the adjacent Botmaskop nature area and vast agricultural hinterland. On a neighbourhood scale, the property also has peripheral qualities as it is located in a zone between the urban and rural landscape. The proposed development will therefore strive to adhere to the spatial objective to retain the rural/natural and unique character of the area. This, the proposed development aims to achieve by:

- a) Reducing the density of the development. Whilst a total of 64 residential units is proposed for the property, these will be developed at a gross density of ± 30.5 du/ha (the zoning scheme permits 50 du/ha for group housing developments). The residential options will comprise of the following typologies:
 - 50 group housing erven with an average size of 185m^2 . The largest erven will be $\pm 355\text{m}^2$ and the smallest $\pm 103\text{m}^2$. The group housing erven (excluding roads) will occupy approximately 45% of the property.
 - 14 apartments ranging between 30m^2 and 55m^2 . 10 apartments will be made available for inclusionary housing purposes.
- b) Creating large open spaces. The footprint of the development has been restricted to areas beyond 32m from the river's edge. In doing so, a large private open space of approximately 6644m^2 was created along the northern boundary of the property. The open space provision adds to the rural character of the area. The total private parks and open spaces provision will occupy approximately 33% of the property. A further 18% will be taken up by the private internal roads.
- c) Reflecting the rural context in the proposed urban design. The urban design aims to create a rural village atmosphere which is characterised by streets and squares defined by buildings and the integrity of the landscape that contains it. In the village there should be a hierarchy of streets – always including a main street leading into the village through a main square. Focal points and objects (fountains, sculptures, monuments, etc.) located in the streetscape set up systems of orientation and identification. The sense of place qualities is reinforced by a harmony of colour and texture reflected in the walls, roofscapes, doors, windows, landscapes etc. Villages are, on closer inspection, in fact a system of public rooms that collectively provide a sense of enclosure, which, in turn, create an intuitive psychological sense of security. These public rooms are defined by gateways and focal points and open up to vistas that provide long-distance views over the adjoining landscape (providing a contra-force to enclosure).

Views across the property

The property has a slope of approximately 1:9 and is approximately 200m amsl. at its highest point. This allows for views over the Krom River valley and foothills of the Simonsberg. The urban design has therefore been carefully designed to take advantage of the slope and concomitant views. Units have been positioned to offer views over lower laying dwellings. All dwellings and structures will be double storey whilst the designs will adhere to the height restriction of the applicable zoning scheme.

Retaining mature trees

As part of the assessment of the property, a tree survey was undertaken. The results of the survey had been incorporated in the Site Development Plan which illustrate the position and approximately size of the trees on site. From the survey it is to be recognised that very little indigenous trees and/or trees of high value are present on site.

The survey notes that several eucalyptus and poplar trees are present along the northern boundary of the property on the more fertile soil along the stream. Isolated oak trees are also found on the property.

Although most trees on site are not indigenous, it is proposed that where trees do not impact on the proposed layout it be retained and incorporated into the development.

In order to further strengthen the rural character of the property, several trees will be planted through a landscaping program as part of the proposed development (refer to the SDP included under Annexure 1).

4 CONCLUSION

In conclusion, the following motivating factors should be considered during the adjudication of the application:

- a) Several decision-making bodies have already considered separate applications and found urban development on the property to be in line with policy.
- b) The proposal is consistent with the Stellenbosch Municipal Spatial Development Framework and applicable policies of the municipality.
- c) The proposal will contribute to the provision of affordable residential opportunities for low- and middle-income groups.
- d) The subject property is located within the urban edge and will strengthen the nodal character of Stellenbosch town.
- e) The property is designated for *Urban Development* in terms of the Stellenbosch Guide Plan.
- f) The proposed development is not regarded to be out of scale or character with its surroundings.



PROJECT NO. K4343		SCALE 1:7500	FOR DISCUSSION		DRAWING NO. /		DATE 01/10/2024		DRAWING BY: /		DRAWING DATE: 1LV	
This drawing and the information contain the property of Dennis Moss Partnership and may not be reproduced or used in any way without their written consent.												
Dennis Moss Partnership 101-103 Main Road, Stellenbosch, 7601 Tel: 021 891 1111 Fax: 021 891 1112 Email: info@dennis-moss.co.za Website: www.dennis-moss.co.za						LOCALITY MAP						
DRAWN BY: MR. H. CARSTENS						PROJECT: FARM NO. 168/1, STELLENBOSCH						



TYPE A
Wall with palisade fence



TYPICAL PART PLAN
Scale 1:100



TYPE B
Solid Wall



TYPICAL PART PLAN
Scale 1:100



TYPICAL PART ELEVATION
Scale 1:100



DENNIS AIDS PARTNERSHIP
SPECIALISING IN THE DESIGN AND CONSTRUCTION OF
SPECIAL NEEDS HOUSING

CUSTOMER: **HMLZ (PTY) LTD.**

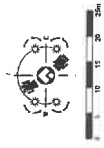
PROJECT NO: **FARM NO. 168/1 DEVELOPMENT**

DRAWING TITLE: **SITE DEVELOPMENT PLAN**

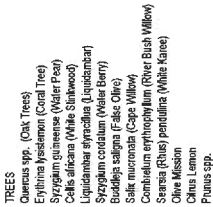
PROJECT NO	SCALE	DATE	BY	CHECKED	DATE
168/1	1:500 @ A1	2024/07/26	AGP	RE/169	2024/07/26

FOR APPROVAL

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- LEGEND**
- Existing Trees
 - Proposed Trees
 - Road
 - Parking bay (5m x 2.5m)
 - Driveway
 - Landscaping
 - Detention pond
- Note: Unit Types are indicative



- [illegible]

[illegible]

Lawn
Stenolaphrum secundatum (Buffalo lawn)
Cynodon dactylon (Keweenaw)

Hedge
Searsia crenata (2 plants/m²)
Carissa macrocarpa (2 plants/m²)

Time (months)	Percentage of total sample area
0	10
2	15
4	20
6	25
8	28
10	25
12	22
14	28
16	25
18	22
20	28
22	25
24	22
25	25



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 <p>DENNIS MOSS PARTNERSHIP <small>INCORPORATED IN THE STATE OF CALIFORNIA</small></p>		<p>FWLZ (PTY) LTD.</p>	<p>FARM NO. 168/H DEVELOPMENT</p>
<p><small>CLIENT</small></p>	<p><small>PROJECT FILE</small></p>	<p><small>DATE</small></p>	
<p>LANDSCAPE DEVELOPMENT PLAN</p>			
<p><small>PROJECT NO.</small></p>	<p><small>DATE</small></p>	<p><small>SCALE</small></p>	<p><small>DATE</small></p>
K045	1:500 @ A1	DATE	22/04/24
DATE	L07001	SCALE	A4C
NO.	1	DATE	22/04/24
<p>FOR APPROVAL</p>			

