STELLENBOSCH
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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16744 (TP519/2023)

Our File Reference Number: Farm 699, Stellenbosch

Your Reference Number:

Enquiries: Pedro April / N. Momoti

Contact No: 021 808 8683 / 8673

Email Address: Pedro.April@Stellenbosch.gov.za / Nolusindiso.Momoti@Stellenbosch.gov.za

PER E-MAIL [redacted]

Sir/Madam

APPLICATION FOR THE AMENDMENT OF CONDITION OF APPROVAL ON FARM 699, STELLENBOSCH

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

Application Property Address: Off R44, Bredell Road / Somerset West, Stellenbosch Rural

Application Property Number: Farm 699, Stellenbosch

Applicant: Anton Prinsloo – TV3 Projects (Pty) Ltd

Owner: Vredelus Ltd

Application Reference: LU/16744 (TP519/2023)

Application Type: **Amendment of Condition of Approval**

Detailed description of land use or development proposal:

Application is made in terms of Section 15(2)(h) of the Stellenbosch Municipality Land Use Planning By-law (2023) for

(i) The amendment of a condition in letter of approval dated 05/02/2014 from the Department of Transport and Public Works attached **Appendix D** to the approval letter, in order to increase the maximum building coverage north of the Moddergat Stream from 3200m² to ±6860m² and the Maximum building coverage south of the Moddergat Stream (Main Campus) from 14 200m² to ±22 575m².

(ii) The amendment of condition number two (2) in letter of approval dated 03/07/2019 in order to amend the approved Site Development Plan by replacing it with a new 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 Nolusindiso.Momoti@stellenbosch.gov.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 **14 October 2024**.

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 anton@tv3.co.za / Nolusindiso.Momoti@stellenbosch.gov.za for assistance at the e-mail address provided or telephonically at 083 309 9063 / 021- 808 8673 during normal office hours.

Yours faithfully

FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

12/9/2024

DATE

STELLENBOSCH

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Application Number: LU/9215
Our File Reference Number: Farm 699, Stellenbosch
Your Reference Number:
Enquiries: P April / B Mdoda
Email: Pedro.April@stellenbosch.gov.za / Bulelwa.Mdoda@stellenbosch.gov.za
Contact No: 021 808 8683 / 8690
Date: 12 August 2019

REGISTERED MAIL

TV3 Projects (Pty) Ltd
1st Floor La Gratitude Office Block
97 Dorp Street
Stellenbosch
7600

Sir

APPLICATION FOR AMENDMENT OF THE SITE DEVELOPMENT PLAN: FARM NO. 699, STELLENBOSCH

1. This Municipality's letter dated 03 July 2019, refers.

2. I wish to advise that the appeal process has now been concluded and herewith confirm that no appeal has been lodged with the Municipality as contemplated in section 79(2) of the Stellenbosch Municipal Land Use Planning By-law.

3. Accordingly, you may now act on the decision detailed in my letter dated 03 July 2019, subject to compliance with the conditions of approval.

Yours faithfully

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

STELLENBOSCH
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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number:	Lu/9215
Property Number:	Farm No. 699, Stellenbosch
Your Reference Number:	3500-P
Enquiries:	*P April*
Contact No:	*021 808 8683*

REGISTERED MAIL

TV3 Architects and Town Planners
97 Dorp Street
La Gratitude Office Building, First Floor
Stellenbosch
7600

Sir/Madam

APPLICATION FOR THE AMENDMENT OF THE SITE DEVELOPMENT PLAN: FARM NO. 699, STELLENBOSCH:

1. Your permission required in terms of Section 15(2)(l) of the Stellenbosch Municipal Land Use Planning By-Law dated 20 October 2015 for the amendment of the Site Development Plan (SDP) on Farm No. 699, Stellenbosch (See **APPENDIX 2** for Somerset College approved SDP) in order to permit the construction/extension of existing sports facilities (rowing/cricket centre) as well as the provision of two separate covered spaces by means of a solid roof with open sides for the learners to be protected from the natural elements (See **APPENDIX 3**), refers.

2. The Authorised Employee hereby **approves, in whole** your application as mentioned above in terms of Section 60 of the Stellenbosch Municipal Land Use Planning By-law, on condition that;

   - The approval applies only to the amendment of the Site Development Plan in question (See **APPENDIX 3**) and shall not be construed as authority to depart from any other legal prescriptions or requirements from all other internal and external departments;
   - All previous conditions of approval remains applicable, unless replaced by this approval and must be complied with at all times;
   - The approval will lapse if not implemented within 5 years from date of final notification;
   - The Municipal decision making authority reserves the right to impose further conditions if deemed necessary.

T: +27 21 808 8111 • F: +27 21 886 6899
Plein Street, Stellenbosch, 7600 • PO Box 17, Stellenbosch, 7599
www.stellenbosch.gov.za

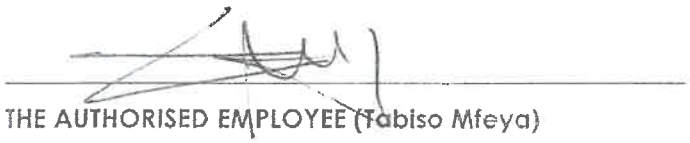
3. Reasons for the above decision are as follows:
   - The application was previously advertised to all interested and affected parties and all comments were considered during the decision making processes.
   - Written consent was obtained from the adjacent and affected property owner.
   - No other surrounding property owners will therefore be materially affected by this application for the amendment of the Site Development Plan and no further advertising was deemed necessary.

4. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) and that all appeal submissions and processing must be incompliance with the procedures for appeals stipulated in section 80 of the said legislation.

5. If you intend to appeal, the appeal form must be completed and can be obtained from our Advice Centre; Land Use Management, Ground floor, Plein Street, Stellenbosch or the municipal website at www.stellenbosch.gov.za/planning portal, and should be directed to the Appeal Authority and received by the Municipal Manager at P O Box 17, Stellenbosch, 7599 or faxed to 021 886 6899, or hand delivered to the Advice centre, within 21 days of notification of this decision together with proof of payment of the appeal fee.

6. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Yours faithfully



03/07/2019

THE AUTHORISED EMPLOYEE (Tabiso Mfeya) **DATE**

DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT

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Plein Street, Stellenbosch, 7600 • PO Box 17, Stellenbosch, 7599
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APPENDIX 1

Locality Plan

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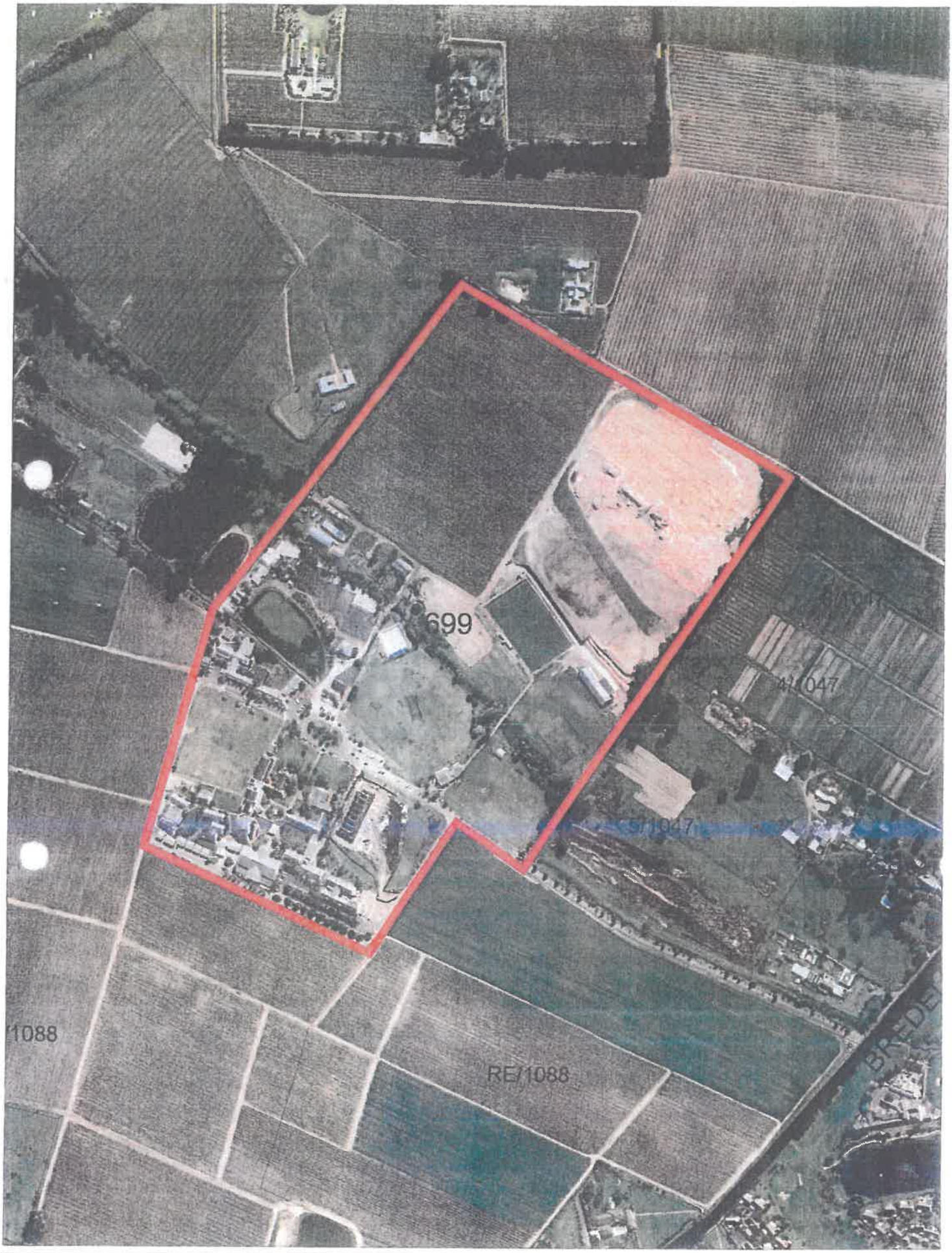
Plein Street, Stellenbosch, 7600 • PO Box 17, Stellenbosch, 7599
www.stellenbosch.gov.za



tv
ARCHITECTS AND TOWN PLANNERS
First Floor • La Gratitude Office Building
97 Dorp Street • Stellenbosch 7600
tel (021) 861 3600
fax (021) 882 8025
e-mail stel@tv3.co.za
web. www.tv3.co.za

Somerset College

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Drawn:	Checked:	Date:	Scale:
		26/02/2019	NTS
3500-F		1	

Drawing: Local Locality

Plan no.: 1

First Floor • La Gratitude Office Building
97 Dorp Street • Stellenbosch 7600
tel (021) 861 3600
fax (021) 882 8025
e-mail. stel@tv3.co.za
web. www.tv3.co.za
ARCHITECTS AND TOWN PLANNERS

SOMERSET COLLEGE

FARM VREDENHOF 699

Drawn:	Checked:	Date:	Scale:
WH	MW	26/02/2019	NTS

Project no : Y2731

Revision no.: 1

Regional Locality

STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/7195
Our File Reference Number: Farm 699, Stellenbosch Division
Your Reference Number:
Enquiries: P. April / A. Hardouin
Contact No: 021 808 8683 / 8673
Email: Pedro.April@stellenbosch.gov.za /
Email: Annecke.Hardouin@stellenbosch.gov.za
Date: 03 May 2018

REGISTERED MAIL

TV3 Architects & Planners
1st Floor, La Gratitute Office Building
97 Dorp Street
Stellenbosch
7600

Sir,

APPLICATION FOR AMENDMENT OF THE SITE DEVELOPMENT PLAN: FARM 699, STELLENBOSCH DIVISION

1. This Municipality's letter dated, 11 April 2018, refers.

2. I wish to advise that the appeal process has now been concluded and herewith confirm that no appeal has been lodged with the Municipality as contemplated in section 79(2) of the Stellenbosch Municipal Land Use Planning By-law.

3. Accordingly, you may now act on the decision detailed in the letter dated 11 April 2018, subject to compliance with the conditions of approval.

Yours faithfully,

FOR ACTING DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT

APPENDIX 2

Previously approved Site Development Plan

T: +27 21 808 8111 • F: +27 21 886 6899
Plein Street, Stellenbosch, 7600 • PO Box 17, Stellenbosch, 7599
www.stellenbosch.gov.za

Application Number: LU/7195
Erf Number: Farm 699, Stellenbosch Division
Your Reference Number:
Enquiries: P April / B Mdoda
Contact No. 021 808 8683 / 8690
Date: 11 April 2018

REGISTERED MAIL

TV3 Architects and Planners
1st Floor, La Gratitude Office Building
97 Dorp Street
Stellenbosch
7600

Sir

APPLICATION FOR AMENDMENT OF THE SITE DEVELOPMENT PLAN: FARM NO. 699, STELLENBOSCH DIVISION

1. Your application in the above regard, refers.

2. The Authorised Employee on 4 April 2018, **approved in whole**, in terms of section 60 of the Stellenbosch Municipal Land Use Planning By-law, promulgated by Notice no 354/2015 dated 20 October 2015, your application:

   (i) To depart from the approved Site Development Plan by amending it to allow for the construction of a new ESTEAM building (Educational building) within the allowable coverage (14 200m²) and without increasing the maximum allowable scholars of 1350 for the educational facility on Farm No. 699, Stellenbosch Division.

subject to the following conditions in terms of Section 66 of the above-mentioned by-law:

   (a) The approval applies only to the departure to amend the site development in question (See **Annexure B**) and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council;

(b) That all previous conditions of approval remain applicable unless it is replaced by this approval;

(c) That building plans must be submitted to this Municipality for consideration and approval;

(d) That landscaping proposals be submitted together with the building plans, in addition to the existing tree line on the southern boundary of the facility, to mitigate or soften the visual impact of the proposed building from the Bredell Road;

(e) That all proposed landscaping needs to be implemented before an occupation certificate is issued for the subject building;

(f) The approval will lapse if not implemented within 5 years from date of final notification of the approval, and

(g) The municipal decision making authority reserves the right to impose further conditions if deemed necessary.

Reasons for the above decision are as follows:

(a) The additional educational building still falls within the approved building coverage area for the approved Somerset College facility.

(b) The proposed building will not have a detrimental impact on the aesthetic appearance of the school and the possible visual impacts could be mitigated by the implementation of landscaping proposals.

(c) No significant change to the current traffic and access arrangement is anticipated other than onsite traffic conditions.

(d) Additional onsite parking provision will be made.

(e) The existing services are deemed sufficient for the proposed extension.

(f) All interested and affected parties supported the proposal (**See Annexure F**).

3. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.

4. If you intend to appeal, the appeal form, which can be obtained from our Advice Centre; Land Use Management, Ground floor, Plein Street, Stellenbosch or the municipal website at www.stellenbosch.gov.za/planning portal, must be completed and should be directed to the Appeal Authority and received by the Municipal Manager at P O Box 17, Stellenbosch, 7599 or faxed to 021 886 6899, or hand delivered to the Office of the Municipal Manager, third floor, Plein Street, Stellenbosch within 21 days of notification of this decision together with proof of payment of the appeal fee. (See the approved tariff structure on the municipal website: *http://www.stellenbosch.gov.za/documents/idp-budget/2017-2/4873-appendix-3-tariff-book-2017-2018/file*)

5. You are requested to simultaneously serve notice of the appeal on any person who commented on the application and any other persons as the Municipality may determine. Proof of serving the notification must be submitted to the Municipality, within 14 days of serving the notification.

6. The notice must be served in accordance with section 35 of the said legislation and in accordance with the additional requirements as may be determined by the Municipality. The notice must invite persons to comment on the appeal within 21 days from date of notification of the appeal.

7. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

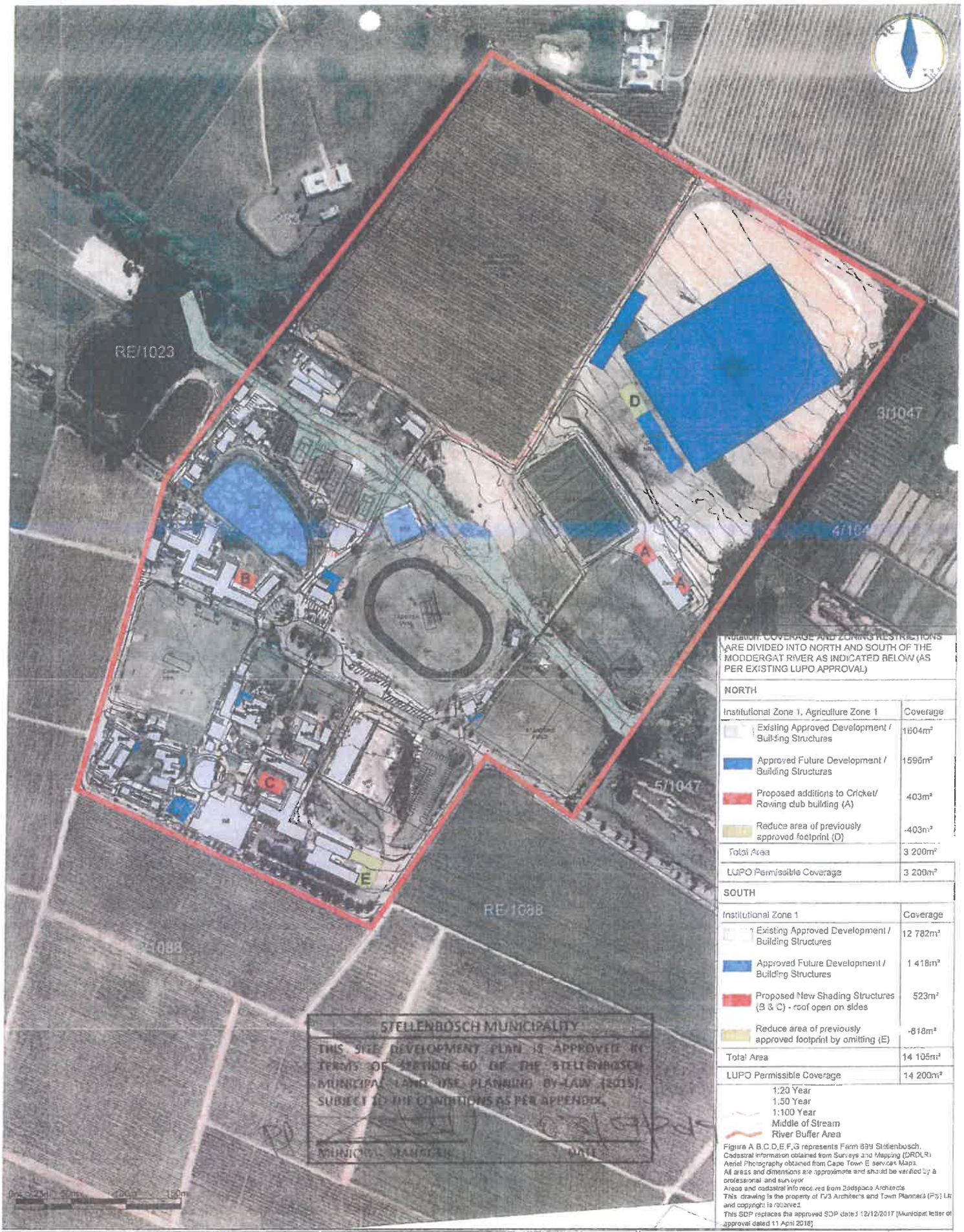
8. Kindly note the above decision is suspended and may therefore not be acted on until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

B.J.G de la Bat
ACTING DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT

Annexure B

Proposed Site Development Plan/ Layout/ Sketch plan



ARE DIVIDED INTO NORTH AND SOUTH OF THE MODDERGAT RIVER AS INDICATED BELOW (AS PER EXISTING LUPO APPROVAL)

NORTH

Institutional Zone 1, Agriculture Zone 1	Coverage
Existing Approved Development / Building Structures	1604m²
Approved Future Development / Building Structures	1596m²
Proposed additions to Cricket/ Rowing club building (A)	403m²
Reduce area of previously approved footprint (D)	-403m²
Total Area	3 200m²
LUPO Permissible Coverage	3 200m²

SOUTH

Institutional Zone 1	Coverage
Existing Approved Development / Building Structures	12 782m²
Approved Future Development / Building Structures	1 418m²
Proposed New Shading Structures (B & C) - roof open on sides	523m²
Reduce area of previously approved footprint by omitting (E)	-618m²
Total Area	14 105m²
LUPO Permissible Coverage	14 200m²

1:20 Year
1:50 Year
1:100 Year
Middle of Stream
River Buffer Area

Figure A,B,C,D,E,F,G represents Farm 699 Stellenbosch.
Cadastral information obtained from Surveys and Mapping (DRDLR)
Aerial Photography obtained from Cape Town E services Maps.
All areas and dimensions are approximate and should be verified by a professional land surveyor
Areas and cadastral info received from 2adspace Architects
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This SDP replaces the approved SDP dated 12/12/2017 [Municipal letter of approval dated 11 April 2018]

STELLENBOSCH MUNICIPALITY
THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015), SUBJECT TO THE CONDITIONS AS PER APPENDIX
MUNICIPAL MANAGER — DATE

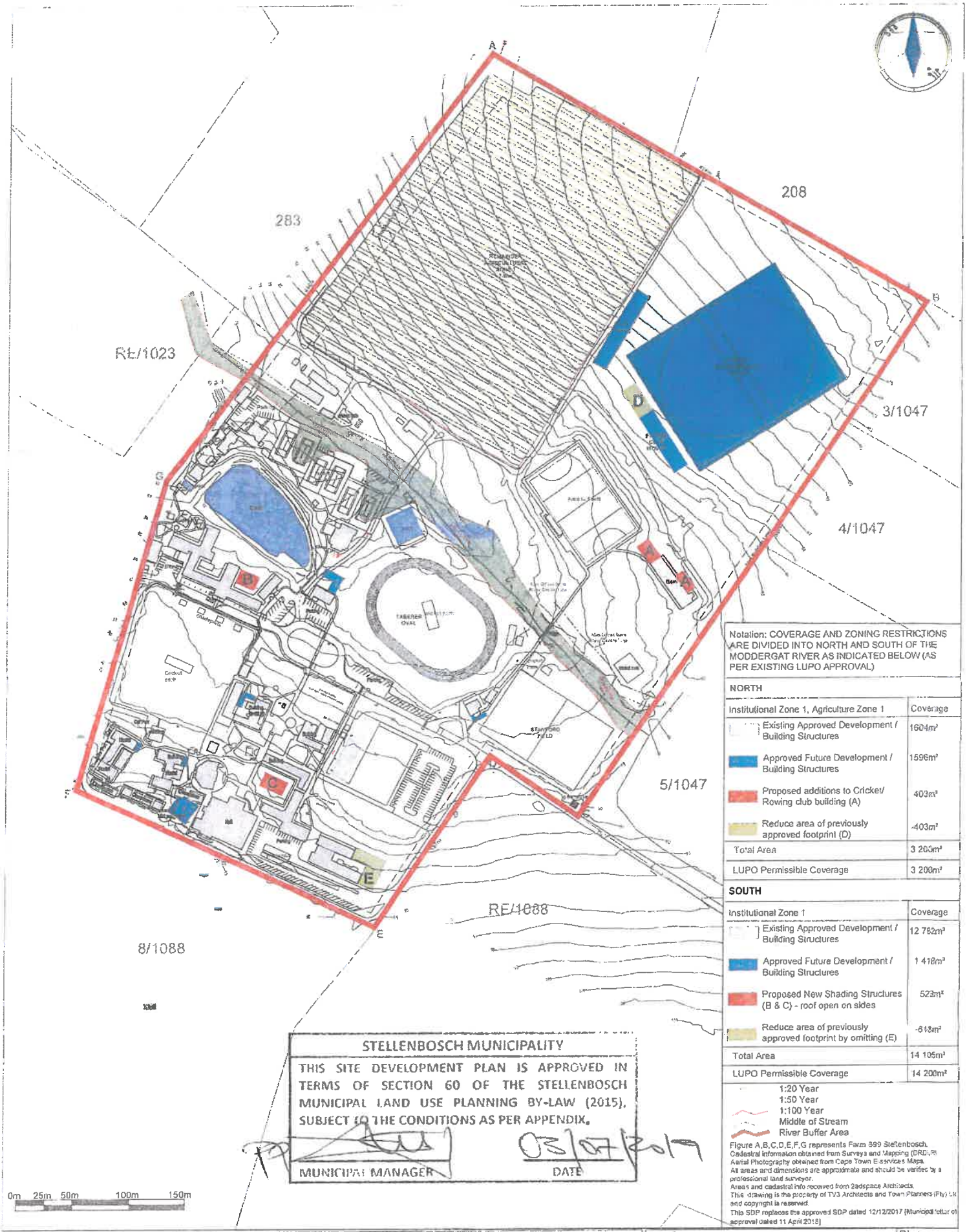
TV ARCHITECTS AND TOWN PLANNERS
First Floor • La Gratitude Office Building
37 Dorp Street • Stellenbosch 7600
tel (021) 881 3600
fax (021) 882 8025
email stel@tv3.co.za
web www.tv3.co.za

Somerset College

Site Development Plan

Property Description: Farm 699, Stellenbosch

Drawing:	Plan no.:
Amended SDP	1
Date: 26/02/2019	Scale: 1:3 000
Project no.: 3500-P	Drawn:	Checked: MW



Notation: COVERAGE AND ZONING RESTRICTIONS ARE DIVIDED INTO NORTH AND SOUTH OF THE MODDERGAT RIVER AS INDICATED BELOW (AS PER EXISTING LUPO APPROVAL)

NORTH

Institutional Zone 1, Agriculture Zone 1	Coverage
Existing Approved Development / Building Structures	1604m²
Approved Future Development / Building Structures	1596m²
Proposed additions to Cricket/ Rowing club building (A)	403m²
Reduce area of previously approved footprint (D)	-403m²
Total Area	3 200m²
LUPO Permissible Coverage	3 200m²

SOUTH

Institutional Zone 1	Coverage
Existing Approved Development / Building Structures	12 792m²
Approved Future Development / Building Structures	1 418m²
Proposed New Shading Structures (B & C) - roof open on sides	523m²
Reduce area of previously approved footprint by omitting (E)	-618m²
Total Area	14 105m²
LUPO Permissible Coverage	14 200m²

1:20 Year
1:50 Year
1:100 Year
Middle of Stream
River Buffer Area

Figure A,B,C,D,E,F,G represents Farm 699 Stellenbosch.
Cadastral information obtained from Surveys and Mapping (DRDLR)
Aerial Photography obtained from Cape Town E-services Maps.
All areas and dimensions are approximate and should be verified by a professional land surveyor.
Areas and cadastral info received from Zadspace Architects.
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This SDP replaces the approved SDP dated 12/12/2017 (Municipal letter of approval dated 11 April 2018)

STELLENBOSCH MUNICIPALITY

THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015), SUBJECT TO THE CONDITIONS AS PER APPENDIX.

MUNICIPAL MANAGER — DATE 03/07/2019

0m 25m 50m 100m 150m

TV ARCHITECTS AND TOWN PLANNERS
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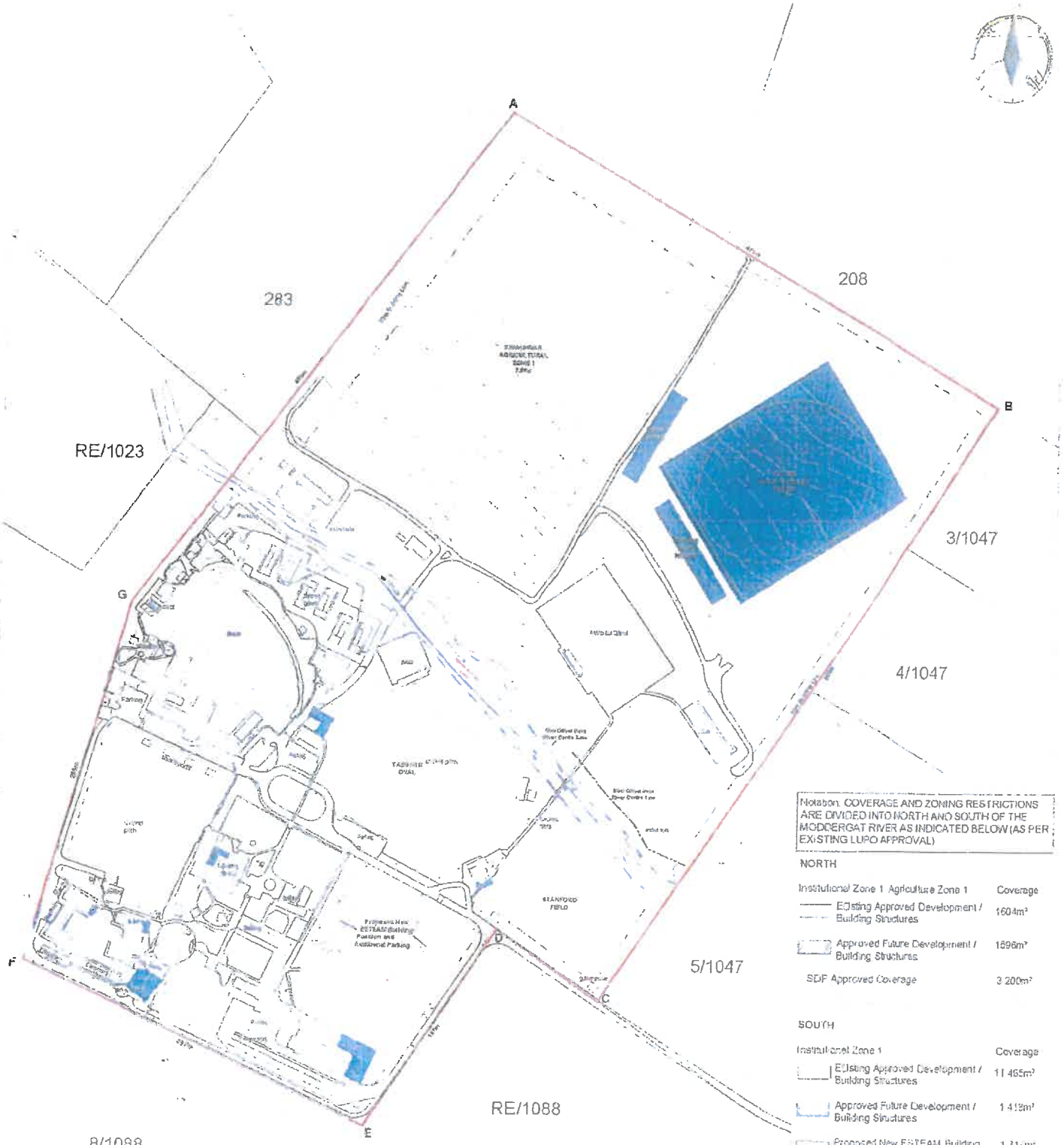
tel (021) 861 3600
fax (021) 882 8025
e-mail: stel@tv3.co.za
web: www.tv3.co.za

Somerset College

Site Development Plan

Property Description:
Farm 699, Stellenbosch

Drawing:	Plan no.:
Amended SDP	1
Date: 26/02/2019	Scale: 1:3 000
Project no.: 3500-P	Drawn:	Checked: MW



Notation: COVERAGE AND ZONING RESTRICTIONS ARE DIVIDED INTO NORTH AND SOUTH OF THE MODDERGAT RIVER AS INDICATED BELOW (AS PER EXISTING LUPO APPROVAL)

NORTH

Institutional Zone 1 Agriculture Zone 1	Coverage
Existing Approved Development / Building Structures	1604m²
Approved Future Development / Building Structures	1596m²
SDP Approved Coverage	3 200m²

SOUTH

Institutional Zone 1	Coverage
Existing Approved Development / Building Structures	11 465m²
Approved Future Development / Building Structures	1 413m²
Proposed New ESTEAM Building (Building platform = ±1456m²)	1 31[illegible]m²

STELLENBOSCH MUNICIPALITY

THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015), SUBJECT TO THE CONDITIONS AS PER APPENDIX.

MUNICIPAL MANAGER — DATE 11/4/18

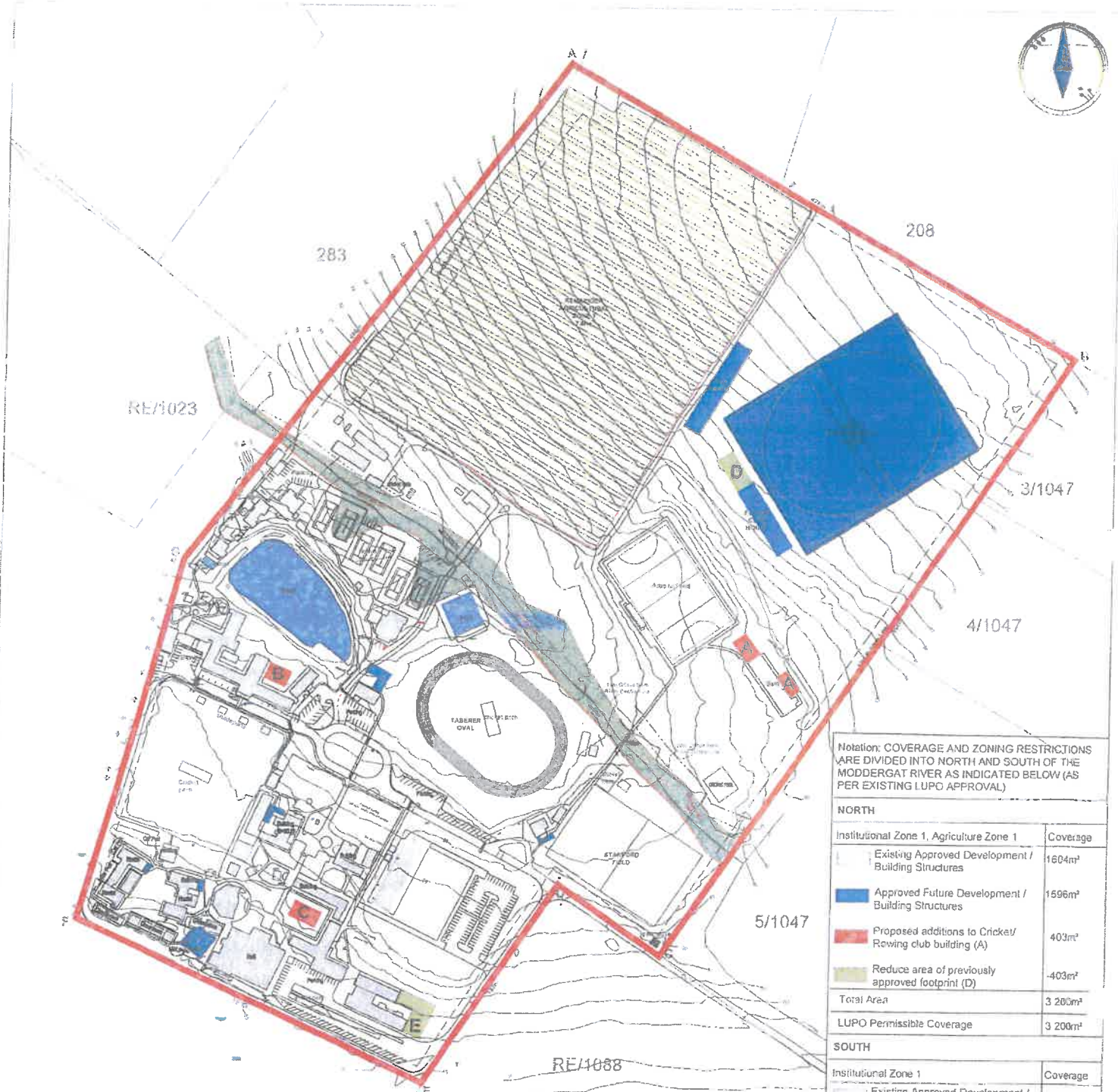
Figure A.B.C.D.E.F.G represents Farm 699 Stellenbosch

tv ARCHITECTS AND TOWN PLANNERS	Somerset College	Drawing: Amended SDP	Plan no: 1
		Date:	Scale:
	Property Description: Farm 699, Stellenbosch	Project no: 3500/F	Drawn: WH / Checked: MW

APPENDIX 3

Proposed amended Site Development Plan

T: +27 21 808 8111 • F: +27 21 886 6899
Plein Street, Stellenbosch, 7600 • PO Box 17, Stellenbosch, 7599
www.stellenbosch.gov.za



Notation: COVERAGE AND ZONING RESTRICTIONS ARE DIVIDED INTO NORTH AND SOUTH OF THE MODDERGAT RIVER AS INDICATED BELOW (AS PER EXISTING LUPO APPROVAL)	
NORTH	
Institutional Zone 1, Agriculture Zone 1	Coverage
Existing Approved Development / Building Structures	1604m²
Approved Future Development / Building Structures	1596m²
Proposed additions to Cricket/ Rowing club building (A)	403m²
Reduce area of previously approved footprint (D)	-403m²
Total Area	3 200m²
LUPO Permissible Coverage	3 200m²
SOUTH	
Institutional Zone 1	Coverage
Existing Approved Development / Building Structures	12 792m²
Approved Future Development / Building Structures	1 418m²
Proposed New Shading Structures (B & C) - roof open on sides	523m²
Reduce area of previously approved footprint by omitting (E)	613m²
Total Area	14 105m²
LUPO Permissible Coverage	14 200m²

1:20 Year
1:50 Year
1:100 Year
Middle of Stream
River Buffer Area

Figure A,B,C,D,E,F,G represents Farm 699 Stellenbosch.
Cadastral information obtained from Surveys and Mapping (DRDLR)
Aerial Photography obtained from Cape Town E-services Maps.
All areas and dimensions are approximate and should be verified by a professional land surveyor.
Areas and cadastral info received from Eadsplace Architects.
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This SDP replaces the approved SDP dated 12/12/2017 [Municipal letter of approval dated 11 April 2018]

STELLENBOSCH MUNICIPALITY

THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015), SUBJECT TO THE CONDITIONS AS PER APPENDIX.

MUNICIPAL MANAGER

03/07/2019
DATE

0m 25m 50m 100m 150m

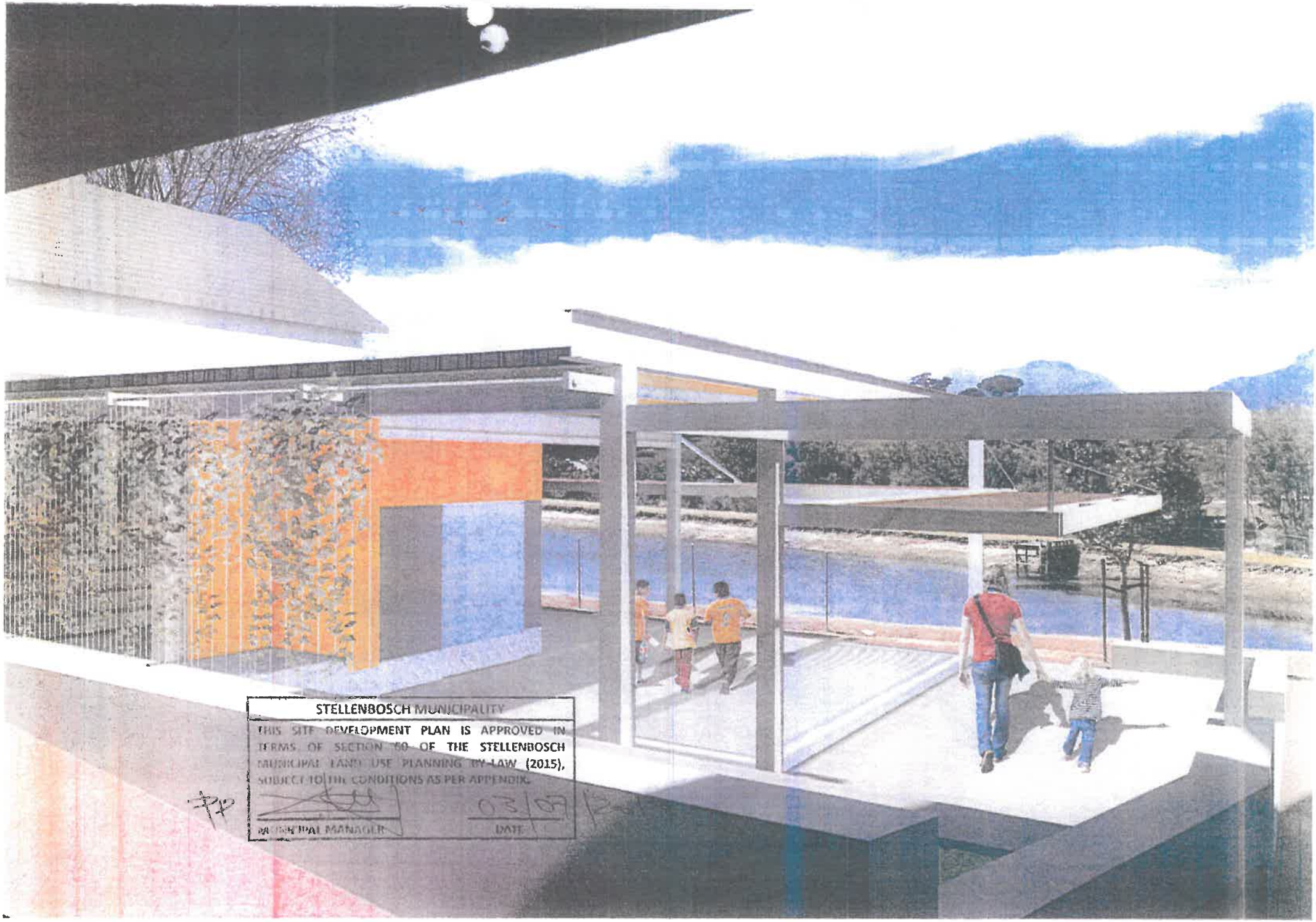
tv ARCHITECTS AND TOWN PLANNERS
First Floor • La Gratitude Office Building
97 Dorp Street • Stellenbosch 7600
tel (021) 861 3800
fax (021) 882 8025
e-mail stel@tv3.co.za
web: www.tv3.co.za

Somerset College

Site Development Plan

Property Description:
Farm 699, Stellenbosch

Drawing:	Plan no.:
Amended SDP	1
Date: 26/02/2019	Scale: 1:3 000
Project no.: 3500-P	Drawn:	Checked: MW



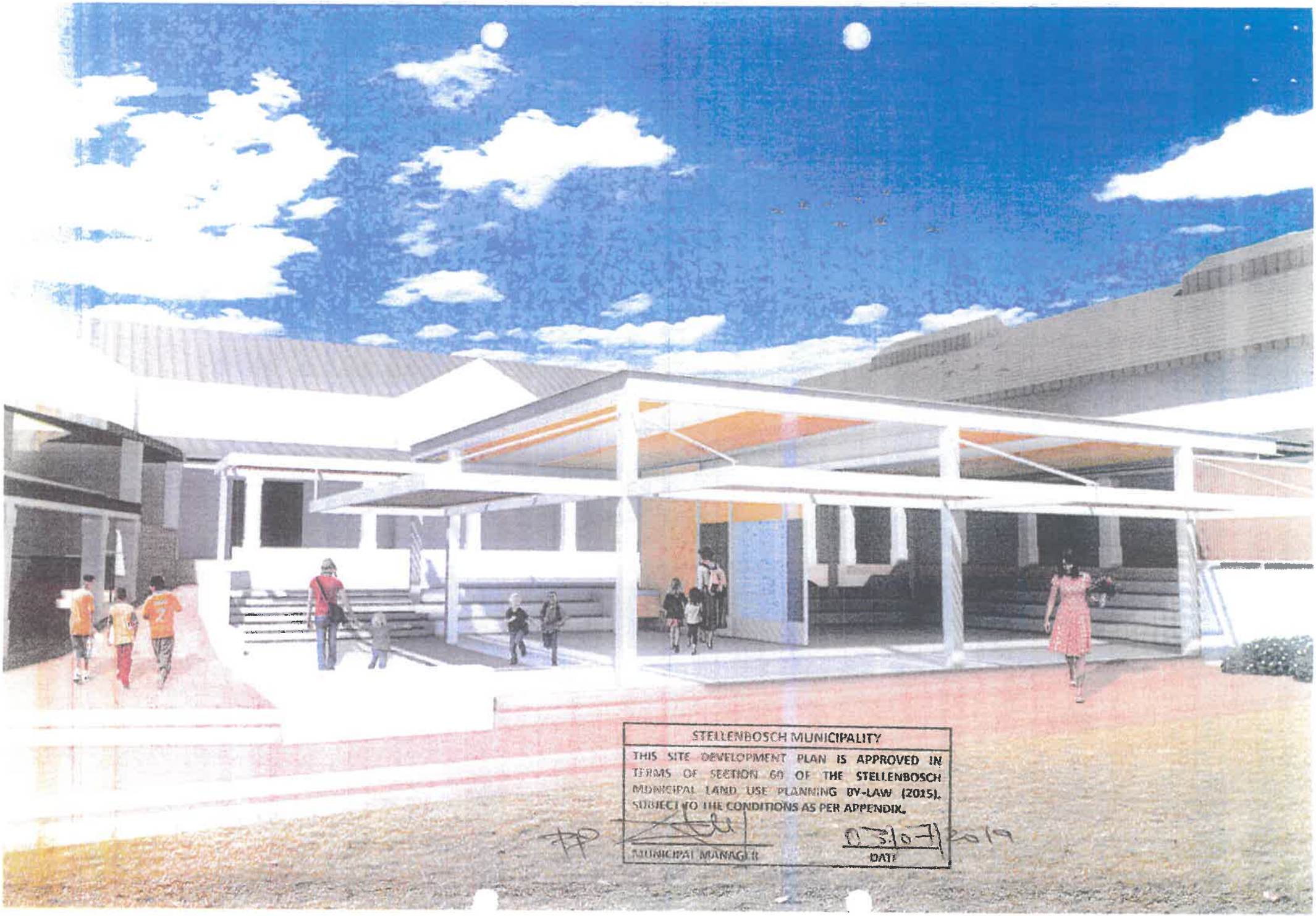
STELLENBOSCH MUNICIPALITY

THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 50 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015), SUBJECT TO THE CONDITIONS AS PER APPENDIX

MUNICIPAL MANAGER

03/07

DATE



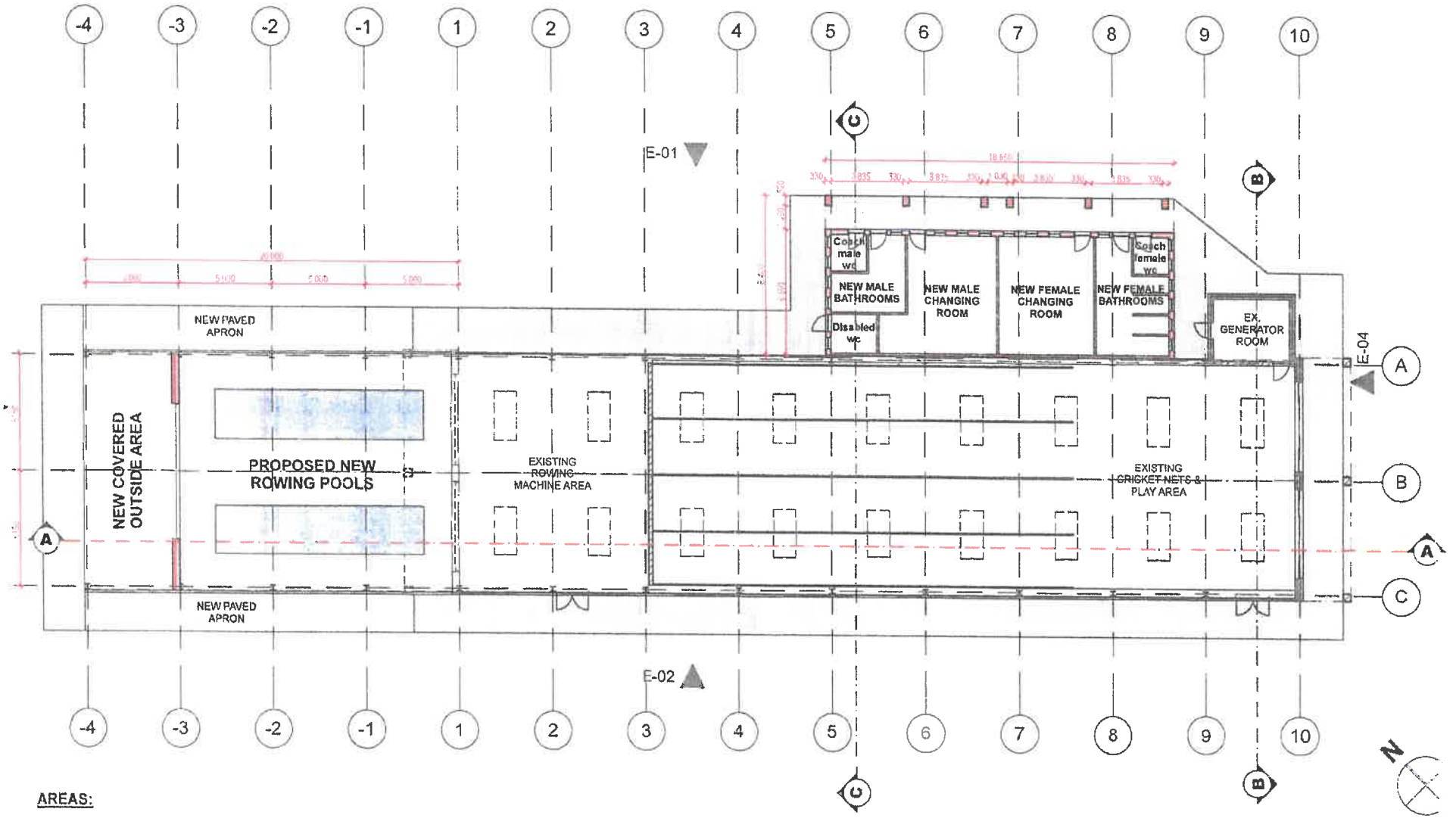
STELLENBOSCH MUNICIPALITY

THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015), SUBJECT TO THE CONDITIONS AS PER APPENDIX.

MUNICIPAL MANAGER

07/07/2019

DATE



AREAS:

External

Covered Outside Area [Rowing]:	61.5 m²
Covered Walkway [Changing Rooms]:	33.76 m²
Total Undercover External:	**95.26 m²**

Internal

Proposed Rowing extension:	184.5 m²
Changing Rooms and WC's:	122.9 m²
Total Internal:	**307.4 m²**

STELLENBOSCH MUNICIPALITY

THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015), SUBJECT TO THE CONDITIONS AS PER APPENDIX.

MUNICIPAL MANAGER

03/07/2019

6 February 2019

DATE

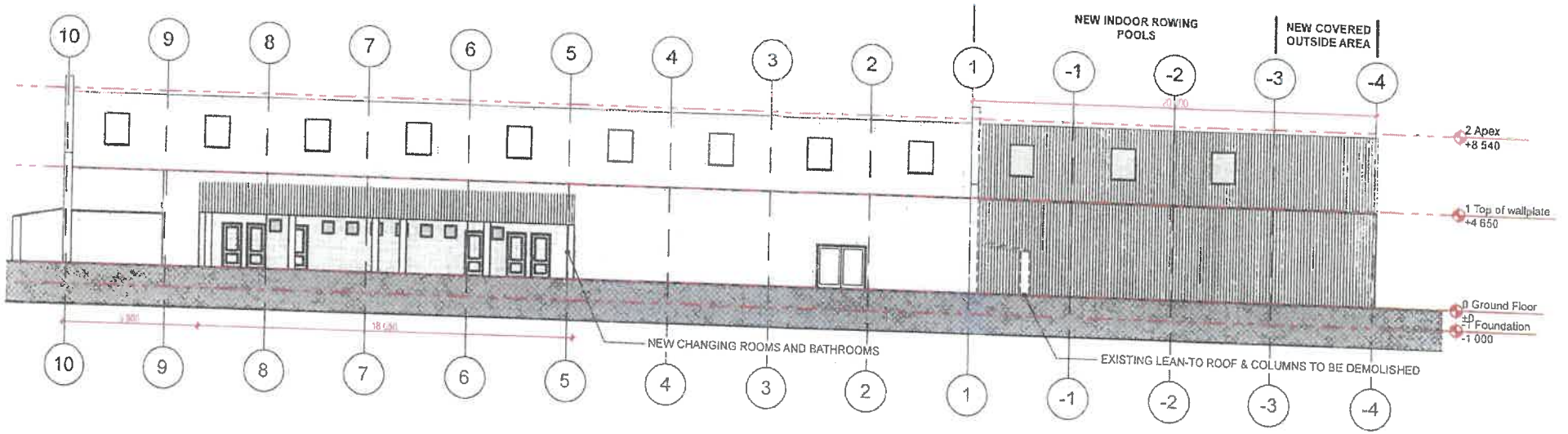
Ground Floor
Scale 1:200

Somerset College Indoor Rowing Extension

FLOOR PLANS

DWG NO: 19-01-01

2a space



North East Elevation
Scale 1:200

STELLENBOSCH MUNICIPALITY

THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015), SUBJECT TO THE CONDITIONS AS PER APPENDIX.

MUNICIPAL MANAGER

03/07/2019
DATE

South West Elevation
Scale 1:200

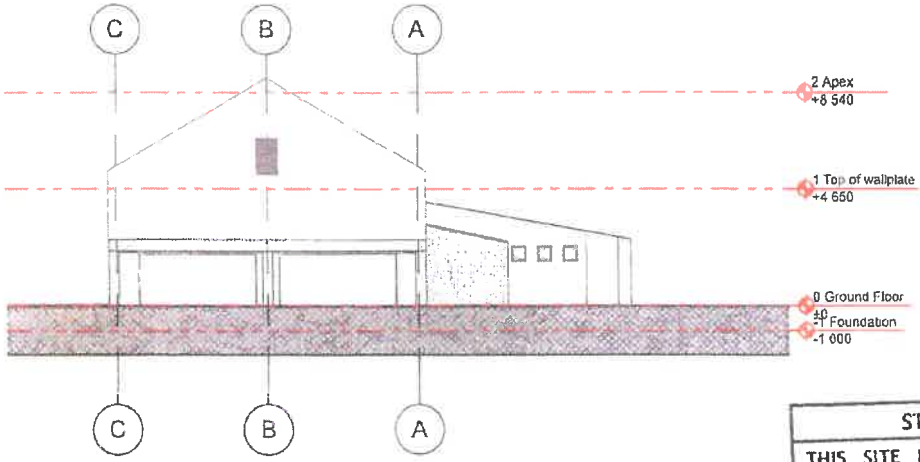
Somerset College Indoor Rowing Extension

NORTH-EAST & NORTH-WEST ELEVATION

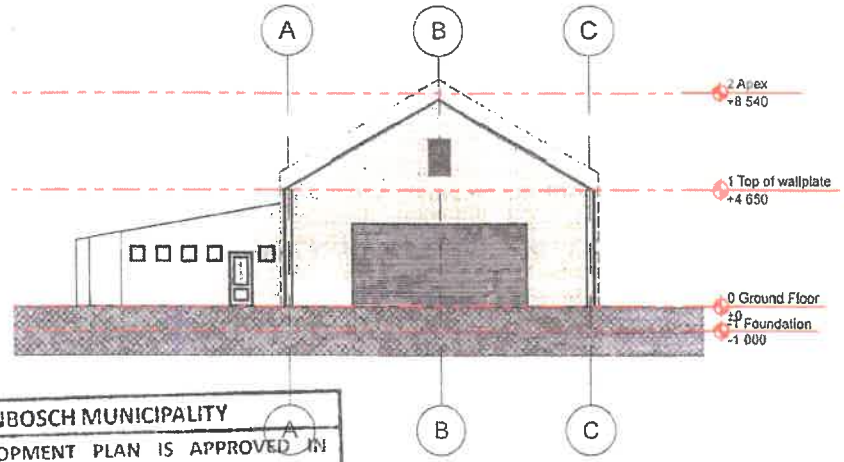
6 February 2019

DWG NO: 19-01-02

2a space



South East Elevation
Scale 1:200



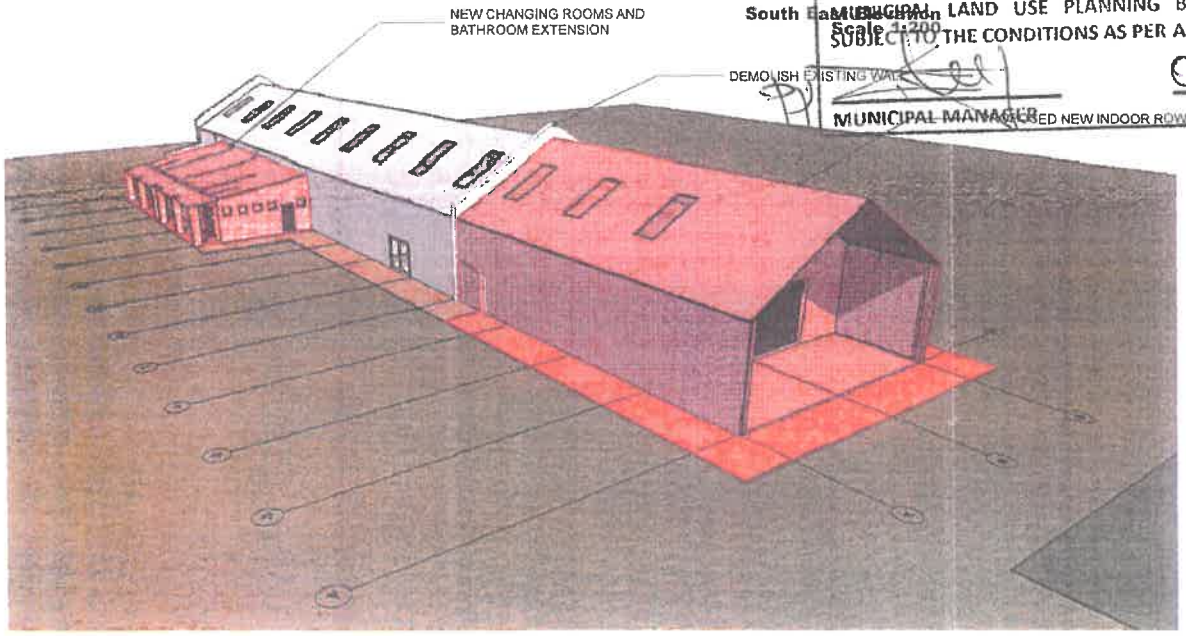
North West Elevation
Scale 1:200

STELLENBOSCH MUNICIPALITY

THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015), SUBJECT TO THE CONDITIONS AS PER APPENDIX.

MUNICIPAL MANAGER

03/07/2019
DATE



3D Perspective
Scale 1:200

AREAS SUMMARY:

External	
Total Undercover Areas:	95.26
Internal	
Total Internal Areas:	307.4
TOTAL [Int+Ext]:	402.66m²

Somerset College Indoor Rowing Extension

SOUTH-EAST & NORTH-WEST ELEVATIONS

6 February 2019

DWG NO: 19-01-03

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Enquiries	R Fooy / U Von Molendorff
Your ref.	-
Our Ref .	Farm 699, Stellenbosch
Application No	LU/2330
Date	2014-02-05
Telephone	021-808 8680 / 8682
Fax	021-886 6899

REGISTERED MAIL

TV3 Architects and Planners
97 Dorp Street
La Gratitude Office Building
Stellenbosch
7600

Sir

APPLICATION FOR THE AMENDMENT OF THE APPROVAL CONDITION AND THE REZONING OF A PORTION OF REM FARM 699, STELLENBOSCH DIVISION

Your application in the above regard, refers.

The Director: Planning and Development Services at a meeting held in December 2013 resolved as follows:

1. That **approval be granted** for the amendment of the following approval conditions in terms section 42 of the land Use Planning Ordinance 15 of 1985, subject to the approval conditions as attached in **Appendix A.**

    - Condition 2.3 in the letter of approval Ref: 24//5/F38/F2;
    - The condition is to be amended in order to allow for the number of pupils to be increased from 800 to 1350;
    - Condition 2.3.3 in the letter of approval AFR 22/19/4/2-O2, in order to allow for the number of pupils to be increased from 800 to 1350;

2. That **approval be granted** in terms of Section 16 of the Land Use Planning Ordinance, 15 of 1985 for the rezoning of a portion of Farm 699, Stellenbosch, (±11.35ha) from Agricultural Zone I to Institutional Zone I for educational purposes as shown on the attached Site Development Plan, Project No Y2731, Dated 15/03/2012, drawn by TV 3 Town Planners, attached as **Appendix C**, subject to the approval conditions as attached in **Appendix A**;

3. That **approval be granted** for the Site Development Plan, Project No Y2731 Dated 15/03/2012, drawn by TV 3 Town Planners, attached as **Appendix C**, subject to the approval conditions as attached in **Appendix A.**

I wish to advise that the appeal process has now been concluded and that the above decision is therefore now considered final. Accordingly, you may now act on the decision, subject to compliance with the conditions attached as **Appendix A**.

Yours faithfully

for **DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT**

ANNEXURE E2

PREVIOUS LAND USE APPROVALS

1. **LUPO Letter of Approval dated 05/02/2014**
2. **SDP Amendment Approval 2018**

APPENDIX A

FILE NO: ERF 699S
In this approval document:
"Council" means the Stellenbosch Municipality
"the owner" means the registered owner of the property.
"the site" means Erf 699S Stellenbosch
"scheme regulation" in this instance means the Stellenbosch Municipality Zoning Scheme Regulations and has the meaning assigned thereto by Ordinance 15 of 1985.

EXTENT OF APPROVAL: Amendment of the following approval conditions in terms section 42 of the land Use Planning Ordinance 15 of 1985,

- Condition 2.3 in the letter of approval Ref: 24//5/F38/F2
- The condition is to be amended in order to allow for the number of pupils to be increased from 800 to 1350;
- Condition 2.3.3 in the letter of approval AFR 22/19/4/2-O2, in order to allow for the number of pupils to be increased from 800 to 1350;

Rezoning of a portion of Farm 699, Stellenbosch, (±11.35ha) from Agricultural Zone I to Institutional Zone I for educational purposes as shown on the attached Site Development Plan, Project No Y2731, Dated 15/03/2012, drawn by TV 3 Town Planners, Attached as Appendix C,

Site Development Plan Project No Y2731 Dated 15/03/2012, drawn by TV 3 Town Planners, Attached as Appendix C, subject to the approval conditions as attached in Appendix A.

VALIDITY OF APPROVAL: The approval of the amendment of the approval conditions, rezoning and amended site development plan is valid for 2 (two) years from the date of final notification.

CONDITIONS IMPOSED: Rezoning and Departure conditions.

CONDITIONS IMPOSED IN TERMS OF SECTION 42(1) OF THE LAND USE PLANNING ORDINANCE NO 15 OF 1985:

1. The approval applies only to the application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council;

2. That no more than 1350 learners may be permitted to enroll at the college;

3. The conditions as set out by the Department of Transport and Pubic Works in their letter dated 27 November 2012, 8 October 2013 & 18 October 2013 be adhered to as attached as **APPENDIX D**;

4. The conditions as set out by the City of Cape Town; Helderberg Branch: Directorate Engineering Services in their letter dated 18 September 2013 be adhered to as attached as **APPENDIX D**;

5. The conditions as set out by the City of Cape Town; Helderberg Branch: Directorate Utility Services in their letter dated 7 October 2013 be adhered to as attached as **APPENDIX D**;

6. The conditions as set out by the City of Cape Town; Eastern Region: Directorate Transport Planning in their letter dated 18 September 2013 be adhered to as attached as **APPENDIX D**;

7. The conditions as set out by the Stellenbosch Municipality: Directorate Engineering Services in their memo dated 2013-11-08 be adhered to as attached as **APPENDIX D**;

8. The conditions as set out by the Western Cape Government: Department Environmental Affairs and Development Planning in their letter dated 2013-02-05 be implemented and adhered to as attached as **APPENDIX D**;

9. The conditions as set out by the Department Of Water Affairs in their letter dated 3 July 2012 be adhered to as attached as **APPENDIX D**;

10. The conditions as set out by the Western Cape Heritage in their letter dated 7 September 2011 be adhered to as attached as **APPENDIX D**;

11. Building plans for the proposed building work must be submitted to this Council for approval prior to commencement of any building work;

12. That no occupational certificate will be issued should all the conditions of approval not have been implemented / adhered to;

13. That the 7.5ha remainder portion of the farm must be used for agricultural purposes as indicated on the Site Development Plan attached in **Appendix C.**

14. That Council reserves the right to impose further conditions if deems it necessary.

Report Compiled by:

R Fooy

29/11/2013
Date

Recommended by the Manager: Land Use Planning

Z. Duze
Manager: Land Use Planning

03/12/2013
Date

THE DIRECTOR: PLANNING AND DEVELOPMENT HEREBY APPROVES THE ABOVE RECOMMENDATION UNDER DELEGATED AUTHORITY:

B Davidson
Director: Planning and Economic Development

05/12/2013
Date

APPENDIX B

Notation:

N

This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved

tv3
ARCHITECTS & TOWN PLANNERS
Van der Bijl House • Market Street 17
Stellenbosch 7600
tel (021) 887 4321
fax (021) 883 2656
e-mail: stb@tv3.co.za
web: www.tv3.co.za

SOMERSET COLLEGE

FARM VREDENHOF 699

Drawn:	Checked:	Date:	Scale:
WH	TW	05/09/2011	NTS
Project no.:		Revision no.:	
Y2731		1	
Drawing:			Plan no.:
Locality Plan			2

APPENDIX C

STELLENBOSCH MUNICIPALITY

LAND USE MANAGEMENT

SITE DEVELOPMENT PLAN Project No Y2731

APPROVED SUBJECT TO THE CONDITIONS AS PER LETTER DATED 5.02.2014

DIRECTOR: PLANNING & ENVIRONMENT 10/2/14 DATE

Notation:

Figure A,B,C,D,E,F,G represents Farm 699 Stellenbosch

Application Area Subject to National Environmental Management Act and Heritage Resources Act Provisions.

Proposed New Sports Facilities/Structures

Flood Line Notation:

1-20 Year
1-50 Year
1-100 Year
Middle of Stream
River Buffer Area

Centre Approved Development

1 Gate house
2 Science block
3 Classrooms
4 Boardroom centre
5 Classrooms
6 Classrooms and library
7 Administration/Business block
8 Manor house
9 Classrooms
10 Prefab classrooms
11 Rowing
12 Prefab classrooms
13 Combined classrooms
14 Chapel
15 Gate boarding
16 Boarding master's house
17 Pavilion
18 Boys boarding
19 Pavilion
20 Change rooms
21 Scorer's hut & store
22 Music room
23 Prep classrooms
24 Prep classrooms
25 Prep classrooms
26 Prep classrooms
27 Classrooms and offices
28 Prep classrooms
29 Sinclair courts
30 Tennis shelter
31 Workshop
32 Estate manager's house
33 Prep admin and classrooms
34 Kitchen extension
35 Prep hall, library and classrooms
36 Hall building multi-purpose area classroom
37 Science block
38 Acorn
39 Old workshop to be converted to classrooms

A Admin/Classrooms (±120m²)
B Boys & gate boarding (80 bedrooms) & housemaster's house - connect to existing (±300m²)
C Dining facility (±400m²)
D Security guard & gate - position finalised
E Sports centre/Pavilion seating (±950m²)
F Pedestrian bridge access stream and walkways
G Extension to pavilion (±10m²)
H Existing Mother's house connect to existing (±170m²)
I Temporary assessment / buildings to become permanent (±230m²)
J Admin extension (±120m²)
K Covered cricket practice nets (±250m²)
L Workshop - cold assessment floor (±350m²)
M New Sport Facilities (±3500m²)
N New classrooms (±230m²)
O Auditorium / Bursary (±200m²)
P Technological auditorium/theatre and assessment (±600m²)
Q Classrooms (±400m²)
R Convert house to Art and Science facility (±130m²)
S Classrooms (±70m²)
T New Classrooms (±80m²)
U Extension to Boarding House (±90m²)
V New Classrooms (±100m²)
W New Classrooms (±44m²)

All measurements as displayed on plan are approximate and need to be confirmed by a Pr Land Surveyor.

N

TV3 TOWN PLANNERS
TEL: (021) 861 3800

Somerset College
Proposed Site Development Plan

Drawn:	Checked:	Date:	Scale:
WH	MW	15/03/2012	1:2000 (A1)

Project no.: Y2731 Revision no.: 1

Drawing: Site Development Plan Plan no.: 1

APPENDIX D

Appendix D

Western Cape Government
Transport and Public Works

ROAD NETWORK MANAGEMENT
Email: Grace.Swanepoel@westerncape.gov.za
tel: +27 21 483 4669 fax: +27 21 483 2166
Rm 335, 9 Dorp Street, Cape Town, 8001
PO Box 2603, Cape Town, 8000

REFERENCE: 13/3/5/1-25/191 (Job 19685)
ENQUIRIES: Ms GD Swanepoel
DATE: 27 November 2012

The Municipal Manager
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Attention: Mr U von Molendorff

Dear Sir

AMMENDMENT OF CONDITIONS OF APPROVAL, REZONING AND AMENDMENT OF THE SITE DEVELOPMENT PLAN: FARM 699, STELLENBOSCH

1. The following refer:

1.1 Your letter (LU/2330) with the accompanying land use application dated 25 May 2012;

1.2 Your letter (LU/2102) dated 18 October 2011;

1.3 The letter (24/1//52/F38/F2) from the Department of Environmental Affairs and Development Planning (DEADP) to Stellenbosch Municipality dated 4 September 2002;

1.4 The unreferenced letter from Vredelus Limited dated 29 February 2012 to Stellenbosch Municipality;

1.5 The Traffic Impact Assessment for increased learner numbers and sports fields prepared by iCE Group (Boland) dated March 2012;

1.6 The Draft Environmental Management Programme (EMP) (Report Ref: 2011/04) dated April 2012 prepared by Dough Jeffery Environmental Consultants;

1.7 The internal memorandum from Mr CW Jones at the City of Cape Town's Eastern Region District Transport Directorate to Ms L van der Merwe at the Town Planning Department dated 18 June 2012;

1.8 The email from iCE Group (Boland) dated 19 October 2012;

1.9 The meeting held on 26 July 2012; and

1.10 Various emails and telephonic conversations.

2. The development proposal entails an increase in learner numbers from the approved 800 to 1 350 learners and the provision of two rugby fields, two synthetic surface hockey fields (Astro turf), a club house and training and ancillary facilities as well as the amendment of the previously approved site development plan (SDP).

3. Somerset College gains access off Bredell Road (Minor Road 4236) at km1.11 which has a direct impact on the R44 (Main Road 27) and Steynsrust Road (Divisional Road 1021).

4. This Branch takes note of the following:

4.1 Somerset College has contravened the condition on the limitation of the number of learners permitted to enrol at the college for a number of years without the necessary approval from the relevant authorities; and

4.2 Somerset College never adhered to the conditions for the upgrading of road infrastructure as required in the previous approval for rezoning.

5. This Branch offers no objection to this application subject to the following conditions:

5.1 The total building coverage north of the Moddergat Stream is limited to 2 950m².

5.2 The total building coverage for the main campus is limited to 12 900 m².

5.3 No more than 1 350 learners shall be permitted to enrol at the college.

5.4 Somerset College must ensure that they submit future applications for an increase in the number of learners well in advance of reaching the above limit.

5.5 The upgrading of the Bredell/Steynsrust Road intersection to the following layout:

- A left turn taper lane on the western approach (Steynsrust Road)
- An exclusive right turn lane and a shared through and left-turn lane on the western approach (Steynsrust Road)
- An exclusive right turn and left turn lane on the northern approach (Bredell Road)

5.6 The construction of a mini-roundabout on Bredell Road (Minor Road 4236) at the existing access (km1.11) to Somerset College.

5.7 The detail road and pavement design of the road infrastructure at the above intersection must be approved by this Branch prior to the commencement of any construction (Mr WM Silbernagl - 021 483 2170).

5.8 The above road infrastructure must be completed prior to the commencement of any construction at Somerset College as a result of the approval of this application by Stellenbosch Municipality.

6. It is suggested that Somerset College initiate a detail investigation into the potential for creating a second access to the College from Winery Road (Main Road 166).

7. Please note that this Branch will soon upgrade the Bredell/R44 intersection with the aim to improve safety at the intersection. The proposed upgrading will only allow for a left-out on Bredell Road at the R44/Bredell Road intersection.

8. This Branch supports the placement of a pointsman at the access to the college on Bredell Road to regulate traffic during peak periods until the mini-roundabout has been constructed.

Yours faithfully

ML WATTERS
For EXECUTIVE MANAGER: ROAD & TRANSPORT MANAGEMENT

Appendix D

Western Cape Government
Transport and Public Works

ROAD NETWORK MANAGEMENT
Email: Grace.Swanepoel@westerncape.gov.za
tel: +27 21 483 4669 fax: +27 21 483 2166
Rm 335, 9 Dorp Street, Cape Town, 8001
PO Box 2603, Cape Town, 8000

REFERENCE: 13/3/5/1-25/191 (Job 19685)
ENQUIRIES: Ms GD Swanepoel
DATE: 8 October 2013

The Municipal Manager
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Attention: Mr U von Molendorff

Dear Sir

AMMENDMENT OF CONDITIONS OF APPROVAL, REZONING AND AMENDMENT OF THE SITE DEVELOPMENT PLAN: FARM 699, STELLENBOSCH

1. The following refer:-

1.1 Our letter13/3/5/1-25/191 (Job 19685) dated 27 November 2012;

1.2 The letter (iCE/b/136 from iCE Group (Stellenbosch) dated 19 September 2013;

1.3 The Memorandum Farm 66, Stellenbosch from the City of Cape Town dated 18 September 2013; and

1.4 Various e-mails regarding the conditions listed in our letter 13/3/5/1-25/191 (Job 19685) dated 27 November 2012.

2. This Branch has reconsidered the request to increase the building coverage to allow for minor changes to the Site Development Plan (SDP) and will allow the following changes:-

2.1 The maximum building coverage north of the Moddergat Stream is limited to 3 200m² and

2.2 The maximum building coverage for the main campus is limited to 14 200m².

3. The request for the removal of the paragraph 5.6 (the construction of a mini-roundabout on Bredell Road (OP4236) at the existing access (km1.11) to Somerset College) in our letter 13/3/5/1-25/191 (Job 19685) dated 27 November 2012 is granted unconditionally.

4. The conditions listed in paragraph 5.5 in our letter 13/3/5/1-25/191 (Job 19685) dated 27 November 2012 is changed to fit the conditions as listed by the City of Cape Town in their memorandum dated 18 September 2013:-

4.1 The western approach of Divisional Road 1021 (Steynsrust Road) must be upgraded to have an exclusive left turn lane and a shared through and right turn lane;

4.2 The eastern approach of Divisional Road 2021 (Steynsrust Road) must be upgraded to have an exclusive right turn lane and a shared left turn and through lane and

4.3 The northern approach of Minor Road 4236 (Bredell Road) be upgraded to a have an exclusive right turn and left turn lane.

5. This Branch will not contribute any funding towards the implementation of the road infrastructure required.

6. Paragraph 5.8 in our letter 13/3/5/1-25/191 (Job 19685) dated 27 November 2012 is replaced with the following condition:-

6.1 The road infrastructure listed above must be completed by no later than 30 April 2014.

7. It is also recommended that Stellenbosch Municipality apply for the closure of Minor Road 4236 (Bredell Road) as a proclaimed minor road to become a municipal street as this Branch has no obligation to maintain the road.

Yours faithfully

ML WATTERS
For EXECUTIVE MANAGER: ROAD & TRANSPORT MANAGEMENT

Appendix D

Western Cape Government
Transport and Public Works

ANNEXURE E

ROAD NETWORK MANAGEMENT
Email: Grace.Swanepoel@westerncape.gov.za
Tel: +27 21 483 4669 Fax: +27 21 483 2166
Rm 335, 9 Dorp Street, Cape Town, 8001
PO Box 2603, Cape Town, 8000

REFERENCE: 13/3/5/1-25/191 (Job 19685)
ENQUIRIES: Ms GD Swanepoel
DATE: 18 October 2013

The Municipal Manager
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Attention: U von Molendorff

Dear Sir

AMENDMENT OF CONDITONS OF APPROVAL, REZONING AND AMENDMENT OF THE SITE DEVELOPMENT PLAN: FARM 699, STELLENBOSCH

1. I refer to my letter 13/3/5/1-25/191 (Job 19685) dated 8 October 2013.

2. Please note that condition 6.1 contained in above-mentioned letter has been amended to read as follows:

   6.1 The road infrastructure listed above must be completed by no later than six (6) months after approval by this Branch of the design or 31 December 2014, whichever occurs first.

Yours faithfully

ML WATTERS
For EXECUTIVE MANAGER: ROAD & TRANSPORT MANAGEMENT

Appendix D

Municipal Offices
c/o Andries Pretorius & Victoria
PO Box 19, Somerset West 7129

Ask for : CW Jones
Tel : (021) 850 4416
Fax : (021) 850 4510

E-mail : Bill.Jones@capetown.gov.za

Ref : Farm 699, Stellenbosch

iI-OfisizikaMasipala
k/s i-Andries Pretoriusné-Victoria
PO Box 19, Somerset West 7129

Cela : CW Jones
Umnxeba : (021) 850 4416
iFeksi : (021) 850 4510

Munisipale Kantore
h/v Andries Pretorius& Victoria
Posbus 19, Somerset-Wes 7129

Vra vir : CW Jones
Tel : (021) 850 4416
Faks : (021) 850 4510

TRANSPORT PLANNING

EASTERN REGION

DATE **18 SEPTEMBER 2013**

TO **DEPARTMENT MANAGEMENT : PLANNING AND BUILDING DEVELOPMENT**

ATTENTION : MS LIZE VAN DER MERWE

FARM 699 – STELLENBOSCH : AMENDMENT OF CONDITIONS OF APPROVAL PERTAINING TO THE REZONING AND AMENDED SITE DEVELOPMENT PLAN

PLEASE NOTE THAT THIS MEMORANDUM REPLACES OUR EARLIER COMMENTS IN THE ABOVE REGARD, AS PROVIDED PER OUR PREVIOUS MEMORANDUM DATED 12 AUGUST 2013.

Following a meeting on 18 September 2013, attended by James Scott and Celia van Drutten both (representing Somerset College), Tys Walters (representing TV3), Andrew Burrows and Dennis De Villiers, Wynand Buhr, George Strangman and myself (representing the City of Cape Town), revised comments from the Department : Transport Planning are as follows:

The Department: Transport Planning supports the abovementioned application, subject to the following upgrades at the Steynsrust Road/Bredell Road Intersection, being fully completed by the Developer/owner at his/her cost, by no later than 31 December 2014, namely:

- that the western approach of Steynsrust Road be upgraded to have an exclusive left turn lane and a shared through and right turn lane;
- that the eastern approach of Steynsrust Road be upgraded to have an exclusive right turn lane and a shared left turn and through lane;
- that the northern approach of Bredell Road be upgraded to a have an exclusive right turn and left turn lane.

CW JONES
For
DEPARTMENT: TRANSPORT PLANNING

Appendix D

CITY OF CAPE TOWN | ISIXEKO SASEKAPA | STAD KAAPSTAD

Somerset West Office (Helderberg)
c/o Andries Pretorius & Victoria
Somerset West 7129
P O Box 19, Somerset West 7129
Ask for: Tony Wallendorf
Tel: 021 850 4420
Fax: 021 850 4400
E-mail: Tony.Wallendorf@capetown.gov.za

Somerset West Office (Helderberg)
c/o Andries Pretorius & Victoria
Somerset West 7129
P O Box 19, Somerset West 7129
Cela: Tony Wallendorf
Umnxeba: 021 850 4420
Ifeksi: 021 850 4400

Somerset-Wes Kantoor (Helderberg)
h/v Andries Pretorius & Victoria
Somerset-Wes 7129
Posbus 19, Somerset-Wes 7129
Vra vir: Tony Wallendorf
Tel: 021 850 4420
Faks: 021 850 4400

REF: Farm 699, Stellenbosch

ANNEXURE B

UTILITY SERVICES — Water and Sanitation — Reticulation

7 October 2013

Mr James Scott
Vredelust Limited
PO Box 2440
Somerset West, 7130

Dear Sir,

APPLICATION FOR PROPOSED AMENDMENT OF CONDITIONS, THE REZONING OF A PORTION OF REM FARM 699 AND THE AMENDMENT OF THE SITE DEVELOPMENT PLAN

Your letter dated 18 September has reference.

At the meeting with Mr Andre Burrows on 3 October 2013, it was agreed that the development contributions should be calculated on the detailed measurement data obtained by Drake & Scull Facilities Managers. The projected water consumption figures in the report by Stiglingh, Venter & Partners, show an AADD of 38,47 kl/day. This was based on 679 pupils and not 450 pupils as approved.

It is agreed that the development contributions levied in respect of the increase in student numbers from 450 to 800 be de-escalated to the 2002/2003 financial year. This amount will then be subject to annual escalation as per Council's policy.

The development contributions have been calculated as follows:

Water (based on actual readings)
52 kl for 850 pupils and staff results in 61,18 l/pupil/day

27,53 kl/day in respect of 450 pupils
21,41 kl/day in respect of 350 pupils (increase from 450 to 800)
33,65 kl/day in respect of 550 pupils (increase from 800 to 1 350)

21,41 kl @ R4 855 /kl/d = R118 497,93 de-escalated to 02/03 financial year (1,857344) = R63 799,67
33,65 kl @ R4 855 /kl/d = R186 242,66

Total water development contributions = R250 042,33 (Including VAT)

Sewer
73 kl for 1 350 pupils = 54,07 l/pupil/day

24,33 kl/day in respect of 450 pupils
18,92 kl/day in respect of 350 pupils (increase from 450 to 800)
29,74 kl/day in respect of 550 pupils (increase from 800 to 1 350)

18,92 kl @ R3 331 /kl/d = R71 845,67 de-escalated to 02/03 financial year (1,857344) = R38 681,94
29,74 kl @ R3 331 /kl/d = R112 932,89

Total sewerage development contributions = R151 614,83 (Including VAT)

Your request that the development contributions be offset against the road upgrade is not supported as the increased water and sanitation requirements have a direct impact on the water and sanitation infrastructure.

See attached revised Acknowledgement of Debt (AOD) for your signature.

Should you require any further information in this regard, please contact Tony Wallendorf at tel 021 850 4420.

Yours faithfully,

Charl Möller
Head: Reticulation District 4
Water and Sanitation Department

Appendix D

ANNEXURE D

DEPARTMENT : MAINTENANCE

SOMERSET WEST DISTRICT

DATE **20 SEPTEMBER 2013**
TO **DEPARTMENT : PLANNING & BUILDING DEVELOPMENT MANAGEMENT**
ATTENTION : Ms L VAN DER MERWE

FARM 699, STELLENBOSCH (SOMERSET COLLEGE, BREDELL ROAD)

AMENDMENT OF CONDITIONS OF APPROVAL, REZONING AND AMENDMENT OF THE SITE DEVELOPMENT PLAN.

Details, specifications and information reflected on the accompanying documentation and Site Development Plan, Plan No 3 (Plans prepared by T V 3 Town Planners, dated 15 March 2012), refer.

Comments from the Department: Maintenance are as follows:

This application is supported, subject to all the conditions imposed by the Department: Transport Planning in their Memorandum dated 18 September 2013 (copy attached), being made applicable by this Department as well.

G STRANGMAN
for
HEAD : DISTRICT ROADS AND STORMWATER

Appendix D

MEMO

DIRECTORATE: ENGINEERING SERVICES
DIREKTORAAT: INGENIEURSDIENSTE

TO	:	**The Director: Planning and Development**
FOR ATTENTION	:	**R Fooy**
FROM	:	**Vincent Harris**
DATE	:	**2013-11-08**
RE.	:	**PROPOSED APPLICATION FOR AMENDMENT OF CONDITIONS, THE REZONING OF A PORTION OF REM FARM 699 AND THE AMENDMENT OF SITE DEVELOPMENT PLAN**
Reference	:	**FARM 699**

Details, specifications and information which is reflected in the abovementioned application by TV3 dated 19 March 2012 as well as the following input from various authorities on the abovementioned application, refers.

- Comment from the City of Cape Town: Transport (Bill Jones) dated 18 September 2013 and **attached as Annexure A;**
- Comment from the City of Cape Town: Utility Services (Tony Wallendorf) dated 07 October 2013 and **attached as Annexure B;**
- Comment from the City of Cape Town: Roads and Stormwater (George Strangman) dated 20 September 2013 and **attached as Annexure C;**
- The signed Acknowledgement of Debt in respect of development contributions dated 24 October 2013 and **attached as Annexure D;**
- Comment from the Western Cape Government: Transport and Public Works (Malcolm Watters) dated 08 & 18 October 2013 and **attached as Annexure E.**

Background

a. On 19 March 2001, the Department: Planning, Local Government & Housing approved an application for amendment of development conditions subject to inter alia a clause 2.3. stipulating "No more than 450 pupils are to be permitted to enroll at the College i.e. the combined total for the secondary school and the junior department shall not exceed 450."

b. On 04 September 2002, DEA&DP approved an amendment of conditions subject to inter alia, the following conditions:

   i. Condition 2.4 of the approval reads "Condition 2.3 in the letter of approval 24/1/5/2/F38/F2 dated 19 March 2001 shall be amended to read "No more than 800 pupils shall be permitted to enroll at the college i.e. the combined total for the secondary school and the junior department shall not exceed 800".

   ii. Condition 2.5 of the approval reads "Condition 2.3.3 contained in the annexure to the letter of approval AFR. 22/19/4/2-02 dated 29 November 1996 shall be amended to read" die skool voorsiening maak vir 'n maksimum van 800 leerlinge".

   iii. Condition 2.6 of the approval reads "Condition 3.5 in the annexure to the letter of approval AFR22/19/4/2-02 dated 29 November 1996 shall be amended to read as follows: "Die ontwikkelaar (die skool) sal verantwoordelik wees vir die koste van die

opgradering van die aansluiting van die Bredellpad met die Steynsrustpad. Die detail van die opgradering wat benodig word, moet met die verantwoordelike padowerheid/-hede uitgeklaar word."

iv. Condition 2.14 of the approval reads "Development Contributions pertaining to water and sewerage shall be payable in accordance with the relevant legislation, as determined by the Council of the City of Cape Town."

c. The application by TV3, addressed in this memo, proposes the amendment of the following conditions:

i. Condition 2.3 in the letter of approval Ref.: 24/1/5/F38/F2 dated 19 March 2001 in order to allow for the number of pupils to be increased from 800 to 1350;

ii. Condition 2.3.3 in the letter of approval AFR 22/19/4/2-02 dated 29 November 1996 in order to allow for the number of pupils to be increased from 800 to 1350;

iii. Proposed rezoning of a portion of Farm No 699, Stellenbosch from agricultural Zone 1 to Institutional Zone 1 for educational purposes;

iv. Proposed amendment of the Site Development plan.

It should be noted that although the portion of Remainder Farm 699 is located within the municipal boundary of Stellenbosch, all bulk services to the erf are provided by the City of Cape Town and the road authority is the Western Cape Government.

Comments from the Directorate: Engineering Services i.e. Roads & Stormwater, Water Services, Traffic Engineering and Development Services will be reflected in this memo and is to be regarded as development conditions to be reflected in the land-use approval.

The above-mentioned land-use application is supported, subject to the following conditions:

General

1. that the following words and expressions referred to in the development conditions, shall have the meanings hereby assigned to except where the context otherwise requires:

   (a) *"Municipality"* means the STELLENBOSCH MUNICIPALITY a metropolitan municipality, Local Authority, duly established in terms of section 9 of the Local Government Municipal Structures act, Act 117 of 1998 and Provincial Notice (489/200), establishment of the Stellenbosch Municipality (WC024) promulgated in Provincial Gazette no. 5590 of 22 September 2000, as amended by Provincial Notice 675/2000 promulgated in Provincial Gazette;

   (b) *"Developer"* means the developer and or applicant who applies for certain development rights by means of the above-mentioned land-use application and or his successor-in-title who wish to obtain development rights at any stage of the proposed development;

   (c) *"Engineer"* means an engineer employed by the *"Municipality"* or any person appointed by the "*Municipality*" from time to time, representing the Directorate: Engineering Services, to perform the duties envisaged in terms of this land-use approval;

2. that all previous relevant conditions of approval to this development remain valid and be complied with in full unless specifically replaced or removed by the *"Engineer"*;

3. that should the "*Developer*" not take up his rights for whatever reason within two years from the date of this memo, a revised Engineering report describing services capacities and

reflecting infrastructure amendments during the two year period, must be submitted to the Directorate: Engineering Services by the "*Developer*" for further comment and conditions;

4. that the "*Developer*" indemnifies and keep the "*Municipality*" indemnified against all actions, proceedings, costs, damages, expenses, claims and demands (including claims pertaining to consequential damages by third parties and whether as a result of the damage to or interruption of or interference with the municipalities' services or apparatus or otherwise) arising out of the establishment of the development, the provision of services to the development or the use of servitude areas or municipal property, for a period that shall commence on the date that the installation of services to the development are commenced with and shall expire after completion of the maintenance period;

5. that the "*Developer*" inform the project team for the proposed development (i.e. engineers, architects, etc.) of all the relevant conditions contained in this approval;

6. that the General Conditions of Contract for Construction Works (GCC) applicable to all civil engineering services construction work related to this development, will be the SAICE 2nd Edition of 2010;

7. that the "*Developer*" takes cognizance and accepts the following:

   a.) that no construction of any civil engineering services may commence before approval of civil engineering services drawings;
   b.) that no building plans will be recommended for approval by the Directorate: Engineering Services before the approval of internal – and external civil engineering services drawings;
   c.) that no building plans will be recommended for approval by the Directorate: Engineering Services before the conditions as contained in the approval are adhered to.

Site Developement Plan

8. that it is recognized that the normal Site Development Plan, submitted as part of the land-use application, is compiled during a very early stage of the development and will lack engineering detail that may result in a later change of the Site Development Plan. Any later changes will be to the cost of the "Developer";

9. that if the fully detailed Site Development Plan, as mentioned in this section, contradicts the approved Site Development Plan, the "Developer" will be responsible for the amendment therof and any costs associated therewith;

Internal- and Link Services

10. that it be noted that all internal services on the said erf will be regarded as private services and will be maintained by the "*Developer*";

11. that the "*Developer*", at his/her cost, construct the internal (on-site) civil services for the development, as well as any link (service between internal and available bulk municipal service) municipal services that need to be provided;

12. that the detailed design and location of access points, circulation, parking, loading and pedestrian facilities, etc., shall be generally in accordance with the approved Site Development Plan and / or Subdivision Plan applicable to this application;

13. that plans of all the internal civil services and such municipal link services as required by the Directorate: Engineering Services be prepared and signed by a Registered Engineering Professional before being submitted to the aforementioned Directorate for approval;

14. that the design and construction/alteration of all civil engineering infrastructure shall be generally in accordance with the Standard Conditions imposed by the Directorate: Engineering

Services in this respect or as otherwise agreed. The Standard Conditions is available in electronic format and available on request;

15. that the "*Developer*" ensures that his/her design engineer is aware of the Stellenbosch Municipality Design Guidelines & Minimum Standards for Civil Engineering Services (BS1028) and that his/her design engineer will comply to the mentioned document or as otherwise agreed in writing with the Directorate: Engineering Services;

16. that all the internal civil services (water, sewer and stormwater), be indicated on the necessary building plans for approval by the Directorate: Engineering Services;

17. that all internal - and link services be inspected by the "*Engineer*" on request by the "*Developer*" or his Consulting Engineer;

18. that the "*Developer*" shall be responsible for the cost for any surveying and registration of servitudes regarding possible municipal services on the property;

19. that the "*Developer*" be liable for all damages caused to existing civil and electrical services of the "*Municipality*" relevant to this development and or relevant to civil engineering services upgrades needed due to this development. It is the responsibility of the contractor and/or sub-contractor of the "*Developer*" to determine the location of existing civil and electrical services;

20. that a suitably qualified professional resident engineer be appointed to supervise the construction of all internal – and external services;

21. that test results of all internal – and external services (i.e. pressure tests on water - and sewer pipelines as well as densities test on road structure and all relevant tests on asphalt) be submitted to the Directorate: Engineering Services;

Servitudes

22. that the "*Developer*" ensures that any existing and or new municipal services crossing private - and or other institutional property are protected by a registered servitude;

23. The width of the registered servitude must be a minimum of 3 m or twice the depth of the pipe (measured to invert of pipe), whichever is the highest value. The "*Developer*" will be responsible for the registration of the required servitude(s), as well as the cost thereof;

Stormwater Management

24. that the geometric design of the roads and/or parking areas ensure that no trapped low-points are created with regard to stormwater management. All stormwater to be routed to the nearest formalized system whether municipal or into the existing dam managed by the Board (governing body of Somerset College);

25. that the design engineer needs to apply his/her mind to ensure a design that will promote a sustainable urban drainage system which will reduce the quality and quantity impacts of stormwater on receiving aquatic environments;

26. that no disturbance to the river channel or banks be made without the prior approval in accordance with the requirements of the National Water Act;

27. that the consulting engineer, appointed by the "*Developer*", analyses the existing stormwater systems and determine the expected stormwater run-off for the proposed development, for both the minor and the major storm event and ensures that the difference between the pre- and post-development stormwater run-off be accommodated on site;

28. that cognizance be taken by the internal services design engineer of the 24 August 2011 Floodline Report by Graeme McGill and that measures be place to avoid damage flood damage to private property;

29. that the design engineer of the bridge and or any structure over the Vredenhof Stream present relevant calculations with design drawings to reflect undisturbed passage of stormwater underneath the proposed bridge and or structures for at least the 1: 50 storm scenario.

Floodplain Management

30. that the 1:50 and 1:100 year flood lines of the Vredenhof Stream as verified by Graeme McGill in his report, be shown on all plans submitted;

31. that no new development will be allowed under the 1:100 year flood line;

32. that the floor level of all buildings be at least 100 mm above the 1:100 year flood level. These levels must be indicated on all building plans submitted and must be certified by a Registered Professional Engineer;

33. that all perimeter fencing below the 1:50 year flood line be visually permeable from ground level and not adversely effects the free flow of water (e.g. palisade fencing). No fences will be allowed across the watercourse;

Roads

34. that the "*Developer*" will be responsible for the design, construction, supervision and implementation, as well as the cost associated to the aforementioned actions, of the following infrastructure as stipulated by Western Cape Government: Transport and Public Works (Ref: 13/3/5/1-25/191 Job 19685, dated 08 October and 18 October 2013, See Annexure E) and or the City of Cape Town (Ref: Farm 699 dated 18 September 2013, See Annexure A):
    a) The western approach of Divisional Road 1021 (Steynsrust Road) must be upgraded to have an exclusive left turn lane and a shared through and right turn lane;
    b) The eastern approach of Divisional Road 2021 (Steynsrust Road) must be upgraded to have an exclusive right turn lane and a shared left turn and through lane;
    c) The northern approach of Minor Road 4236 (Bredell Road) be upgraded to have an exclusive right turn and left turn lane;
    d) The road infrastructure listed above must be completed by no later than six (6) months after approval of the design or 31 December 2014, whichever occurs first;
    e) That the maximum building coverage north of the Moddergat Stream is limited to 3200m²;
    f) That the maximum building coverage for the main campus is limited to 14 200m²;

35. that the "*Developer*" will be held liable for any damage to municipal infrastructure within the road reserves during the road upgrades mentioned above. The "*Developer*" will therefore be required to carry out the necessary rehabilitation work, at his/her cost, to the standards of the Directorate: Engineering Services;

Bridge Requirement

36. that any bridge(s) and or other structures on the proposed development, be designed and constructed to not impact on the natural flow of water, and to be able to accommodate the 1:50 year flood. The underside of the bridge(s) must be above the 1:100 year flood level;

37. that the bridge(s) be constructed by the "*Developer*", at his/her cost, to the standards of the Directorate: Engineering Services. An adequate level of supervision by a suitably qualified Registered Engineering Professional must be provided for the full duration of the works. The

Registered Engineering Professional shall arrange for any tests that may be necessary to determine whether the workmanship and materials conform to the required standards;

38. that a certificate stating that all work has been carried out in accordance with the Directorate: Engineering Services's specifications and requirements, signed by the Registered Engineering Professional, must be submitted with the "As Built" drawings on completion of the bridge(s). The certificate must make reference to all material testing, and confirm that the test results meet or exceed the requirements of the specifications;

Wayleaves

39. that way-leaves / work permits be obtained from the Directorate: Engineering Services prior to any excavation / construction work on municipal land or within 3,0m from municipal services located on private property;

40. that wayleaves will only be issued after approval of relevant engineering design drawings;

Development Contributions

41. that the "*Developer*" hereby acknowledges that development contributions as agreed with the City of Cape Town and as confirmed in a signed Acknowledgement of Debt attached herewith as Annexure D, is payable as per the conditions stipulated in the said Acknowledgement of Debt;

42. that any further approval that might lead to an increase in the number of learners i.e. more than 1350 learners, or any further development on the said property that might lead to an increase in capacity needed in respect of bulk municipal services, will result in the recalculation of the Development Contributions;

43. that Audited reports, confirming the number of students are to be submitted on an annual basis to this Directorate.

AS-BUILTs

44. The "*Developer*" shall provide the "*Municipality*" with as-built paper plans and electronic DXF-files to the satisfaction of the "*Engineer*" for all of the external road upgrades;

45. All As-built drawings are to be signed by a professional engineer who represents the consulting engineering company responsible for the design and or site supervision of civil engineering services;

V.R. HARRIS
MANAGER: DEVELOPMENT SERVICES

Western Cape Government
Environmental Affairs and Development Planning

Directorate: Land Management (Region 1)

EIA REFERENCE NUMBER: E12/2/4/1-B4/37-1004/12
ENQUIRIES: Moe'mina Hoosain
DATE OF ISSUE: 2013 -02- 05

The Board of Directors
Vredelus Ltd
PO Box 2440
SOMERSET WEST
7129

Attention: Mr James Scott

Tel: (021) 842 3035
Fax: (021) 842 3542

Dear Sir

APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT AMENDMENT REGULATIONS, 2010: PROPOSED ESTABLISHMENT OF SPORTS FIELDS AND ASSOCIATED INFRASTRUCTURE AT SOMERSET COLLEGE, STELLENBOSCH

With reference to your application for the abovementioned, find below the outcome with respect to this application.

ENVIRONMENTAL AUTHORISATION

DECISION

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Amendment Regulations, 2010, ("NEMA EIA Regulations") the competent authority herewith **grants environmental authorisation** to the applicant to undertake the list of activities specified in section B below with respect to the preferred alternative described in the Final Basic Assessment Report ("BAR") dated 27 August 2012.

2nd Floor, 1 Dorp Street, Cape Town, 8001
tel: +27 21 483 2755 fax: +27 21 483 3633
Moe'mina.Hoosain@westerncape.gov.za

Private Bag X9086, Cape Town, 8000
www.westerncape.gov.za/eadp

The granting of this environmental authorisation is subject to compliance with the conditions set out in section E below.

A. DETAILS OF THE APPLICANT FOR THIS ENVIRONMENTAL AUTHORISATION

Vredelus Ltd
c/o Mr J. Scott
PO Box 2440
SOMERSET WEST
7129

Tel: (021) 842 3035
Fax: (021) 842 3542

The abovementioned company is the holder of this environmental authorisation and is hereinafter referred to as, "the applicant".

B. LIST OF ACTIVITIES AUTHORISED

Government Notice No. R544 of 18 June 2010 –

Activity Number: 11
The construction of:
(i) canals;
(ii) channels;
(iii) bridges;
(iv) dams;
(v) weirs;
(vi) bulk storm water outlet structures;
(vii) marinas;
(viii) jetties exceeding 50 square metres in size;
(ix) slipways exceeding 50 square metres in size;
(x) buildings exceeding 50 square metres in size; or
(xi) infrastructure or structures covering 50 square metres or more

where such construction occurs within a watercourse or within 32 metres of a watercourse, measured from the edge of a watercourse, excluding where such construction will occur behind the development setback line.

Activity Number: 23
The transformation of undeveloped, vacant or derelict land to
(i) residential, retail, commercial, recreational, industrial or institutional use, inside an urban area, and where the total area to be transformed is 5 hectares or more, but less than 20 hectares, or
(ii) residential, retail, commercial, recreational, industrial or institutional use, outside an urban area and where the total area to be transformed is bigger than 1 hectare but less than 20 hectares;

except where such transformation takes place
(i) for linear activities; or

(ii) for purposes of agriculture or afforestation, in which case Activity 16 of Notice No R. 545 applies.

The abovementioned list is hereinafter referred to as "the listed activities".

The applicant is herein authorised to undertake the following alternative related to the listed activities:
The proposed development entails the construction of sports facilities and associated infrastructure covering an area of approximately 11.35ha on the Remainder of Farm No. 699, Stellenbosch. The proposed development will consist of the following:

- Two rugby fields;
- Cricket pitch with covered cricket nets;
- Two astro-turf hockey fields;
- One warm-up astro-turf hockey field;
- Two tennis courts;
- Indoor hockey centre;
- Parking area;
- Ancillary buildings; and
- A clubhouse

A pedestrian footbridge will also be constructed across a watercourse on-site to secure pedestrian access to the proposed sport facilities.

C. PROPERTY DESCRIPTION AND LOCATION

The listed activities will take place on:

Remainder of Farm No. 699, Stellenbosch Division

The SG 21 digit code is: C06700000000069900000

Co-ordinates:	34°	02'	32.24" South
	18°	48'	43.62" East

hereinafter referred to as, "the site".

D. DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER

Doug Jeffery Environmental Consultants (Pty) Ltd
% Emily Hershell/Doug Jeffery
PO Box 44
KLAPMUTS
7625

Tel: (021) 875 5275
Fax: (021) 875 5515

E. CONDITIONS OF AUTHORISATION

1. This environmental authorisation is valid for a period of **five years** from the date of issue. The holder must commence with the listed activities within the said period or this environmental authorisation lapses and a new application for environmental authorisation must be submitted to the competent authority, unless the holder has lodged a valid application for the amendment of the validity period of this environmental authorisation, before the expiry of this environmental authorisation. In such instances, the validity period will be automatically extended ("the period of administrative extension") from the day before this environmental authorisation would otherwise have lapsed, until the amendment application for the extension of the validity period is decided. The listed activities, including site preparation, may not commence during the period of administrative extension.

2. The listed activities, including site preparation, may not commence within 20 (twenty) calendar days of the date of issue of this environmental authorisation. In the event that an appeal notice and subsequent appeal is lodged with the competent authority, the effect of this environmental authorisation may be suspended until such time as the appeal is decided.

3. The applicant must in writing, within 12 (twelve) calendar days of the date of this decision and in accordance with regulation 10(2)–

   3.1 notify all registered interested and affected parties of –

      3.1.1 the outcome of the application;
      3.1.2 the reasons for the decision as included in Annexure 1;
      3.1.3 the date of the decision; and
      3.1.4 the date of issue of the decision;

   3.2 draw the attention of all registered interested and affected parties to the fact that an appeal may be lodged against the decision in terms of Chapter 7 of the Environmental Impact Assessment Amendment Regulations, 2010 detailed in section F below;

   3.3 draw the attention of all registered interested and affected parties to the manner in which they may access the decision, and

   3.4 publish a notice in the newspapers contemplated in regulation 54(2) (c) and (d), and which newspaper was used for the placing of advertisements as part of the Public Participation Process, that –

      3.4.1 informs all interested and affected parties of the decision;
      3.4.2 informs all interested and affected parties where the decision can be accessed; and
      3.4.3 informs all interested and affected parties that an appeal may be lodged against the decision in terms of Chapter 7 of the Regulations;

4. Seven calendar days' notice, in writing, must be given to the competent authority before commencement of construction activities.

4.1. The notice must make clear reference to the site details and EIA Reference number given above.

4.2. The notice must also include proof of compliance with the following conditions described herein:

Conditions: 2, 3 and 13.

5. The holder is responsible for ensuring compliance with the conditions by any person acting on his behalf, including an agent, sub-contractor, employee or any person rendering a service to the holder.

6. Any changes to, or deviations from the scope of the description set out in section B above must be accepted or approved, in writing, by the competent authority before such changes or deviations may be implemented. In assessing whether to grant such acceptance/approval or not, the competent authority may request such information as it deems necessary to evaluate the significance and impacts of such changes or deviations and it may be necessary for the holder to apply for further authorisation in terms of the applicable legislation.

7. The applicant must notify the competent authority in writing, within 24 hours thereof if any condition herein stipulated is not being complied with.

8. The draft Environmental Management Programme ("EMP") submitted as part of the application for environmental authorisation is hereby approved and must be implemented and adhered to at all times.

An application for amendment to the EMP must be submitted to the competent authority if any amendments are to be made to the EMP, and this may only be implemented once the amended EMP has been authorised by the competent authority.

The EMP must be included in all contract documentation for all phases of implementation.

9. A copy of the environmental authorisation and the EMP must be kept at the site where the listed activities will be undertaken. Access to the site referred to in section C above must be granted and, the environmental authorisation and EMP must be produced to any authorised official representing the competent authority who requests to see it for the purposes of assessing and/or monitoring compliance with the conditions contained herein. The environmental authorisation and EMP must also be made available for inspection by any employee or agent of the applicant who works or undertakes work at the site.

10. The applicant must submit an application for amendment of the environmental authorisation to the competent authority where any detail with respect to the environmental authorisation must be amended, added, substituted, corrected, removed or updated. Further, the rights granted by this environmental authorisation are personal rights (i.e. not attached to a property, but granted to a natural or juristic person). As such, only the holder

may undertake the activities authorised by the competent authority. Permission to transfer the rights and obligations contained herein must be applied for in the following manner:

10.1. The applicant must submit an originally signed and dated application for amendment of the environmental authorisation to the competent authority stating that he wishes the rights and obligations contained herein to be transferred, and including (a) confirmation that the environmental authorisation is still in force (i.e. that the validity period has not yet expired or the activities was lawfully commenced with); (b) the contact details of the person who will be the new holder; (c) the reasons for the transfer; (d) an originally signed letter from the proposed new holder acknowledging the rights and obligations contained in the environmental authorisation and indicating that he has the ability to implement the mitigation and management measures and to comply with the stipulated conditions.

10.2. The competent authority will issue an amendment to the new holder either by way of a new environmental authorisation or an addendum to the existing environmental authorisation if the transfer is found to be appropriate.

11. Non-compliance with a condition of this environmental authorisation or EMP may result in suspension of this environmental authorisation and may render the holder liable for criminal prosecution.

12. Notwithstanding this environmental authorisation, the holder must comply with any other statutory requirements that may be applicable to the undertaking of the listed activities.

13. The holder must appoint a suitably experienced environmental control officer ("ECO"), or site agent where appropriate, for all phases of implementation before commencement of any land clearing or construction activities to ensure compliance with the EMP and the conditions contained herein.

14. An integrated waste management approach, which is based on waste minimisation and which incorporates reduction, recycling, re-use and disposal, where appropriate, must be employed. Any solid waste must be disposed of at a landfill licensed in terms of the applicable legislation. Suitable refuse disposal facilities must be provided.

15. No surface or ground water may be polluted due to any actions on the site. The applicable requirements with respect to relevant legislation pertaining to water must be met.

16. The applicable requirements with respect to relevant legislation pertaining to occupational health and safety must be adhered to.

17. Should any heritage remains be exposed during excavations or any actions on the site, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape (in accordance with the applicable legislation). Heritage remains uncovered or

disturbed during earthworks must not be further disturbed until the necessary approval has been obtained from Heritage Western Cape. Heritage remains include: archaeological remains (including fossil bones and fossil shells); coins; indigenous and/or colonial ceramics; any articles of value or antiquity; marine shell heaps; stone artefacts and bone remains; structures and other built features; rock art and rock engravings; shipwrecks; and graves or unmarked human burials.

A qualified archaeologist must be contracted where necessary (at the expense of the applicant and in consultation with the relevant authority) to remove any human remains in accordance with the requirements of the relevant authority.

18. The northern streambank/ riparian buffer must be widened and vegetated to a distance of 10m from the crown of the northern bank of the watercourse along the paddock section. No construction activities, apart from the pedestrian bridge, must be allowed in this area.

F. APPEALS

Appeals must comply with the provisions contained in Chapter 7 of the NEMA EIA Regulations.

1. An appellant must –

   1.1. submit a notice of intention to appeal to the Minister, within 20 (twenty) calendar days of the date of the decision;

   1.2. submit the appeal within 30 (thirty) calendar days after the lapsing of the 20 (twenty) calendar days contemplated in regulation 60(1), for the submission of the notice of intention to appeal; and

   1.3. within 10 (ten) calendar days of having lodged the notice of intention to appeal, provide each person and organ of state registered as an interested and affected party in respect of the application, or the applicant, with –

      1.3.1. a copy of the notice of intention to appeal form; and

      1.3.2. a notice indicating where and for what period the appeal submission will be made available for inspection by such person, organ of state, or applicant, on the day of lodging it with the Minister, and that a responding statement may be made on the appeal within 30 (thirty) calendar days from the date the appeal submission was lodged with the Minister.

2. A person, organ of state or applicant who submits a responding or answering statement in terms of regulation 63 must within 10 (ten) calendar days of having submitted the responding or answering statement, serve a copy of the statement on the other party.

3. If the person, organ of state or applicant fails to meet a timeframe with respect to the requirements as detailed above, the person, organ of state or applicant must immediately submit a written explanation to the Ministry providing a concise explanation for the non-compliance.

4. All notice of intention to appeal and appeal forms must be submitted by means of one of the following methods:

   By post: Western Cape Ministry of Local Government, Environmental Affairs and Development Planning
   Private Bag X9186
   CAPE TOWN
   8000

   By facsimile: (021) 483 4174; or

   By hand: Attention: Mr J. de Villiers
   Room 305 A
   3rd Floor Leeusig Building (Entrance at: Utilitas Building, 1 Dorp Street, Cape Town, 8001)

5. A prescribed notice of intention to appeal form and appeal form as well as assistance regarding the appeal processes is obtainable from the office of the Minister at: Tel. (021) 483 3721, E-mail Jaap.deVilliers@westerncape.gov.za or URL http://www.westerncape.gov.za/eng/your_gov/406/services/11537/10199.

G. DISCLAIMER

The Western Cape Government, the Local Authority, committees or any other public authority or organisation appointed in terms of the conditions of this environmental authorisation shall not be responsible for any damages or losses suffered by the holder, developer or his/her successor in any instance where construction or operation subsequent to construction is temporarily or permanently stopped for reasons of non-compliance with the conditions as set out herein or any other subsequent document or legal action emanating from this decision.

Your interest in the future of our environment is appreciated.

Yours faithfully

MR. HENRI FORTUIN
DIRECTOR: LAND MANAGEMENT (REGION 1)
DATE OF DECISION: 05-02-2013

CC: (1) E. Herschell (Doug Jeffery Environmental Consultants) Fax: (021) 875 5515
(2) Z. Duze (Stellenbosch Municipality) Fax: (021) 808 8651

FOR OFFICIAL USE ONLY:
EIA REFERENCE NUMBER: E12/2/4/1-B4/37-1004/12
NEAS EIA REFERENCE NUMBER: WCP/EIA/0000797/2012

ANNEXURE 1: REASONS FOR THE DECISION

In reaching its decision, the competent authority, *inter alia*, considered the following:

a) The information contained in the application form dated 31 January 2012 and received by the competent authority on 1 February 2012, the final Basic Assessment Report received by the competent authority on 28 August 2012 and the EMP submitted together with the final Basic Assessment Report.

b) Relevant information contained in the Departmental information base, which includes, the Guidelines on Public Participation and Alternatives (dated October 2011);

c) The objectives and requirements of relevant legislation, policies and guidelines, and in particular section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998);

d) The comments received from interested and affected parties and the responses to them, as included in the final Basic Assessment report dated 28 August 2012;

e) The sense of balance between negative and positive impacts, and proposed mitigation measures.

f) The site visit conducted on 4 October 2012
Persons Present: Ms Moe'mina Hoosain and Mr André Oosthuizen from the Department of Environmental Affairs and Development Planning (DEA&DP), Ms Emily Herschell from Doug Jeffery Environmental Consultants (Pty) Ltd and Mr James Scott of Vredelus Ltd.

All information presented to the competent authority was taken into account in the consideration of the application for environmental authorisation. A summary of the issues which we, the competent authority, considered to be the most significant for decision making is set out below.

1. Public Participation

The public participation process included:

- Giving written notice to the owners and occupiers of land adjacent to the site, the municipality and ward councillor, and the various organs of state on 1 March 2012.
- Placing advertisements in the 'Eikestad Nuus' newspaper on 24 February 2012, in 'Die Burger' on 27 February 2012 and in the 'District Mail' newspaper on 1 March 2012.

- The circulation of the draft BAR and final BAR for public review on 22 May 2012 and 13 July 2012, respectively.

All the concerns raised by interested and affected parties were responded to and adequately addressed during the public participation process. Specific management and mitigation measures were considered in this environmental authorization and in the EMP, to adequately address the concerns raised.

The Department concurs with the environmental assessment practitioner's responses to the issues raised during the public participation process.

2. Alternatives

The following Site Layout Alternatives were considered:

Layout Alternative Option A

The proposed development entails the construction of sports facilities and associated infrastructure covering an area of approximately 11.35ha on Remainder of Farm No. 699, Stellenbosch. The proposed development will consist of the following:

- Two rugby fields;
- Cricket pitch with covered cricket nets;
- Two astro-turf hockey fields;
- One warm-up astro-turf hockey field;
- Two tennis courts;
- Indoor hockey centre;
- Parking area;
- Ancillary buildings; and
- A clubhouse

A pedestrian footbridge will also be constructed across a watercourse on-site to secure pedestrian access to the proposed sport facilities.

This layout alternative proposes the establishment of the astro-turf hockey fields and associated "anti-spill" floodlights at a higher contour level than the other proposed sports facilities.

This alternative was rejected for the following reason:

- The floodlight masts would extend above the ridgeline and be exposed to more receptors to the north. There are also no buildings north of this field to shield it.

Layout Alternative Option B (Preferred Alternative)

The proposed development entails the construction of sports facilities and associated infrastructure covering an area of approximately 11.35ha on Remainder of Farm No. 699, Stellenbosch. The proposed development will consist of the following:

- Two rugby fields;
- Cricket pitch with covered cricket nets;
- Two astro-turf hockey fields;
- One warm-up astro-turf hockey field;
- Two tennis courts;
- Indoor hockey centre;
- Parking area;
- Ancillary buildings; and

- A clubhouse

A pedestrian footbridge will also be constructed across a watercourse on-site to secure pedestrian access to the proposed sport facilities.

This layout alternative proposes the astro-turf hockey fields and associated "anti-spill" floodlights at a lower contour level downslope of the other proposed sports facilities.

This alternative is preferred for the following reasons:

- The positioning of the floodlit astro-turf fields at a lower contour level than the other proposed sports fields and associated infrastructure will result in a lower visual impact as it will not only be situated lower in the landscape, but will be offset by a background of sports facilities and associated buildings.

- This alternative involves construction of sports fields further away from the watercourse that occurs on-site compared to Layout Alternative Option A, thereby reducing potential biophysical impacts.

The following Technology Alternatives were considered:

Alternative 1
Provision of electricity through a single medium voltage metered supply point, with a total maximum demand of 1.4MVA. This option requires the reticulation of medium voltage underground supply lines along the western and southern boundaries from the Eskom supply point to the required mini substation position(s) at the developers cost.

This alternative is not preferred for the following reason:

- This alternative will make staged development difficult as once the single medium voltage supply is made available by Eskom, the two low voltage supply points would be removed and the developer would need to have the internal medium voltage underground reticulation and mini substation(s) in place to allow the existing low voltage reticulation to remain active for the school to operate.

Alternative 2 (Preferred Alternative):
Eskom would provide two medium voltage meter points positioned at the existing low voltage meter points (southern boundary and western boundary) from where the developer would reticulate medium voltage underground to the mini-substation(s) as required.

This option is preferred for the following reason:

- The estimated medium voltage maximum demand required at both the southern and western supply points is 700KVA each.

"No-Go" Alternative
This alternative entails the current *status quo* and was not preferred since it would not provide an opportunity to construct additional sports facilities at Somerset College.

3. Impacts, assessment and mitigation measures

3.1. Activities Need and Desirability

The proposed development will create additional employment opportunities during the construction and operational phases. It will also lead to the development of a well-managed sports facility, providing for a range of sports activities to be participated in by the learners.

3.2. Biophysical Impacts

The site has already been previously disturbed due to agricultural activities. The soils on-site are of low agricultural potential and therefore not considered to be 'prime' land for agricultural purposes. A previously disturbed watercourse occurs on-site across which a pedestrian footbridge will be constructed. No sensitive flora or fauna is associated with the said watercourse. The impact on this watercourse is of low significance as the foundations of the proposed footbridge are outside the 1:100 year floodline.

According to the specialist Freshwater Ecology Assessment undertaken by DH Environmental Consulting, the proposed construction of sports fields or the proposed footbridge does not present any long-term threat to the adjacent stream environment. These aspects have been addressed in the EMP and as a condition of this authorisation.

3.3. Socio-economic Impacts

The proposed development would create additional employment opportunities during the construction and operational phases. In addition, it will provide infrastructure for use by the community.

3.4 Visual Impacts

The proposed development will be partly visible to local receptors within a 2km radius, and light pollution due to the lighting of the astroturf sport fields. The extent of the visual impact will be limited to an area of 5km.

In summary, the development will therefore result in both positive and negative impacts.

Positive Impacts

The proposed expansion will make a positive contribution towards the college students' health and well-being.

Negative Impacts

There would be a loss of agricultural land. The loss of 11.35ha is thought to be negligible, considering that the land has been determined as not having high agricultural potential.

There would be an impact on the area's rural atmosphere/sense of place, especially at night. The use of lighting would be seasonal, limited to a few hours at a time, on some days of the week. Furthermore, the floodlit components of the development have been placed so as to minimise the impact of the lights. As such, the significance of the impact is mitigated satisfactorily.

4. National Environmental Management Act Principles

The National Environmental Management Act Principles (set out in section 2 of the NEMA, which apply to the actions of all organs of state, serve as guidelines by reference to which any organ of state must exercise any function when taking any decision, and which must guide the interpretation, administration and implementation of any other law concerned with the protection or management of the environment), *inter alia*, provides for:

- the effects of decisions on all aspects of the environment to be taken into account;
- the consideration, assessment and evaluation of the social, economic and environmental impacts of activities (disadvantages and benefits), and for decisions to be appropriate in the light of such consideration and assessment;
- the co-ordination and harmonisation of policies, legislation and actions relating to the environment;
- the resolving of actual or potential conflicts of interest between organs of state through conflict resolution procedures; and
- the selection of the best practicable environmental option.

6. Conclusion

The competent authority is satisfied that the proposed listed activity will not conflict with the general objectives of integrated environmental management stipulated in Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998), and that any potentially detrimental environmental impacts resulting from the listed activities can be mitigated to acceptable levels, provided that the following is observed:

- Adherence to the NEMA principles,
- Compliance with the conditions stipulated in this EA, and
- Compliance with the mitigations measures in the EMP.

-END-

Appendix D
699

water affairs
Department:
Water Affairs
REPUBLIC OF SOUTH AFRICA

Private Bag/Privaatsak X16, Sanlamhof, 7532 or 52 Voortrekker Road, Bellville, 7530

Enquiries/Navrae: Bulelani Rolinyati
E-mail: rolinyatib@dwa.gov.za
Reference Number: 16/2/7/G200/8

Tel: (021) 941 6147
Fax: 021 941 6077

The Municipal Manager
Stellenbosch Municipality
P.O Box 17
STELLENBOSCH
7599

MUNICIPALITY · MUNISIPALITEIT
06 JUL 2012
CENTRAL RECORDS STELLENBOSCH

PLANNING AND
06 JUL 2012

Attention: R Fooy / U Von Molendorff

Dear Sir/Madam

COMMENTS ON AMENDMENT OF CONDITIONS OF APPROVAL, REZONING AND AMENDMENT OF THE SITE DEVELOPMENT PLAN: FARM NO 699, STELLENBOSCH DIVISION

The Department of Water Affairs has the following comments:

1. The document with Reference No. Farm No 699, Stellenbosch dated 25/05/2012, has reference.

2. The water use charges for the farm before subdivision and/or consolidation should be paid in full prior to registration of the properties to the deeds office.

3. The construction of roads and bridges or one passing environmentally sensitive area is a listed activity in terms of the Environmental Conservation Act (Act No. 73 of 1989) and is subject to Environmental Authorisation from DEA&DP.

4. Any development within the 1:100 year floodline or within the riparian habitat constitutes a water use licence in terms of section 21 (c) and (i) of the National Water Act, 1998 (Act No. 36 of 1998) and will require authorisation before any development may commence

5. Please note that any development within 500m from the boundary of any wetland requires a water use licence according to this Department's regulations.

6. Solid waste must be managed in accordance with the requirements of Section 20 of the Environmental Conservation Act, 1989 (Act No.73 of 1989).

Should you have any further questions in this regard you are welcome to contact the above mentioned official.

FILE NR:
F 699 SB
SCAN NR:
F 6995
COLLABORATOR NR:
250364

Yours faithfully

pp am Schreider
CHIEF DIRECTOR: WESTERN CAPE

Date: 3 July 2012

Appendix D

Our Ref: HM\CAPE TOWN METROPOLITAN\SOMERSET WEST\SOMERSET COLLEGE FARM 699

Case No: 110824JB22
Case ID: 1513
Unique Letter ID: 1437

iLifa leMveli leKhishona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

Enquiries: Justin Bradfield
Tel: 021 483 9543
E-mail: nwiltshire@pgwc.gov.za

07 September 2011
Mr Doug Jeffery
Doug Jeffrey Environmental Consultants (Pty) Ltd
P.O. Box 44
Klapmuts
7625

RESPONSE TO NID
PROPOSED NEW SPORTS FACILITIES AT SOMERSET COLLEGE

The above matter was discussed at the HWC staff meeting held on 26 August 2011. In terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999):

It was noted that:

1. The proposal is for the construction of 2 rugby fields, 2 Astroturf hockey fields, 2 tennis courts, a club house and parking area which will trigger a change of character in excess of 5000 m^2
2. Application is made for the rezoning of 11.35 ha of agricultural land for institutional purposes
3. The college does not form part of the Cape Winelands Cultural Landscape
4. The old buildings are extensively modified
5. All new buildings will follow the architectural style of older buildings

Heritage Western Cape (HWC) agreed that:

1. Site Development Plan Option B is the preferred option and no further heritage studies are required

Yours faithfully

Andrew Hall
Chief Executive Officer
Heritage Western Cape
Tel: 021 483 5959
abhall@pgwc.gov.za