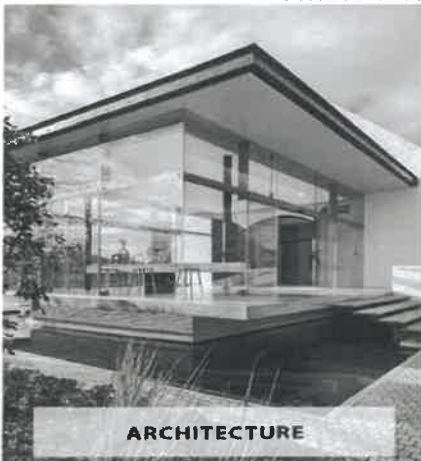
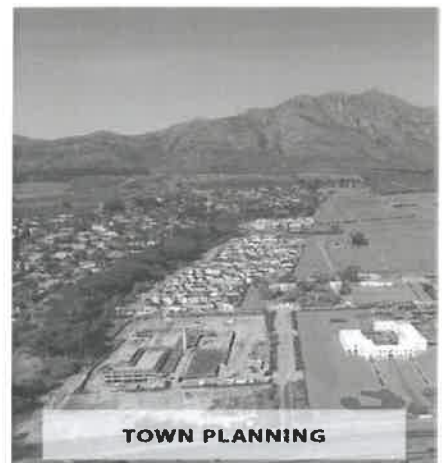


**APPLICATION FOR:  
AMENDMENT OF THE SITE DEVELOPMENT  
&  
CONDITIONS OF APPROVAL**

**REMAINDER FARM 699, STELLENBOSCH  
[SOMERSET COLLEGE]**



ARCHITECTS  
TOWN PLANNERS  
URBAN DESIGNERS



## NOTICE OF LAND DEVELOPMENT APPLICATION

Dear Adjoining Property Owner / Interested and Affected Party  
Date: 05 August 2024

**APPLICATION FOR THE AMENDMENT OF CONDITIONS OF APPROVAL IN ORDER TO INCREASE THE PERMISSIBLE COVERAGE AND FOR THE AMENDMENT OF THE APPROVED SITE DEVELOPMENT PLAN: FARM NO. 699, DIVISION OF STELLENBOSCH.**

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw refers:  
**Application Property Address:** Bredell Road / Somerset West; Stellenbosch Rural just off the R44 between Stellenbosch and Somerset West [Somerset College].

**Application Property Number:** Remainder of Farm No 699, Division of Stellenbosch

**Applicant:** TV3 Projects (Pty)Ltd – A. Prinsloo (contact details: 021 -861 3800 / anton@tv3.co.za)

**Owner:** Vredelus Ltd (contact details: 021- 842 8000, contact person: Mr H Matthee)

**Application Reference:** LU/16744 (TP519/2023)

**Description of land 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 Stellenbosch Municipality letter of approval dated 05-02-2014, with reference to the conditions imposed by the Department of Transport and Public Works in their letter dated 08 October 2013, attached as Annexure D to the Stellenbosch Municipal letter of approval dated 05-02-2014, in order to increase the maximum building coverage north of the Moddergat Stream from 3200m<sup>2</sup> to ±6860m<sup>2</sup> and the maximum building coverage south of the Moddergat Stream (Main Campus) from 14 200m<sup>2</sup> to 22 575m<sup>2</sup> as indicated on the Amended Site Development (SDP-Revision 11, dated 07-09-2023) for Somerset College.
- ii) The amendment of Condition No 2 of the Stellenbosch Municipality 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 for Somerset College (SDP-Revision 11; drwg no. 20-01-01, dated 07-09-2023) attached to the Land Use Application.

The existing approved Site Development Plan (03 July 2019) depicts the existing approved and future development structures / facilities with respective permitted coverages. The intention of the amendment of the above Site Development Plan is required in order to address the long term needs of Somerset College, in order to provide for a proposed phased extension of their anticipated future sports field requirements and educational facility extensions, which Site Development Plan depicts the respective internal changes relating to the re-purposing and re-location of existing buildings and infrastructure and the construction of new educational / sport facilities and related infrastructure.

Notice is hereby given in terms of the provisions 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 must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: **TV3 Projects (Pty)Ltd – A. Prinsloo, email address: [anton@tv3.co.za](mailto:anton@tv3.co.za); tel. 021 – 861 3800**. 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 **05 September 2024**.

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

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the **e-mail address provided** or telephonically at **(083 309 9063 / 021 – 861 3800** during normal office hours.

Yours faithfully



**Anton Prinsloo**

**TV3 PROJECTS (PTY) LTD**

## KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

**Geagte Aanliggende Grondeienaar / Belanghebbende Party  
Meneer / Dame**

Datum 05 Augustus 2024

### **AANSOEK VIR DIE WYSIGING VAN GOEDKEURINGS VOORWAARDES TEN EINDE DIE TOELAATBARE DEKKING TE VERHOOG EN DIE WYSIGING VAN DIE GOEDGEKEURDE TERREIN ONTWIKKELINGSPLAN: PLAAS NR 699, AFDELING STELLENBOSCH**

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

**Adres van aansoek eiendom:** Bredel Pad / Somerset-Wes; Stellenbosch landelik; Toegang vanafa Bredel Pad vanaf die R44 hoofpad tussen Stellenbosch en Somerset-Wes [Somerset College].

**Aansoek eiendom beskrywing:** Restant van die Plaas Nr. 699, Afdeling van Stellenbosch

**Aansoeker:** TV3 Projects (Pty)Ltd – A. Prinsloo (kontak besonderhede: 021 – 861 3800 / anton@tv3.co.za

**Eienaar:** Vredelus Ltd (kontak besonderhede: 021 – 842 8000; kontak persoon: Mnr H. Matthee

**Aansoek Verwysing:** LU/16777 [TP519/2023]

#### **Besonderhede van die grondgebruiksaansoek:**

Aansoek word gemaak in terms van Artikel 15(2)(h) Stellenbosch Munisipaliteit se Verordening op Grondgebruiksbeplanning, 2023 vir;

- i) Die wysiging van 'n voorwaarde vervat in die Stellenbosch Munisipaliteit se goedkeuringskrywe gedateer 05-02-2014, met verwysing na die voorwaardes opgelê deur die Wes Kaap Provinsiale Departement van Vervoer en Publieke Werke se skrywe gedateer 08 Oktober 2013, aangeheg as Bylaag D tot die Stellenbosch Munisipaliteit se goedkeuringskrywe gedateer 05-02-2014, ten einde die maksimum toelaatbare gebou dekking Noord van die Moddergat Stroom vanaf 3200m<sup>2</sup> tot ±6860m<sup>2</sup> te verhoog asook die maksimum toelaatbare gebou dekking suid van die Moddergat Stroom (Hoof Kampus) vanaf 14200m<sup>2</sup> tot ±22 575m<sup>2</sup> te verhoog soos aangedui op die Gewysigde Terreinontwikkelingsplan (SDP-Revision 11, gedateer 07-09-2023) vir "Somerset College".
- ii) Die wysiging van Voorwaarde Nr 2 van die Stellenbosch Munisipaliteit goedkeuringskrywe gedateer 03-07-2019 ten einde die goedgekeurde Terreinontwikkelingsplan te wysig deur die vervanging daarvan met die nuwe terreinontwikkelingsplan vir "Somerset College" [verwysing: "SDP- Revision 11; drwg nr. 20-01-01, gedateer 07-09-2023"] aangeheg tot die Grondgebruiksaansoek.

Die bestaande goedgekeurde Terreinontwikkelingsplan (03 Julie 2019) dui die goedgekeurde bestaande en toekomstige ontwikkelingstrukture / fasiliteite met onderskeie toegelate dekking. Die intensie van die wysiging van die Terreinontwikkelingsplan is om aan die langtermyn ontwikkelings behoefte van "Somerset College" te voldoen, ten einde 'n gefaseerde uitbreiding van die verwagte toekomstige behoefte aan sport fasiliteite en opvoedkundige fasiliteit uitbreidings. Die gewysigde Terreinontwikkelingsplan dui die onderskeie interne veranderinge rakende die her-aanwending en her ligging van bestaande geboue en infrastruktuur asook die voorgestelde /konstruksie van nuwe opvoedkundige fasiliteite / infrastruktuur asook sportfasiliteite en infrastruktuur geassosieer daarmee.

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: **TV3 Projects (Pty)Ltd; A. Prinsloo; epos adres: [anton@tv3.co.za](mailto:anton@tv3.co.za); tel: 021 – 861 3800**. Deur 'n beswaar, kommentaar of verhoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **05 September 2024**.

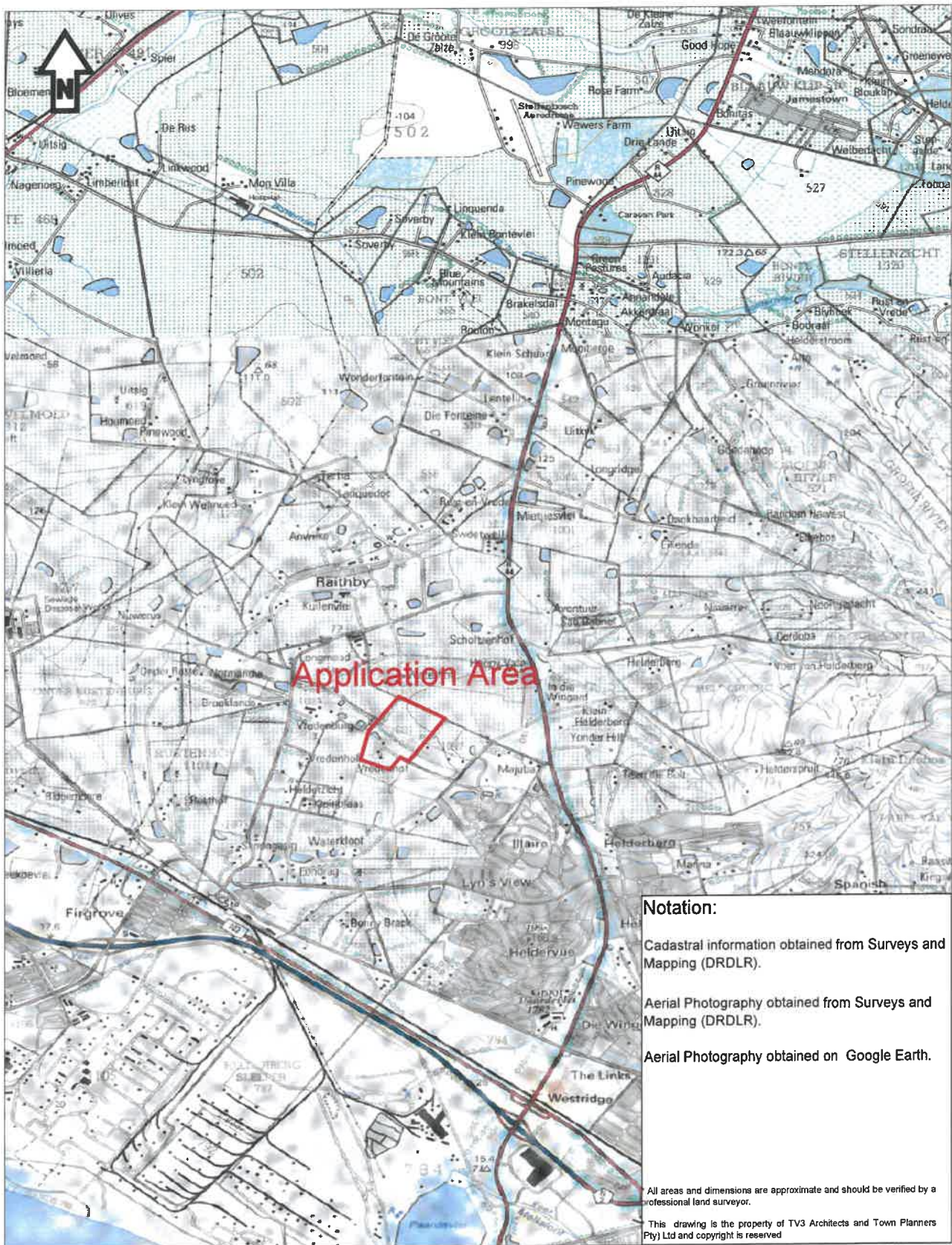
Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die **vermelde elektroniese pos adres** of telefonies by **(083 309 9063 / 021 – 861 3800** gedurende normale kantoor ure.

Die Uwe



**Anton Prinsloo**  
**TV3 PROJECTS (PTY) LTD**



**tv3** ARCHITECTS  
TOWN PLANNERS  
URBAN DESIGNERS

FIRST FLOOR LA GRATITUDE OFFICE BUILDING | 97  
STELLENBOSCH 7600 | TEL +27 (0) 21 3800 11

## Farm 699 Somerset College

Property Description:  
Erf / Farm, Stellenbosch

|                   |                 |
|-------------------|-----------------|
| Drawing:          | Plan no.:       |
| Regional Locality | 1               |
| Date:             | Scale:          |
| 31/03/2023        | NTS             |
| Project no.:      | Drawn: Checked: |
| #####             | AP #####        |



ERF 283

ERF 208

FARM 1023

PORTION 3  
FARM 1047

PORTION 4  
FARM 1047

PORTION 8  
FARM 1088

FARM 699

PORTION 5  
FARM 1047

FARM 1088

| COVERAGE TABLE          |                                         | Area - m <sup>2</sup> |
|-------------------------|-----------------------------------------|-----------------------|
| 1                       | Existing gatehouse                      | 35,24                 |
| 2                       | Proposed new Administration             | 1343,47               |
| 3                       | Existing classrooms & change rooms      | 361,75                |
| 4                       | Existing ESTEAM                         | 1554,33               |
| 5                       | Proposed new playground                 | 250,00                |
| 6                       | Existing Maths & science building       | 1013,64               |
| 7                       | Proposed new library building           | 215,00                |
| 8                       | Proposed new library building           | 983,67                |
| 9                       | Proposed new library building           | 111,21                |
| 10                      | Existing Playroom & Facilities          | 412,70                |
| 11                      | Proposed new school building            | 989,00                |
| 12                      | Proposed new school building            | 1160,00               |
| 13                      | Existing Motor house                    | 421,48                |
| 14                      | Proposed new school building            | 45,00                 |
| 15                      | Existing classrooms                     | 940,90                |
| 16                      | Existing 'Old cow shed' building        | 42,87                 |
| 17                      | Existing school hall                    | 424,15                |
| 18                      | Existing school hall                    | 1762,81               |
| 19                      | Proposed new school building            | 100,00                |
| 20                      | Existing school hall                    | 100,00                |
| 21                      | Existing school hall                    | 680,13                |
| 22                      | Proposed new school building            | 913,57                |
| 23                      | Existing Primary school                 | 1770,66               |
| 24                      | Outdoor Learning Space                  | 140,00                |
| 25                      | Existing music building                 | 223,74                |
| 26                      | Existing school courtyard               | 364,67                |
| 27                      | Existing school shelter                 | 35,33                 |
| 28                      | Existing pump house                     | 11,80                 |
| 29                      | Existing Drains Tree school             | 228,91                |
| 30                      | Proposed new school building            | 100,00                |
| 31                      | Existing multipurpose building          | 100,21                |
| 32                      | Existing workshop & storage             | 216,06                |
| 33                      | New and Existing storage/pool           | 400,00                |
| 34                      | Proposed new school building            | 100,00                |
| 35                      | Existing staff accommodation            | 212,14                |
| 36                      | Existing school shelter                 | 100,47                |
| 37                      | Existing indoor cricket & rowing centre | 800,00                |
| 38                      | Proposed new school building            | 251,00                |
| 39                      | Proposed new school building            | 220,00                |
| 40                      | Proposed new school building            | 140,00                |
| 41                      | Proposed new school building            | 40,00                 |
| 42                      | Proposed new school building            | 40,00                 |
| 43                      | Proposed new school building            | 40,00                 |
| 44                      | Proposed new school building            | 40,00                 |
| 45                      | Proposed new school building            | 40,00                 |
| 46                      | Proposed new school building            | 40,00                 |
| 47                      | Proposed new school building            | 40,00                 |
| 48                      | Proposed new school building            | 40,00                 |
| 49                      | Proposed new school building            | 40,00                 |
| 50                      | Proposed new school building            | 40,00                 |
| 51                      | Proposed new school building            | 40,00                 |
| 52                      | Proposed new school building            | 40,00                 |
| 53                      | Proposed new school building            | 40,00                 |
| 54                      | Proposed new school building            | 40,00                 |
| 55                      | Proposed new school building            | 40,00                 |
| 56                      | Proposed new school building            | 40,00                 |
| 57                      | Proposed new school building            | 40,00                 |
| 58                      | Proposed new school building            | 40,00                 |
| 59                      | Proposed new school building            | 40,00                 |
| 60                      | Proposed new school building            | 40,00                 |
| 61                      | Proposed new school building            | 40,00                 |
| 62                      | Proposed new school building            | 40,00                 |
| 63                      | Proposed new school building            | 40,00                 |
| 64                      | Proposed new school building            | 40,00                 |
| 65                      | Proposed new school building            | 40,00                 |
| 66                      | Proposed new school building            | 40,00                 |
| 67                      | Proposed new school building            | 40,00                 |
| 68                      | Proposed new school building            | 40,00                 |
| 69                      | Proposed new school building            | 40,00                 |
| 70                      | Proposed new school building            | 40,00                 |
| 71                      | Proposed new school building            | 40,00                 |
| 72                      | Proposed new school building            | 40,00                 |
| 73                      | Proposed new school building            | 40,00                 |
| 74                      | Proposed new school building            | 40,00                 |
| 75                      | Proposed new school building            | 40,00                 |
| 76                      | Proposed new school building            | 40,00                 |
| 77                      | Proposed new school building            | 40,00                 |
| 78                      | Proposed new school building            | 40,00                 |
| 79                      | Proposed new school building            | 40,00                 |
| 80                      | Proposed new school building            | 40,00                 |
| 81                      | Proposed new school building            | 40,00                 |
| 82                      | Proposed new school building            | 40,00                 |
| 83                      | Proposed new school building            | 40,00                 |
| 84                      | Proposed new school building            | 40,00                 |
| 85                      | Proposed new school building            | 40,00                 |
| 86                      | Proposed new school building            | 40,00                 |
| 87                      | Proposed new school building            | 40,00                 |
| 88                      | Proposed new school building            | 40,00                 |
| 89                      | Proposed new school building            | 40,00                 |
| 90                      | Proposed new school building            | 40,00                 |
| 91                      | Proposed new school building            | 40,00                 |
| 92                      | Proposed new school building            | 40,00                 |
| 93                      | Proposed new school building            | 40,00                 |
| 94                      | Proposed new school building            | 40,00                 |
| 95                      | Proposed new school building            | 40,00                 |
| 96                      | Proposed new school building            | 40,00                 |
| 97                      | Proposed new school building            | 40,00                 |
| 98                      | Proposed new school building            | 40,00                 |
| 99                      | Proposed new school building            | 40,00                 |
| 100                     | Proposed new school building            | 40,00                 |
| SUBTOTAL                |                                         | 24419,42              |
| DEMOLITION              |                                         |                       |
| 42                      | Existing Boarding master's house        | 182,06                |
| 43                      | Existing aftercare pre-fab buildings    | 210,88                |
| 44                      | Existing pre-fab classroom              | 97,89                 |
| SUBTOTAL                |                                         | 470,83                |
| TOTAL BEFORE DEMOLITION |                                         | 24890,25              |
| TOTAL AFTER DEMOLITION  |                                         | 24419,42              |

|                                | Proposed | Allowed |
|--------------------------------|----------|---------|
| NORTH OF STREAM (28-36)        | 880,75   | 2500    |
| SOUTH OF STREAM (5-27 & 51-61) | 22974,87 | 14260   |
| TOTAL                          | 23855,62 | 17460   |

| LEGEND                                          |  | Area - m <sup>2</sup> |
|-------------------------------------------------|--|-----------------------|
| Area for demolition                             |  | 470,83                |
| Existing buildings                              |  | 10007,47              |
| Proposed new buildings                          |  | 13827,19              |
| Proposed new establishment (Using Gables walls) |  |                       |
| Existing sports fields                          |  |                       |
| Existing shadeports                             |  |                       |
| Existing playground                             |  |                       |
| Stream/river                                    |  |                       |
| Building line                                   |  |                       |

| NOTES ON NEW BUILDINGS |                                      | HEIGHT                                         |
|------------------------|--------------------------------------|------------------------------------------------|
| 2                      | Proposed new Pre-Primary             | 10 new classrooms and associated facilities    |
| 5                      | Proposed new classrooms              | 180 new classrooms                             |
| 6a                     | Proposed new classrooms & Office     | 40 new classrooms and 20 new offices           |
| 8                      | Proposed new shading structure       | Covered recreational space for Senior Students |
| 11                     | Proposed new Administration building | 22 Office and Staffroom for 60                 |
| 12                     | Proposed new Music / Arts building   | 300 seat theatre and associated facilities     |
| 14a                    | Proposed new SOU Office              | Offices for student councilors                 |
| 17a                    | New Foyer to Existing school hall    | Increased foyer space to existing hall         |
| 17c                    | New Teaching spaces                  | Increased area for Drama department            |
| 19                     | Proposed new boarding houses         | Accommodation for 150 girls and 150 boys       |
| 26a                    | Proposed new classrooms              | New large teaching spaces                      |
| 26b                    | New Carports                         | New roofed structures                          |
| 27a                    | Proposed new school building         | Additional area to match existing building     |
| 31                     | Proposed new school building         | 200 seat with space for 200 spectators         |
| 32                     | Proposed new school building         | Accommodation for 200 spectators               |
| 33                     | Proposed new school building         | Accommodation for 100                          |
| 34a                    | Proposed new school building         | New roof structure over existing seating       |
| 34b                    | Proposed new school building         | Additional pre-fab accommodation               |
| 35a                    | New pre-fab buildings                | Laundry room, open on 3 sides                  |
| 35b                    | New pre-fab buildings                | Storage sheds 12 (10m x 8m)                    |
| 35c                    | New pre-fab buildings                | Laundry room, open on 3 sides                  |
| 35d                    | New pre-fab buildings                | Storage sheds 12 (10m x 8m)                    |
| 35e                    | New pre-fab buildings                | Storage sheds 12 (10m x 8m)                    |
| 35f                    | New pre-fab buildings                | Storage sheds 12 (10m x 8m)                    |
| 35g                    | New pre-fab buildings                | Storage sheds 12 (10m x 8m)                    |
| 35h                    | New pre-fab buildings                | Storage sheds 12 (10m x 8m)                    |
| 35i                    | New pre-fab buildings                | Storage sheds 12 (10m x 8m)                    |
| 35j                    | New pre-fab buildings                | Storage sheds 12 (10m x 8m)                    |
| 35k                    | New pre-fab buildings                | Storage sheds 12 (10m x 8m)                    |
| 35l                    | New pre-fab buildings                | Storage sheds 12 (10m x 8m)                    |
| 35m                    | New pre-fab buildings                | Storage sheds 12 (10m x 8m)                    |
| 35n                    | New pre-fab buildings                | Storage sheds 12 (10m x 8m)                    |
| 35o                    | New pre-fab buildings                | Storage sheds 12 (10m x 8m)                    |
| 35p                    | New pre-fab buildings                | Storage sheds 12 (10m x 8m)                    |
| 35q                    | New pre-fab buildings                | Storage sheds 12 (10m x 8m)                    |
| 35r                    | New pre-fab buildings                | Storage sheds 12 (10m x 8m)                    |
| 35s                    | New pre-fab buildings                | Storage sheds 12 (10m x 8m)                    |
| 35t                    | New pre-fab buildings                | Storage sheds 12 (10m x 8m)                    |
| 35u                    | New pre-fab buildings                | Storage sheds 12 (10m x 8m)                    |
| 35v                    | New pre-fab buildings                | Storage sheds 12 (10m x 8m)                    |
| 35w                    | New pre-fab buildings                | Storage sheds 12 (10m x 8m)                    |
| 35x                    | New pre-fab buildings                | Storage sheds 12 (10m x 8m)                    |
| 35y                    | New pre-fab buildings                | Storage sheds 12 (10m x 8m)                    |
| 35z                    | New pre-fab buildings                | Storage sheds 12 (10m x 8m)                    |

| NOTES ON PARKING      |  | Bay |
|-----------------------|--|-----|
| Current Bays Provided |  | 340 |
| Bays to be removed    |  | 21  |
| Proposed new Bays     |  | 412 |
| PROPOSED NEW TOTAL    |  | 749 |

Project Client: **NEW SITE DEVELOPMENT PLAN FOR PROPOSED ADDITIONS & ALTERATIONS TO EXISTING BUILDINGS AND FACILITIES FOR VREDELUS FARM 699 STELLENBOSCH**

Computer no. **Somerset College - SDP**

Date: **07/09/2023** Drawn: **ML, RM & LM**

Drawn Name: **SITE DEVELOPMENT PLAN**

Drawn No. **20-01-01 SDP** Stage **S** Rev **11**

Scale: **SCALE 1:1500**

Author: **R. Nkomo**

SACP number: **20873**

Registered owner: **101**

Rev 10: **02/09/23** Issued for Council Submission

Rev 9: **04/09/23** Issued for Council Submission

NOTES: **THESE DRAWINGS SHALL BE SEEN IN THE CONTEXT OF THE PROJECT AND NOT BE USED IN ISOLATION. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.**





ARCHITECTS  
TOWN PLANNERS  
URBAN DESIGNERS

FIRST FLOOR  
LA GRATITUDE  
OFFICE BUILDING  
97 DORP STREET  
STELLENBOSCH 7600  
TEL 021 861 3800

**Date:** 27 September 2023  
**Our ref:** 3638-P  
**Inquiries:** Anton Prinsloo

**APPLICATION FOR:**  
  
**AMENDMENT OF SITE DEVELOPMENT PLAN**  
  
**&**  
  
**CONDITIONS OF APPROVAL**  
  
**REMAINDER FARM NO 699, STELLENBOSCH**  
  
**[SOMERSET COLLEGE]**

Prepared on behalf of:  
Vredelus Ltd

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5. Other Statute application requirements
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  - 5.2 Fresh Water Assessment
  - 5.3 Hydraulic Assessment Technical Report
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2. North of the Moddergat Stream
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5. New proposed bridge
6. Architectural Design

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- 3. Planning Policy and Framework
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## **G. CONCLUSION**

### **ANNEXURES**

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| <b>Annexure A:</b>  | Title Deed & SG Diagram        |
| <b>Annexure B:</b>  | Power of Attorney              |
| <b>Annexure C:</b>  | Conveyancer Certificate        |
| <b>Annexure D:</b>  | Bondholder Consent             |
| <b>Annexure E:</b>  | Land Use Approvals             |
| <b>E1:</b>          | Existing SDP Approval [2019]   |
| <b>E2:</b>          | Previous Land Use Approvals    |
| <b>Annexure F:</b>  | Locality Plans                 |
| <b>Annexure G:</b>  | Proposed Site Development Plan |
| <b>Annexure H:</b>  | Engineering Services Report    |
| <b>Annexure H1:</b> | Stormwater Management Plan     |
| <b>Annexure I:</b>  | Electrical Services Report     |
| <b>Annexure J:</b>  | Traffic Impact Statement       |
| <b>Annexure K:</b>  | Heritage Input                 |
| <b>Annexure L:</b>  | Environmental Input            |
| <b>Annexure M:</b>  | Freshwater Impact Assessment   |
| <b>Annexure N:</b>  | Hydraulic Assessment           |
| <b>Annexure O:</b>  | Municipal Application Form     |

## **A. DESCRIPTION OF APPLICATION**

Application is hereby made in terms of Section 15 of the Stellenbosch Land Use Planning By-Law (2023) for:

1. ***In terms of Section 15(2)(h) for the Amendment of Conditions of Approval as reflected in the letter of Approval dated 03/07/2019 (Condition No 2) in order to approve the Amended Site Development Plan attached hereto as Annexure G (SDP\_ Revision 11 – drwg no 20-01-01 SDP, drawn by 2ADSPACE).*** A copy of the Stellenbosch Municipal letter of approval is attached hereto as Annexure E1.
2. ***In terms of Section 15(2)(h) for the Amendment of the following Conditions of Approval as reflected in the Letter of approval dated 2014-02-05, with reference to the Conditions imposed in terms of Section 42(1) of the Land Use Planning Ordinance No 15 of 1985, being Condition No 3 refering to the Conditions as set out by the Department of Transport and Public Works in their letter dated 08 October 2013 attached as Annexure D to the above letter of approval (copy of the Municipal letter of approval attached hereto as Annexure E2) dated 2014-02-05; for the amendment of***
  - Conditions 2.1 and 2.2 imposed by the Western Cape Government and Public Works letter of support dated 08 October 2013 relating to the following conditions to be amended in order to permit the increase in permissible coverage for the areas located to the north- and south of the Moddergat Stream:
    - *Condition 2.1: The maximum coverage north of the Moddergat Stream is limited to 3 200m<sup>2</sup>, and*
    - *Condition 2.2: The maximum building coverage for the main campus is limited to 14 200m<sup>2</sup>.*
  - To be amended in order to allow for the following coverage as depicted on the attached Site Development Plan (Rev. 11, dated 07/09/2023) as follow:
    - Maximum building coverage north of the Moddergat Stream to be ±6860m<sup>2</sup>, and
    - Maximum building coverage south of Moddergat Stream (Main Campus) to be ±22 575m<sup>2</sup>.

## **B. PROPERTY DESCRIPTION AND DETAILS PARTICULARS**

### **1. Property description and ownership**

The property is described in Deed of Transfer T21905/1980 as the Rem of Farm No 699 Division of Stellenbosch, measuring 32,9331ha in extent. The property is owned by Vredelus Ltd by virtue of the said title deed. A copy of the title deed is attached as Annexure A.

## **2. Restrictive Conditions of Title**

Leon Frank & Partners Attorneys were requested to confirm whether there are any conditions contained in the Title Deed that may prohibit the development.

Attached hereto as Annexure C, the Conveyancer Certificate as prepared by the aforementioned confirmation there are no onerous conditions that prohibit the proposed application as indicated above.

A servitude in favour of ESKOM with regard to the right to convey electricity is registered over the property as indicated on the Site Development Plan. ESKOM have confirmed that there are no existing electrical infrastructure (both overhead and underground) occupying the servitude line across the subject property.

The registered property owner has indicated that they will prepare and submit an cancellation application regarding the servitude with ESKOM.

As depicted in the attached Conveyancer Certificate the following servitudes are registered over or in favour of the property, in terms of the Title Deed T21905/1980 Clauses B,C,D and E relating to Right of Way; Water Rights and the Right to Convey Electricity.

According to the Conveyancer Certificate no remedial Action is required regarding the above conditions.

## **3. Bondholders Consent**

Attached hereto as Annexure D, the Bondholder being FNB has provided their consent accordingly.

## **C. PLANNING CONTEXT**

### **1. Locality**

The property is located approximately 1 km west of the R44, between Somerset West and Stellenbosch. The farm is accessed from Bredell Road (See Locality Plan Nos 1 and 2 attached hereto as Annexure F).



**Figure 1: Locality**

## **2. Current zoning and land use**

As indicated in the Stellenbosch municipality letter of approval dated 2014-02-05, the property is Zoned for Institutional Zone I (Section 8 Scheme Regulations), and a portion of approximately 7.5ha for Agricultural Zone I purposes.

In terms of the adopted Zoning Scheme Regulations the converted zoning for the property is Education Zone and Agriculture and Rural Zone, as depicted in the extract of the Stellenbosch Zoning Scheme, Plan No 3 (Annexure F), and Figure 2 below.

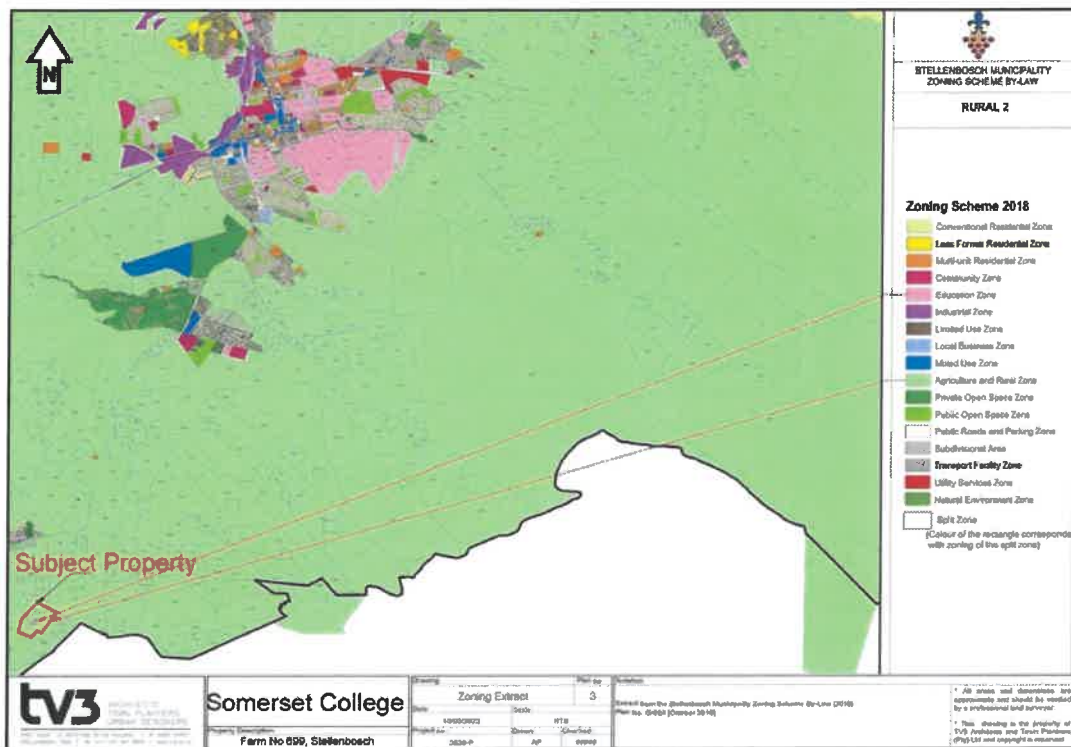


Figure 2: Stellenbosch Zoning Scheme Extract (2018)

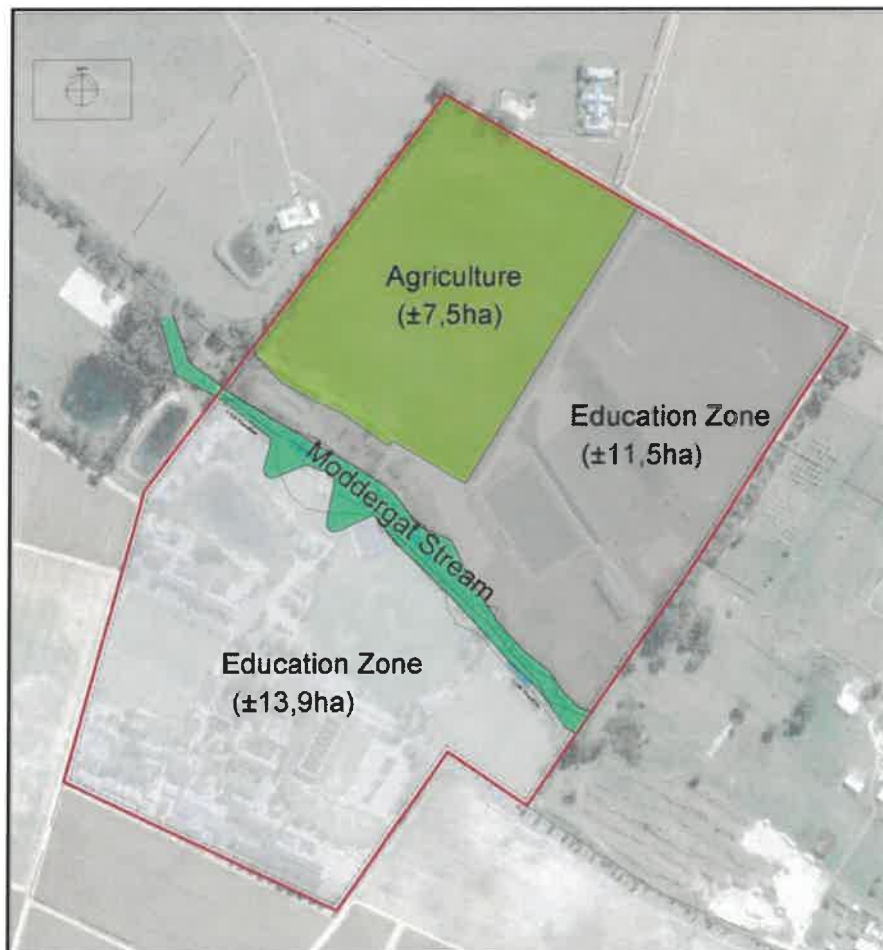


Figure 3: Existing Zoning



**Figure 4:** Google Earth 2023 – Aerial photograph [Somerset College]

The existing zoned Institutional (Education) Zone I portions of the property have been developed for educational purposes as depicted on the Site Development Plan attached hereto. The  $\pm 7,5$ ha agricultural portion to the north of the Moddergat Stream is utilised accordingly, as indicated in Figure 3 above. The property is utilised according to the zoning thereof, being a Place of education.

As per the Land Use Approval approval the permissible coverage and zoning restrictions relating to the property are divided into the area North- and South of the Moddergat River that traverses the property, copies of the Letters of approval are attached hereto as Annexures E1 and E2.

The Letter of Approval for the current approved Site Development Plan; duly dated 12 August 2019 is attached hereto as Annexure E1, and depicted in Figure 5 below.

The Site Development Plan, attached hereto as Annexure E1 (dated 26/02/2019\_Amended SDP) approved on 12/08/2019 indicates the approved development parameters regarding the approved coverage that is divided into North and South of the Moddergat Stream, and indicated in the table below, and duly reflected on the approved Site Development Plan.

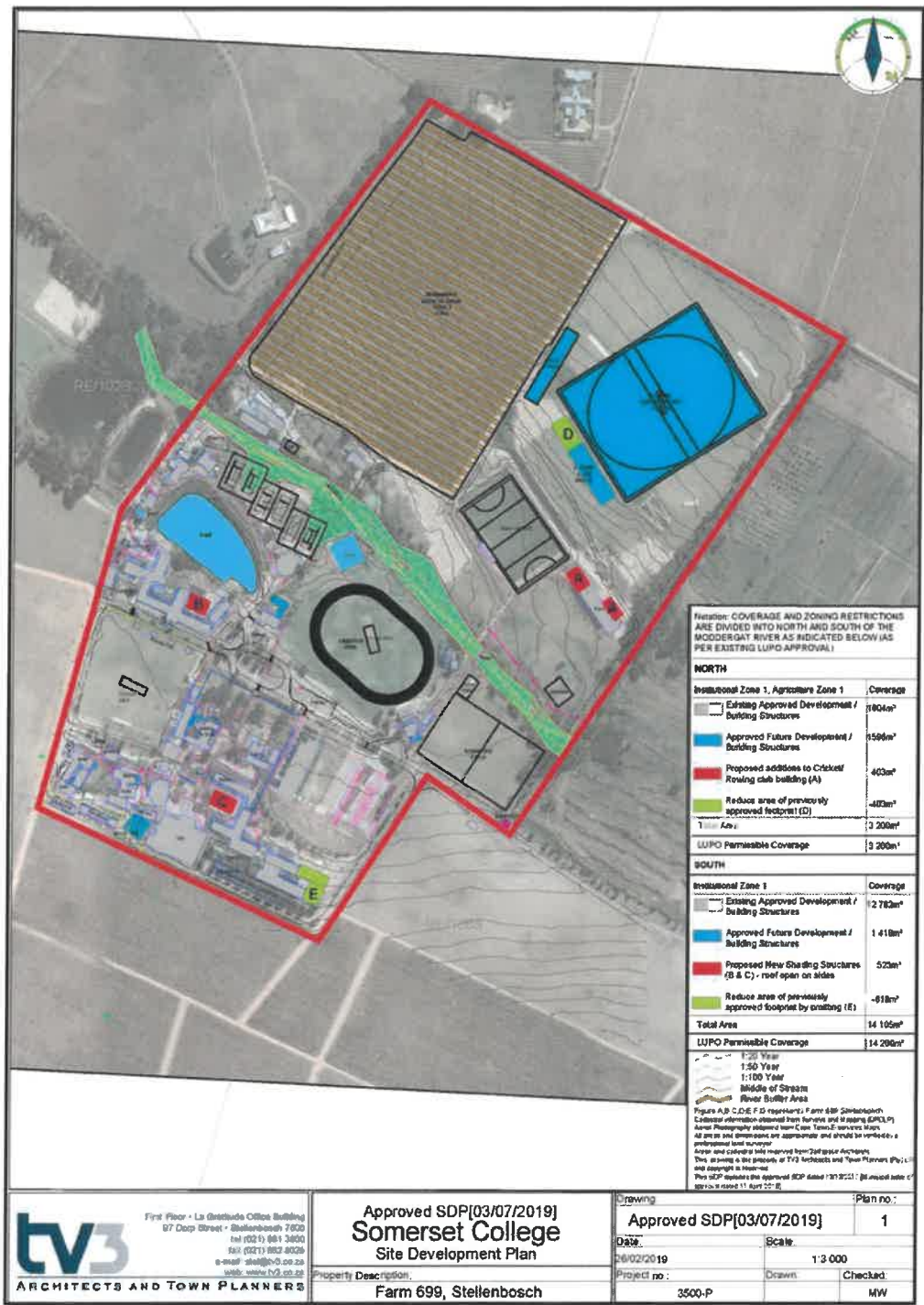


Figure 5: Approved Site Development Plan [03/07/2019]

Table 1 below depicts the current approved development parameters as reflected on the approved Site Development Plan (Figure 4) attached hereto as Annexure E1. The permitted coverage(s) and existing uses as it relates to the areas located to the north and south of the Moddergat Stream

| NORTH                                                          |                                    |
|----------------------------------------------------------------|------------------------------------|
| Institutional Zone 1, Agricultural Zone 1                      | Coverage                           |
| Existing Approved Development / Building Structures            | 1604m <sup>2</sup>                 |
| Approved Future Development/ Building Structures               | 1596m <sup>2</sup>                 |
| Proposed Additions to Cricket / Rowing club building (A)       | 403m <sup>2</sup>                  |
| <i>Reduce area of previously approved footprint (D)</i>        | <i>-403m<sup>2</sup></i>           |
| SDP Approved Coverage                                          | 3200m <sup>2</sup>                 |
| <b><u>LUPO Permissible coverage</u></b>                        | <b><u>3200m<sup>2</sup></u></b>    |
| SOUTH                                                          |                                    |
| Institutional Zone 1                                           | Coverage                           |
| Existing Approved Development / Building Structures            | 12 782m <sup>2</sup>               |
| Approved Future Development/ Building Structures               | 1 418 m <sup>2</sup>               |
| Proposed New Shading Structures (B & C) –roof open on sides    | 523m <sup>2</sup>                  |
| <i>Reduce area previously approved footprint by omitting E</i> | <i>-618m<sup>2</sup></i>           |
| Total Area                                                     | <b>14 105m<sup>2</sup></b>         |
| <b><u>LUPO Permissible Coverage</u></b>                        | <b><u>±14 200m<sup>2</sup></u></b> |

Table 1: Approved Site Development Plan coverage parameters.

### 3. Surrounding zoning and land use

The surrounding properties are zoned for agricultural purposes and the majority of the land uses are in accordance with the zoning. Medium density residential uses (Helderberg Village) can be found to the southeast of Bredell Road. (See Plan 1)

### 4. Existing Approvals

The existing Somerset College Campus is a result of various land use planning applications and subsequent approvals that have been obtained over time dating from 1996 up to the most recent Site Development Plan that was approved on 12 August 2019. For ease of reference the following letters of approval are attached hereto as Annexure E1 and E2 respectively:

- **1996:** Approval granted for the rezoning of an ±11ha portion to Institutional Zone I for conducting an independent high school with a maximum capacity of 450 pupils.
- **2001:** Approval granted for the amendment of the original approval to in addition, conduct a junior department for a period of 3 years.
- **2002:** Approval granted for the amendment of the original approval to conduct a junior

department on a permanent basis as well as increase the approved pupil capacity to 800 pupils.

- **2014:** *Amendment of the Approval Condition and Rezoning of a Portion of Rem Farm 699, Stellenbosch* [Letter of approval dated 05 February 2014, attached hereto as Annexure E2).
- **2018:** Amendment of the Site Development Plan
- **2019:** Amendment of the Site Development Plan, dated 12 August 2019.

## **5. Other Application requirements**

### **5.1 National Environmental Management Act**

Cornerstone Environmental Consultants have prepared and submitted an Impact Assessment Report in terms of the National Management Act, 1998 (Act No. 107 of 1998) with regard to the commencement and continuation of listed activities: The Development of infrastructure in or near a watercourse on the Remainder Farm No. 699 (Somerset College), with the Department of Environmental Affairs and Development Planning on 18 May 2021.

The Department of Environmental Affairs and Development Planning issued an Environmental Authorisation with regard to the Application in terms of Section 24 G of the National Environmental Management Act, a copy of which is attached hereto as Annexure L.

### **5.2 Fresh Water Assessment**

An unnamed tributary of the Moddergat River flows through the grounds of Somerset College, thereby depicting the northern- and southern portions as indicated in Figure 2 above. Blue Science Aquatic Specialist Consultants (Me Toni Belcher) were appointed to prepare a Fresh Water Impact Assessment with regard to infrastructure / activities in close proximity to the Moddergat River, including the proposed upgrade of an existing vehicle crossing, and the construction of a new vehicle crossing adjacent to the existing footbridge, in order to ensure the safety of vehicles and learners that need to cross the watercourse.

To this effect, application has been made in terms of the National Water Act (Act No. 36 of 1998), after which a General Authorisation will be registered with the Department of Human Settlements, Water and Sanitation (DHSWS).

A copy of the Freshwater Impact Assessment is attached hereto as Annexure M, and confirmation with regard the General Authorisation as issued by the Department of Water and Sanitation.

### 5.3 Hydraulic Assessment Technical Report

WML Coast was appointed to perform a river hydraulic assessment of potential flows of the unnamed tributary of the Moddergat River, in order to determine the extent of river channel stabilisation required and the potential downstream impacts thereof. This was done following the recommendations that are made in the Freshwater Impact Assessment Report. The technical report concludes that the proposed measures to be implemented are not expected to have any significant negative impacts on the river downstream, a copy is attached hereto as Annexure N.

### 5.4 Heritage Resources

Lize Malan (Heritage and Planning Consultant) was appointed and requested to ascertain whether the proposed additions to the Somerset College campus, will trigger any requirements in terms of the National Heritage Resources Act (Act 25 of 1999). The proposed amendment was duly confirmed with Heritage Western Cape, confirming that the addition of regular school facilities to the campus do not trigger any requirement for further heritage studies. A copy of the letter of confirmation from Me Malan is attached hereto as Annexure K.

## D. DEVELOPMENT PROPOSAL

### 1. Overview of the Amendment of the Site Development Plan

The existing approved Site Development Plan (Annexure E1); dated 03 July 2019 depicts the existing approved and future development structures / facilities with associated coverage thereof.

The intention of the amendment of the above Site Development Plan is required in order to address the long term needs of Somerset College, and is considered a pro-active approach in order to provide for a proposed phased extension of their anticipated future sports field requirements and educational facility extensions. The proposed Site Development Plan depicts the respective internal changes / amendments relating to the re-purposing and re-location of existing buildings and infrastructure and the construction of new educational / sport facilities and related infrastructure.

This application proposal consists of two components, being the;

- *Amendment of the Site Development Plan and,*
- *the amendment of the condition(s) of approval in order to increase the permissible coverage accordingly as depicted in the letter of consent by the Department of Transport and Public Works (Western Cape Government) dated 08 October 2012, as depicted on the attached Site Development Plan (Annexure G), regarding the permissible building*

coverage to the north- and south of the Moddergat Stream.

Table 2 below indicates the permissible coverage in terms of the current approval, and indication of the coverage distribution on the subject property north and south of the Moddergat Stream.

#### a) Component A: Amendment of the Site Development Plan

This application for the amendment of the approved Site Development Plan is required in order to permit Somerset College to undertake the required improvements / alterations to the facilities that Somerset College has to offer, as reflected in the Proposed Site Development Plan.

The Site Development Plan attached hereto represents the *vision* and *future planning* for Somerset College in its endeavour to provide and offer quality services and infrastructure to the learners, and represents the required infrastructure in order to accommodate the requirements of the pre-primary, primary and secondary schools. It is however important to note that the current permitted enrolment of 1350 learners will not be exceeded.

Attached hereto as Annexure E1, a copy of the existing approved Site Development Plan depicting the zoning and coverage restrictions relating to the area north and south of the Moddergat Stream respectively. It is important to note that the northern portion accommodates the sports fields and related infrastructure associated to Somerset College, and the portion south of the Moddergat Stream accommodates the educational infrastructure of Somerset College (Main Campus).

#### b) Component B: Proposed coverage increase

| Area                          | Area           | Zoning(1)   | Permissible Coverage       | Zoning Scheme [2019] permitted coverage (50%) | Proposed Coverage [SDP –REV.11] |
|-------------------------------|----------------|-------------|----------------------------|-----------------------------------------------|---------------------------------|
| North of the Moddergat Stream | ±11,5ha        | Education   | 3 200m <sup>2</sup>        | ±57 500m <sup>2</sup>                         | ±6 860m <sup>2</sup> (±6%)      |
|                               | ±7,5ha         | Agriculture | n/a                        | n/a                                           | n/a                             |
| South of the Moddergat Stream | ±13,9ha        | Education   | 14 200m <sup>2</sup>       | ±69 500m <sup>2</sup>                         | ±22 575m <sup>2</sup> (±16%)    |
| <b>TOTAL</b>                  | <b>±32,9ha</b> |             | <b>17 400m<sup>2</sup></b> | <b>127 000m<sup>2</sup></b>                   | <b>±29 435m<sup>2</sup></b>     |

**Table 2:** Permissible- and proposed Coverage

- (1) Subject property is zoned Institutional Zone 1 and Agriculture in terms of the repealed Section 8 Zoning Scheme Regulations. Deemed Converted Zoning in terms of the Stellenbosch Zoning Scheme (2019) is Education Zone and Agricultural and Rural Zone

Table 2 above depicts the proposed increase in the permissible coverage, with regard to the respective southern- and northern components of the property. The area to the south of the Moddergat Stream represents the Main Campus area, primarily focussing on the Educational component, while the area to the north of the Moddergat Stream represents the Sports field facilities and related infrastructure as part of Somerset College.

From the above it is clear that the proposed increase in coverage is considerably less than the permissible coverage permitted in terms of the Stellenbosch Zoning Scheme Regulations (2019), in that the proposed coverage regarding the south of the Moddergat Stream equates to approximately 16% of the permissible coverage, and the area to the north to approximately 6% coverage.

## **2. North of the Moddergat Stream**

The approximate extent of the proposed development to be affected north of the Moddergat Stream as measured in terms of the coverage / footprint of the existing and proposed structures as indicated on the SDP is reflected in Table 3 below, representing the existing and future anticipated sports field requirements, and associated infrastructure.

It is important to note that the proposed increase in coverage and facilities do not result in an increase in number of pupils.

The existing approved Site Development Plan (Annexure E1) depicts the existing approved and future approved uses relating to the provision of sports fields and related infrastructure (with specific reference to future rugby / cricket field/ pitch, parking and a future club house alongside the above approved future facilities).

The proposed extensions and redistribution of the sports field facilities are indicated on the proposed Site Development Plan (Annexure G) and are deemed to be required in order to accommodate the requirements of the existing educational facilities on the property.

Tables 3 and 4 depict the respective existing uses and proposed extensions / re-allocation of the sports facilities / infrastructure in relation to the existing approved parameters as indicated on the Site Development Plan as approved and dated 03/07/2019 accordingly.

Table 3 below indicates the existing- and proposed buildings / infrastructure relating to the existing- and proposed sport facilities located to the north of the Moddergat Stream as required by Somerset College, consisting of the following:

- 2 x Hockey fields / Astro (existing) with related associated player shelters.
- Indoor Cricket and rowing centre (existing)
- Proposed indoor pool (50m) accommodating  $\pm 250$  spectators within the double storey structure.

The following sport facilities are provided as a combination of facilities as depicted on the Site Development Plan, consisting of;

- Athletics track,
- 2 x Cricket fields; and
- 2 x Rugby fields
- 1 x spectator pavilion accommodating  $\pm 300$  spectators (double storey),
- New roof structure over existing seating adjacent to the existing hockey astro field.
- 1x spectator pavilion / multi purpose building (single storey) accommodating  $\pm 100$  spectators, which building will accommodate spectator seating as well as seating inside the building for functions / gatherings for the Alumni associated to sport activities for members, depicted as No. 35 on the Site Development Plan.

The rationale for the proposed amendment is in order to achieve the long term vision / strategy of Somerset College with regard to educational- and sports related facilities that are offered to students. In this regard, the most prominent infrastructure related amendments / additions relating to facilities / infrastructure located to the North of the Moddergat Stream are as follow:

- 2.1 Proposed new and existing storage facility and carports, depicted as Nr 29** on the Site Development Plan, with an approximate coverage of  $\pm 441\text{m}^2$ . The existing building is proposed to be extended by  $\pm 82\text{m}^2$  to accommodate the additional storage- and carport facilities, resulting in a total coverage of  $\pm 441\text{m}^2$ .
- 2.2 Proposed new carports, depicted as Nr 29a** on the Site Development Plan, with an approximate coverage of  $\pm 120\text{m}^2$ , to accommodate new roofed carports.
- 2.3 Existing indoor cricket and rowing centre, depicted as Nr 32 and extension Nr 32a (approved additions)** on the Site Development Plan, with an approximate total coverage of  $\pm 820\text{m}^2$ , excluding the  $\pm 222\text{m}^2$  extension thereof, as approved and depicted on the existing approved Site Development Plan (03/07/2019), as Nr A. An area of  $\pm 222\text{m}^2$  is proposed to be added to the existing building of  $\pm 820\text{m}^2$ , totalling to  $\pm 1042\text{m}^2$  as depicted on the existing approved Site Development Plan, representing the existing indoor cricket and rowing centre.

- 2.4 **Proposed new 50m indoor pool, depicted as Nr 33** on the Site Development Plan, with an approximate coverage of  $\pm 2250\text{m}^2$ , accommodating an 50m indoor swimming pool with sufficient space for approximately 250 spectators [double storey building].
- 2.5 **Proposed new spectator pavilion, depicted as Nr 34** on the Site Development Plan, with an approximate coverage of  $\pm 1440\text{m}^2$  (double storey) in order to accommodate approximately 300 spectators.
- 2.6 **Proposed new enclosed multi-purpose pavilion / clubhouse, depicted as Nr 35** on the Site Development Plan, with an approximate coverage of  $\pm 400\text{m}^2$  (single storey). The single storey building / structure will accommodate spectator seating as well as seating inside of the building for functions associated with sport activities for members. in order to accommodate a function facility for a capacity of 100 people / spectators.
- 2.7 **Proposed new players' shelter depicted as Nr 36a** on the Site Development Plan, with an approximate coverage of  $\pm 108\text{m}^2$  (single storey), in order to accommodate a players' shelter for  $\pm 30$  athletes.
- 2.8 **Proposed new grandstand roof over existing seating as Nr 36b** on the Site Development Plan, with an approximate area of  $\pm 428\text{m}^2$ , in order to accommodate the new roof structure in order to cover the existing seating (grandstand) along the existing hockey field.

The above additions / extensions are duly indicated in the table below depicting the total of existing buildings / infrastructure and facilities that are indicated on the proposed amended Site Development Plan.

As depicted on the Site Development Plan the proposed additions and existing sport facilities / infrastructure will be accessed by means of a new bridge across the stream, in addition to the existing access as indicated, in order to access the new paved parking areas associated to each of the proposed facilities.

| AREA NORTH OF THE MODDERGAT STREAM [COVERAGE TABLE] - Sport Facilities / Infrastructure |                                                  |                              |                                                                                                                 |                              |                             |
|-----------------------------------------------------------------------------------------|--------------------------------------------------|------------------------------|-----------------------------------------------------------------------------------------------------------------|------------------------------|-----------------------------|
| Building NO -SDP                                                                        | Existing Buildings / Structures                  |                              | New Buildings / Extensions                                                                                      |                              | TOTAL                       |
|                                                                                         | Existing Building / Structures                   | Existing Building Coverage   | Proposed Use                                                                                                    | New Building Coverage        |                             |
| 28                                                                                      | Existing Workshop and storage                    | 310,45m <sup>2</sup>         |                                                                                                                 |                              | 310,45m <sup>2</sup>        |
| 29                                                                                      | New and Existing Storage / Carports              | 440,50 m <sup>2</sup>        |                                                                                                                 |                              | 440,50m <sup>2</sup>        |
| 29a                                                                                     |                                                  |                              | New Carports                                                                                                    | 120,00m <sup>2</sup>         | 120,00m <sup>2</sup>        |
| 30                                                                                      | Existing Staff accommodation                     | 212,18 m <sup>2</sup>        |                                                                                                                 |                              | 212,18m <sup>2</sup>        |
| 31                                                                                      | Existing Hockey Shelter at hockey field / astro. | 108,67 m <sup>2</sup>        |                                                                                                                 |                              | 108,67m <sup>2</sup>        |
| 32                                                                                      | Existing Indoor Cricket / Rowing Centre          | 820 m <sup>2</sup>           |                                                                                                                 |                              | 820,00m <sup>2</sup>        |
| 32a                                                                                     |                                                  |                              | Extension to Indoor Cricket / Rowing Centre (extension to existing building- double storey)                     | 222,00                       | 222,00m <sup>2</sup>        |
| 33                                                                                      |                                                  |                              | New Indoor pool (50m / 250 spectators, double storey)                                                           | 2250,00m <sup>2</sup>        | 2250,00m <sup>2</sup>       |
| 34                                                                                      |                                                  |                              | Proposed new Spectator pavilion (300 spectators, double storey)                                                 | 1440,00m <sup>2</sup>        | 1440,00m <sup>2</sup>       |
| 35                                                                                      |                                                  |                              | New spectator pavilion / Multi purpose function facility (function accommodation for 100 people, single storey) | 400,00m <sup>2</sup>         | 400,00m <sup>2</sup>        |
| 36a                                                                                     |                                                  |                              | New athlete / player shelter for 30 athletes – single storey)                                                   | 108,00m <sup>2</sup>         | 108,00m <sup>2</sup>        |
| 36b                                                                                     |                                                  |                              | New roof over existing grandstand seating                                                                       | 428,00m <sup>2</sup>         | 428,00m <sup>2</sup>        |
| <b>TOTAL</b>                                                                            |                                                  | <b>1891,80 m<sup>2</sup></b> |                                                                                                                 | <b>4968,00 m<sup>2</sup></b> | <b>6859,75m<sup>2</sup></b> |

Table 3: Coverage / Land UseTable – Existing and Proposed [North of the Moddergat Stream]

### 3. South of the Moddergat Stream

The approximate extent of the proposed development to be affected south of the Moddergat Stream, as measured in terms of the coverage / footprint of the existing and proposed structures as indicated on the SDP, is reflected in Table 4 below, representing the existing and future anticipated educational and infrastructural requirements.

It is important to note that the proposed increase in coverage and facilities do not result in an increase in number of pupils.

The proposed extensions and re-allocation of the Educational facilities (Main Campus) and related infrastructure are depicted on the attached Site Development Plan (Rev 11, dated 07/09/2023) attached hereto as Annexure G, in order to accommodate the future vision of Somerset College.

The rationale for the proposed amendment is in order to achieve the long term vision / strategy of Somerset College with regard to the educational facilities that are offered to students. In this regard, the most prominent infrastructure related amendments / additions relate to:

- 3.1 **Proposed new Pre-preparatory building, depicted as Nr 2** on the Site Development Plan, with an approximate coverage of  $\pm 1307\text{m}^2$ , consisting of 9 x new classrooms and associated infrastructure within a double storey building.
  - It is proposed that the existing Pre-Preparatory that is currently accommodated within the existing building depicted as Nr 41 be re-located as indicated, in order to accommodate the pre-preparatory facility at the entrance to the property.
  - The existing building will then be re-purposed to be used by the existing Primary School that is currently accommodated within building Nr 20.
- 3.2 **Proposed new classrooms, depicted as Nr 5** on the Site Development Plan, with an approximate coverage of  $\pm 828\text{m}^2$  (double storey) in order to accommodate an additional 10 new classrooms.
- 3.3 **Proposed extension to the existing Mathematics and Science building, depicted as Nr 6a** on the Site Development Plan, with an approximate coverage of  $415\text{m}^2$  (double storey). The proposed extension of the existing building is required in order to accommodate 4 new classrooms and 2 new offices.
- 3.4 **Proposed New Shading Structure, depicted as Nr 8** on the Site Development Plan,

with an approximate coverage of  $\pm 290\text{m}^2$  to be used as a covered recreational space for senior students. The covered recreational space was duly approved and indicated on the existing approved Site Development Plan dated 03/07/2019 and depicted as C equating to  $\pm 290\text{m}^2$ .

- 3.5 **Proposed new Administration building, depicted as Nr 11** on the Site Development Plan, with an approximate coverage of  $\pm 560\text{m}^2$  (double storey building), accommodating 23 offices and a Staffroom for 80 personnel.
- 3.6 **Proposed new Music / Arts Building, depicted as Nr 12** on the Site Development Plan, with an approximate coverage of  $\pm 1100\text{m}^2$  (double storey building), accommodating a 300 seat theatre and associated facilities.
- 3.7 **Proposed new Student Development Unit Office, depicted as Nr 13a** on the Site Development Plan with an approximate coverage of  $\pm 26\text{m}^2$  (single storey), accommodating offices for student councillors.
- 3.8 **Proposed new foyer to existing school hall, depicted as Nr 17b** on the Site Development Plan with an approximate coverage of  $\pm 100\text{m}^2$  (double storey), accommodating an increased foyer space to the existing school hall (Nr 17a).
- 3.9 **Proposed new Teaching spaces attached to existing school hall, depicted as Nr 17c** on the Site Development Plan with an approximate coverage of  $\pm 110\text{m}^2$  (single storey), accommodating an increased area for the Drama Department.
- 3.10 **Proposed new boarding house, depicted as Nr 19** on the Site Development Plan, with an approximate coverage of  $\pm 2613\text{m}^2$ , providing accommodation for approximately 100 girls and 100 boys accordingly, thereby accommodating a potential 200 learners.
- The existing boarding houses are currently accommodated within building Nr 39 (boys boarding) and 18 (girls boarding), with an approximate combined coverage of  $\pm 1205\text{m}^2$ .
  - The current boarders (boys- and girls) equate to  $\pm 130$  learners that are accommodated. As indicated above, the new boarding house will accommodate  $\pm 200$  learners that attend the facility.
  - On completion of the new boarding facility, the existing structures (Nrs 18 and 39) will be re-purposed and utilised for educational purposes.
- 3.11 **Proposed new classroom, depicted as Nr 26a** on the Site Development Plan, with an

approximate coverage of  $\pm 100\text{m}^2$  (single storey), accommodating new large teaching spaces

- 3.12 **Proposed new pre-fabricated building, depicted as Nr 38b** on the Site Development Plan, with an approximate coverage of  $\pm 160\text{m}^2$  (single storey), located alongside the existing pre-fabricated building depicted as Nr 38.
- 3.13 **Proposed new-aftercare covered outside space, depicted as Nr 40a** on the Site Development Plan, with an approximate coverage of  $\pm 24\text{m}^2$  (single storey), accommodating a covered space with a lean to roof and open on 3 sides, alongside the existing aftercare facility (Nr 40).
- 3.14 **Proposed new pre-preparatory storage facility, depicted as Nr 41a** on the Site Development Plan, with an approximate coverage of  $\pm 23\text{m}^2$ , accommodating two (2) new sheds.
- 3.15 **Proposed new pre-preparatory covered outside space, depicted as Nr 41b** on the Site Development Plan, with an approximate coverage of  $\pm 24\text{m}^2$  (single storey), accommodating a covered space with lean to roof and open on 3 sides, alongside the existing pre-preparatory building Nr 40.
- 3.16 **Proposed new pre-preparatory administration and foyer building, depicted as Nr 41c** on the Site Development Plan, with an approximate coverage of  $\pm 190\text{m}^2$  (single storey), accommodating the new foyer- and administrative building alongside the existing pre-preparatory building Nr 41.

This application is deemed necessary in order to provide an up to date record of the existing development footprint of Somerset College as established on the Institutional Zoned portion of the property. This amended Site Development Plan also serves to provide an indication of the proposed future extensions to- or additional buildings structures to be erected.

| AREA SOUTH OF THE MODDERGAT STREAM [Coverage Table] |                                                                                                                                                                                    |                                     |                                                                                                              |                                |                         |
|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------|--------------------------------|-------------------------|
| Building No (SDP)                                   | Existing Buildings / Structures                                                                                                                                                    |                                     | New Buildings / Extensions                                                                                   |                                | TOTAL (m <sup>2</sup> ) |
|                                                     | Existing Use                                                                                                                                                                       | Existing Building (m <sup>2</sup> ) | Proposed Use                                                                                                 | New Building (m <sup>2</sup> ) |                         |
| 1                                                   | Gatehouse                                                                                                                                                                          | 38,24m <sup>2</sup>                 |                                                                                                              |                                | 38,24m <sup>2</sup>     |
| 2                                                   |                                                                                                                                                                                    |                                     | New Pre-Preparatory facility (9 x new classrooms and associated facilities –Double Storey)                   | 1307,67m <sup>2</sup>          | 1307,67m <sup>2</sup>   |
| 3                                                   | Existing Clubhouse / changing rooms                                                                                                                                                | 351,76m <sup>2</sup>                |                                                                                                              |                                | 351,76m <sup>2</sup>    |
| 4                                                   | Existing ESTEAM building – used for classes related to Entrepreneurship, Science, Technology, Engineering, Art and Maths. Serving as an innovation centre work space for learners. | 1508,93m <sup>2</sup>               |                                                                                                              |                                | 1508,93m <sup>2</sup>   |
| 5                                                   |                                                                                                                                                                                    |                                     | 10 x New Classrooms (double storey)                                                                          | 828,00m <sup>2</sup>           | 828,00m <sup>2</sup>    |
| 6                                                   | Existing Maths/ Science building                                                                                                                                                   | 1019,48m <sup>2</sup>               |                                                                                                              |                                | 1019,48m <sup>2</sup>   |
| 6a                                                  |                                                                                                                                                                                    |                                     | Extension to Maths and Science building, including offices [4 x new classrooms and 2 offices- double storey] | 414.58m <sup>2</sup>           | 414.58m <sup>2</sup>    |
| 7                                                   | Existing Merlot / Pinotage building – used for teaching languages (English, Afrikaans, isiXhosa) and Accounting.                                                                   | 903,57m <sup>2</sup>                |                                                                                                              |                                | 903,57m <sup>2</sup>    |
| 8                                                   |                                                                                                                                                                                    |                                     | New shading structure (covered recreational space for senior students – single storey)2                      | 290,25m <sup>2</sup>           | 290,25m <sup>2</sup>    |
| 9                                                   | Existing Library                                                                                                                                                                   | 511,21m <sup>2</sup>                |                                                                                                              |                                | 511,21m <sup>2</sup>    |
| 10                                                  | Existing Finance & Facilities                                                                                                                                                      | 413,70m <sup>2</sup>                |                                                                                                              |                                | 413,70m <sup>2</sup>    |
| 11                                                  |                                                                                                                                                                                    |                                     | New Administration Building (23 offices / staffroom for 80- double storey)                                   | 560,00m <sup>2</sup>           | 560,00m <sup>2</sup>    |
| 12                                                  |                                                                                                                                                                                    |                                     | New Music / Arts building (300 seat theatre and associated facilities – double storey)                       | 1100,00m <sup>2</sup>          | 1100,00m <sup>2</sup>   |

| AREA SOUTH OF THE MODDERGAT STREAM [Coverage Table] |                                                                                                                                                                         |                        |                                                                                     |                   |            |
|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-------------------------------------------------------------------------------------|-------------------|------------|
| Building No (SDP)                                   | Existing Buildings / Structures                                                                                                                                         |                        | New Buildings / Extensions                                                          |                   | TOTAL (m²) |
|                                                     | Existing Use                                                                                                                                                            | Existing Building (m²) | Proposed Use                                                                        | New Building (m²) |            |
| 13                                                  | Existing Manor house. Used as office space for the Head, Deputy Heads, Reception, Marketing, Admissions, Alumni Office, Printing room and the Student Development Unit. | 421,65m²               |                                                                                     |                   | 421,65m²   |
| 13a                                                 |                                                                                                                                                                         |                        | New Student Development Unit Office (office for student councillors –single storey) | 26,0m²            | 26,0m²     |
| 14                                                  | Existing classrooms – used for Grades 6 and 7; and Geography for Grades 8-12.                                                                                           | 945,98m²               |                                                                                     |                   | 945,98m²   |
| 15                                                  | Existing "Old Cow Shed" building – used for Music lessons                                                                                                               | 43,67m²                |                                                                                     |                   | 43,67m²    |
| 16                                                  | Existing chapel                                                                                                                                                         | 424,15m²               |                                                                                     |                   | 424,15m²   |
| 17a                                                 | Existing School Hall                                                                                                                                                    | 1782,88m²              |                                                                                     |                   | 1782,88m²  |
| 17b                                                 |                                                                                                                                                                         |                        | New Foyer to increase foyer space to existing school hall (double storey)           | 100m²             | 100,00m²   |
| 17c                                                 |                                                                                                                                                                         |                        | New teaching spaces –increased area for Drama Department (single storey)            | 110m²             | 110,00m²   |
| 18                                                  | Existing Girls' Boarding House (35 rooms housing 65 learners)                                                                                                           | 580,13m²               |                                                                                     |                   | 580,13m²   |
| 19                                                  |                                                                                                                                                                         |                        | New Boarding School accommodating 100 girls and 100 boys (double storey)            | 2612,57m²         | 2612,57m²  |
| 20                                                  | Existing Primary School                                                                                                                                                 | 1788,66m²              |                                                                                     |                   | 1788,66m²  |
| 21                                                  | Outdoor learning Space                                                                                                                                                  | 160,00m²               |                                                                                     |                   | 160,00m²   |
| 22                                                  | Existing music building                                                                                                                                                 | 223,74m²               |                                                                                     |                   | 223,74m²   |
| 23                                                  | Existing squash courts / Music centre                                                                                                                                   | 394,67m²               |                                                                                     |                   | 394,67m²   |
| 24                                                  | Existing tennis shelter                                                                                                                                                 | 25,33m²                |                                                                                     |                   | 25,33m²    |

| AREA SOUTH OF THE MODDERGAT STREAM [Coverage Table] |                                                                         |                                     |                                                                                                           |                                |                         |
|-----------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------|--------------------------------|-------------------------|
| Building No (SDP)                                   | Existing Buildings / Structures                                         |                                     | New Buildings / Extensions                                                                                |                                | TOTAL (m <sup>2</sup> ) |
|                                                     | Existing Use                                                            | Existing Building (m <sup>2</sup> ) | Proposed Use                                                                                              | New Building (m <sup>2</sup> ) |                         |
| 25                                                  | Existing pump house                                                     | 13,80m <sup>2</sup>                 |                                                                                                           |                                | 13,80m <sup>2</sup>     |
| 26                                                  | Existing Dream Tree Autism school (16 learners between 6 – 14years)     | 230,01m <sup>2</sup>                |                                                                                                           |                                | 230,01m <sup>2</sup>    |
| 26a                                                 |                                                                         |                                     | New Classroom –new large teaching space (single storey)                                                   | 100,00m <sup>2</sup>           | 100,00m <sup>2</sup>    |
| 27                                                  | Existing multi-purpose building                                         | 109,21m <sup>2</sup>                |                                                                                                           |                                | 109,21m <sup>2</sup>    |
| 37                                                  | Existing storage                                                        | 51,42m <sup>2</sup>                 |                                                                                                           |                                | 51,42m <sup>2</sup>     |
| 38                                                  | Existing pre-fab buildings [classrooms/ School Clothing Store/book shop | 1129,98m <sup>2</sup>               |                                                                                                           |                                | 1129,98m <sup>2</sup>   |
| 38b                                                 |                                                                         |                                     | New pre-fab building (single storey) – Drama Class / Lost property                                        | 160,00m <sup>2</sup>           | 160m <sup>2</sup>       |
| 39                                                  | Existing boy's boarding house (31 rooms – 65 boy's)                     | 624,70m <sup>2</sup>                |                                                                                                           |                                | 624,70m <sup>2</sup>    |
| 40                                                  | Existing aftercare (95 learners)                                        | 115,64m <sup>2</sup>                |                                                                                                           |                                | 115,64m <sup>2</sup>    |
| 40a                                                 |                                                                         |                                     | New aftercare covered external area (single storey); Lean-to roof, open on 3 sides                        | 24,00m <sup>2</sup>            | 24,00m <sup>2</sup>     |
| 41                                                  | Existing Pre-preparatory school                                         | 893,18 m <sup>2</sup>               |                                                                                                           |                                | 893,18m <sup>2</sup>    |
| 41a                                                 |                                                                         |                                     | New Pre-preparatory storage [2 x storage sheds]                                                           | 23,00m <sup>2</sup>            | 23,00m <sup>2</sup>     |
| 41b                                                 |                                                                         |                                     | New Pre-preparatory covered outside space [lean-to roof, open on 3 sides]                                 | 24,00m <sup>2</sup>            | 24,00m <sup>2</sup>     |
| 41c                                                 |                                                                         |                                     | New Pre-Preparatory entrance and administration [ new administration anf foyer building] – single storey] | 189,13m <sup>2</sup>           | 189,13m <sup>2</sup>    |
|                                                     |                                                                         | 14 705,69m <sup>2</sup>             |                                                                                                           | 7869,2m <sup>2</sup>           | 22574,98m <sup>2</sup>  |

Table 4: Coverage Table facilities / Structures south of Moddergat Stream

- The existing Pre-preparatory School is currently located within building No. 41 that also accommodates the existing Primary School depicted as building No. 20.
- Resulting from the need of the Primary School to extend its learning area and facilities provided, the existing Pre-Preparatory School is proposed to relocate to a new position indicated as No 2 on the Site Development Plan, consisting of a new double storey building to be constructed accommodating 9 new classrooms and associated infrastructure.
- The existing building will then be re-utilised / re-purposed as an existing extension of the Primary School.
- Currently the existing boys' and girls' boarding houses are accommodated within building No's 18 and 39 respectively.
- The boarding houses currently accommodate a total of 130 learners (65 boys / 65 girls).
- New building No. 19 as depicted on the Site Development Plan is proposed to combine the respective boarding houses, in order to accommodate approximately 200 learners consisting of 100 girls and 100 boys. The existing buildings currently utilised as boarding houses will then be re-purposed / re-allocated for educational purposes.

Table 4 below depicts the learner enrolment within the respective educational facilities located south of the Moddergat Stream (Main Campus), indicating that the permitted learners will not increase above the permitted learner enrolment of 1 350.

| EDUCATIONAL FACILITIES / INFRASTRUCTURE (MAIN CAMPUS)<br>(SOUTH OF THE MODDERGAT STREAM) |                       |                         |                |                |             |
|------------------------------------------------------------------------------------------|-----------------------|-------------------------|----------------|----------------|-------------|
| Building / Use                                                                           | SDP No.               | Area (±m <sup>2</sup> ) | Grades         | Learners       | TOTAL       |
| Proposed Pre-Preparatory                                                                 | 2                     | 1308                    | 0<br>00<br>000 | 60<br>48<br>36 | 144         |
| Existing Pre-Preparatory                                                                 | 41,41a,41b,41c        | 893                     | 0<br>00<br>000 | 53<br>37<br>32 |             |
| Existing Primary School                                                                  | 20,21                 | 1788                    | Grades 1-7     | 486            | 486         |
| Existing Dreamtree School (Autism)                                                       | 26                    | 230                     | Ages 6-14      | 16             | 16          |
| Dreamtree School extension                                                               | 26a                   | 100                     | Ages 12-14     | 8              | 8           |
| Existing Secondary (High) School                                                         | 4,5,6,7,8,9,12,1,7,38 |                         | Grades 8-12    | 582            | 582         |
| Existing aftercare<br>(not included in total– existing learners between grades 000-7)    | 40, 40a               | 114                     | Grades 000-7   | 95             | 0           |
| <b>Total (total permissible = 1350)</b>                                                  |                       |                         |                |                | <b>1236</b> |

**Table 4:** Total Learner enrolment

| EDUCATIONAL FACILITIES / BOARDING HOUSES (MAIN CAMPUS)<br>(SOUTH OF THE MODDERGAT STREAM) |                     |                            |          |                         |       |
|-------------------------------------------------------------------------------------------|---------------------|----------------------------|----------|-------------------------|-------|
| Building / Use                                                                            | SDP No.             | Area<br>(±m <sup>2</sup> ) | Grades   | Learners                | TOTAL |
| Existing Girls Boarding<br>(to be re-purposed for Educational purposes)                   | 18/38<br>(see note) | 580                        | 35 rooms | 65                      | 100   |
| Existing Boys Boarding<br>(to be re-purposed for Educational purposes)                    | 39                  | 865                        | 31 rooms | 35                      |       |
| Proposed new boarding house                                                               | 19                  | 2612                       | 90 rooms | 100 girls /<br>100 boys | 200   |

**Table 5: Boarding Houses**

Note: Only one building Nr 38 related to Existing Girls boarding.

Somerset College currently has 116 respective classrooms, with the additional extensions a further 27 classrooms are proposed, therefore equating to a total of ±143 classrooms.

#### 4. Parking

249 Parking bays are currently provided, with the extension and alterations to the infrastructure (north- and south of the Moddergat Stream) a total of 740 parking bays will be provided.

| Parking Provision                               | Bays       |
|-------------------------------------------------|------------|
| Current Parking Bays provided                   | 349        |
| Parking bays to be removed                      | 21         |
| Proposed new / additional bays                  | 412        |
| <b>Proposed New Total Parking Bay provision</b> | <b>740</b> |

#### 5. New Proposed Bridge

A new vehicle bridge is proposed adjacent to the existing footbridge in order to establish a safe crossing over the Moddergat Stream from a vehicular- and pedestrian perspective. GENI Consulting Structural and Civil Engineers have prepared a draft design as depicted in Figure 6 below. A copy of the Engineering Services Report is attached hereto as Annexure H.

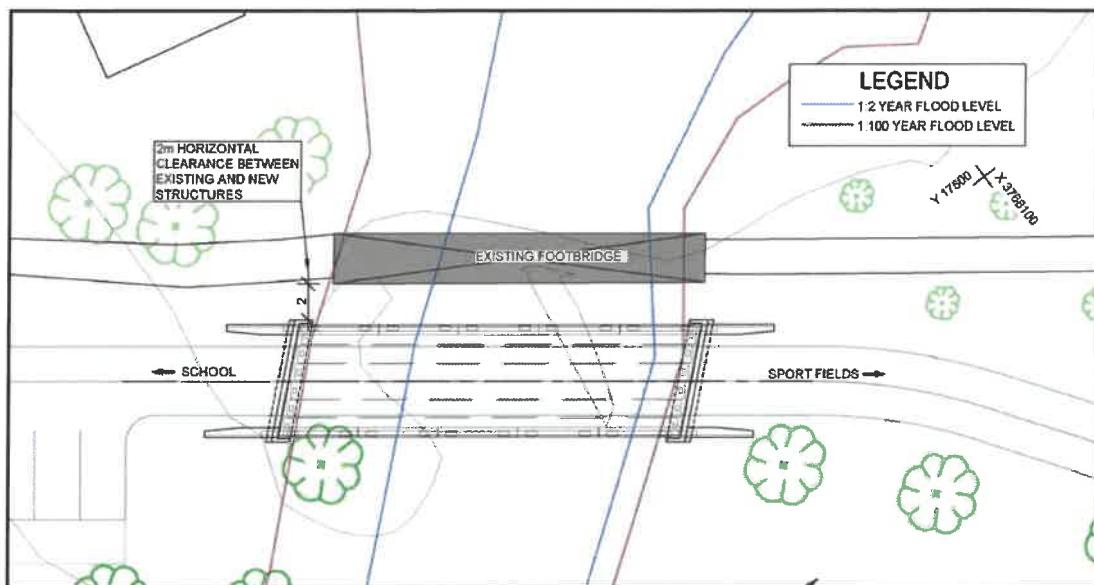


**Figure 6:** New Vehicle Bridge across the Moddergat Stream

This access will provide safe and sustainable access to the northern-and southern portions of the property, and is required in order to gain vehicular access to the parking bays depicted on the Site Development Plan that are provided for at the respective sports fields.

## 6. Architectural Design

Detailed architectural building plans will be submitted for approval at such a time that the proposed extensions / alterations or new buildings are to be constructed. These will be prepared in such a manner that is in keeping with the overall architectural integrity and design of Somerset College at large.

## E. SERVICES ASSESSMENT

### 1. Engineering Services

An Engineering Services Report was prepared by GENI Consulting Engineers regarding the investigation of the existing water & sewer services in order to determine whether the current system has the capacity to hold future building expansion (a copy of the Engineering Services Report is attached hereto as **Annexure H**).

The Services Report concludes that the existing water and sewer reticulation systems were duly investigated, and indicates that the water reticulation system could accommodate the future demand, whilst the sewer reticulation needs to be upgraded as per proposal contained

in the Services Report.

## 1.1 Water and Sewer Services

### • Water

Somerset College has a 110mm diameter bulk water pipe that feeds from the Municipal waterline situated in Bredell Road, and reticulates through the school grounds. Secondary pipelines of smaller sizing supply individual buildings.

The current water supply to the school is sufficient. Current use based on allowable number of students and staff:

$$1350 \times 0.02\text{kl/scholar/day} = 27.00\text{kl/day}; \text{Personal and Staff} = \pm 5\text{kl/day}$$

| Facility                            | Area (m <sup>2</sup> ) | Usage                        | Kl/day      |
|-------------------------------------|------------------------|------------------------------|-------------|
| Pre-Preparatory                     | 1308                   | <ha:15kl                     | 1.0         |
| Theatre & Arts Building-300 seats   | 1100                   | 0.02kl/seat                  | 6.0         |
| Boarding Houses – 200 New Boarders* | 2613                   | 0.15kl/boarder/day           | 15.0        |
| Staff Facilities                    | 116                    | 0.4kl/100m <sup>2</sup> /day | 0.5         |
| Pavilions** – 400 spectators        | 1840                   | 0.02kl/seat                  | 8.0         |
| <b>TOTAL</b>                        |                        |                              | <b>30.5</b> |

**Table 6:** Required additional water demand – Calculations

\*The boarding house demand is calculated per boarder usage of 0.15kl/day/boarder. The boarder already uses half of the days' demand from the current system which means the water demand usage will only increase with 50% per boarder.

\*\*The water usage for the new pavilions will only come in effect when there are sport activities

The existing bulk water reticulation is using a small percentage of the total available capacity and will be able to accommodate the extra water demand caused by the future expansion.

### • Sewer

The sewer reticulation at the school consists of a 110mm diameter main ring pipe system that collects the effluent. All effluent flows and discharge into a sewer holding tank. From there the sewage is pumped through a 160mm diameter pipe and discharged into the main Municipal sewer line, situated in Bredell Road.

Current sewer demand based on 80% water usage = 25.6kl/day.

The existing sewer system is sufficient for the current demand generated by the school.

| Facility                            | Area (m <sup>2</sup> ) | Usage              | Kl/day      |
|-------------------------------------|------------------------|--------------------|-------------|
| Pre-Preparatory                     | 1308                   | 80% of water usage | 0.8         |
| Theatre & Arts Building-300 seats   | 1100                   |                    | 4.8         |
| Boarding Houses – 200 New Boarders* | 2613                   |                    | 12.0        |
| Staff Facilities                    | 116                    |                    | 0.4         |
| Pavilions** – 400 spectators        | 1840                   |                    | 6.4         |
|                                     |                        | <b>TOTAL</b>       | <b>24.4</b> |

**Table 7:** Required additional sewer demand - Calculation

\*The boarding house demand is calculated per boarder usage of 0.15kl/day/boarder. The boarder already uses half of the days' demand from the current system which means the water demand usage will only increase with 50% per boarder.

\*\*The water usage for the new pavilions will only come in effect when there are sport activities

Calculations indicate the the sewer demand will increase by 24.4kl/day (95% of the existing flows). This results in that the sewer system will almost double its current intake, the Consulting engineers have prepared two alternative proposals in order to accommodate the additional demand.

**Proposal 1:** Constructing a new sewer holding tank big enough to accumulate a total of 140kl over a period of 48 hours. The current holding tank will become obsolete and will be replaced by a new tank that will sufficient capacity for the current and future sewage demand. The existing sewer infrastructure will transport the sewage to the new holding tank, where after it will be pumped through the current 160mm sewer line to the Municipal service.

**Proposal 2:** Construct an additional / separate holding tank for the additional flows. Due to operational sequencing a new pump line will be required and can not be integrated with the existing sewer pump main.

The Engineering Services Report concludes that the water reticulation system will be able to accommodate the extra water demands, whereas the sewer reticulation system would need to be upgraded.

## 1.2 Stormwater Management Plan

Geni Consulting Engineers were appointed to prepare a Stormwater Management Plan with regard to Somerset College. A copy of the Stormwater Management Plan is attached hereto as Annexure H1.

The Stormwater Management Plan concludes that certain improvements are to be

undertaken with regard to the upgrading of the existing stormwater system and dam to contain the 1:2 year storm period, in addition to the upgrade of the road and parking area surfaces in order to divert bigger storm runoff to the dam.

The detail of the proposed Stormwater Management Plan is attached hereto as Annexure H1.

## **2. Electrical Services Report**

An Electrical Infrastructure Report was prepared by MAPULE Consulting Cape (Pty)Ltd in order to assess the existing and proposed extensions to Somerset College as depicted in the proposed Site Development Plan (a copy attached hereto as Annexure I).

### **Existing Electrical Infrastructure**

The subject property is currently supplied by ESKOM by means of a medium voltage (11Kv) overhead line (farm line) reticulation system from the west side of the property. The ESKOM line feeds two separate low voltage 3-phase supply points on the subject property.

It is envisaged to consolidate the existing two low voltage supply points to one medium voltage (11kV) supply point in future. This will provide the opportunity to extend the 11kV underground reticulation system to accommodate the proposed future additions.

### **Electrical Load Estimate**

A study of the electrical load profile and ESKOM account data indicate the estimated maximum demand for Somerset College is 350kVA – combined estimated load for the two supply points.

The future maximum demand load estimate for the proposed future additions, including an allowance for limited sport field lighting, is 1 000Kva (1MVA). The load estimate does not consider the reduction in load due to the possible future introduction of renewable energy sources.

The total future estimated load at 1MVA the additional load required from the ESKOM supply is estimated at 650kVA.

### **Availability of Electricity**

As indicated in the Electrical services report, the estimated additional electrical load required from the Eskom supply network will be around 650kVA.

The future additions will require Somerset College to upgrade their supply requirements from ESKOM with an additional 650kVA to a total declared maximum demand of 1MVA. It is however anticipated that the future additions will be phased, the phased upgrade could be done as and when a specific phase is implemented.

### **3. Traffic and access**

ICE Group (Pty) Ltd was requested to provide a Traffic Statement with regard to the proposed amendment of the Site Development Plan from a traffic perspective. The Western Cape Government (WCG) approved the application for rezoning and amendment of the Site Development Plan, as per Municipal letter of approval dated 2014/02/05, by virtue of said application (Job 19685 – dated 08 October 2013) issued by the WCG: Transport and Public Works.

The proposed amendment of the Site Development Plan includes the demolition of some buildings and the addition of some new buildings as depicted on the Site Development Plan attached hereto. The approved building coverage areas as reflected in the WCG letter of approval are proposed to increase from 3 200m<sup>2</sup> (north of the Moddergat Stream) to ±6 859,75m<sup>2</sup> and from 14 200m<sup>2</sup> (south of the Moddergat Stream) to ±22 575m<sup>2</sup> respectively.

The number of learners enrolled at the school will not increase above the approved 1350 learners as a result of the new buildings and extensions proposed on the subject property.

As depicted in the amended Site Development Plan, a new boarding house / hostel is proposed. Currently, two separate hostels exist on-site accommodating a total of 130 learners in 66 rooms. The new hostel is proposed to replace the existing hostel and will accommodate a further 70 learners, i.e. 200 learners will therefore be accommodated in 90 rooms. This new facility should thus result in a slight reduction on weekday peak hour traffic.

#### **Traffic Impact**

The weekday peak hour traffic impact of the Somerset College is anticipated to remain as per the approval, as the number of learners does not exceed the approved 1350 learners. This is without accounting for the anticipated reduction resulting of the additional hostel-space proposed.

In order to confirm that the access to Somerset College to and from Bredell Road is operating acceptably, counts conducted at the access-intersection in 2019 were obtained and analysed.

Accordingly the Sidra intersection 8.0 software, acceptable service levels were experienced on all movements during the midday and PM peak hours, whilst acceptable service levels A and C were experienced on the Bredell Road- and Access-approaches, respectively, during the AM peak hour. The access is thus operating acceptably during peak hours, as per the conclusions contained in the previous TIA, submitted as part of the Rezoning application dated 2012.

The Traffic Statement concludes that with the proposed increase in total building area on-site, the traffic impact during weekday peak hours are expected to remain as currently experienced / as per the previous TIA compiled for the approved number of learners, as a result of the maximum number of learners remaining at a total of 1350.

## **F. MOTIVATION**

### **1. Need**

- Somerset College was founded in 1996 by parents who had a dream to establish a private educational facility within the Helderberg basin. At that time there was no private secondary school within the vicinity. The then vision was essentially to be able to provide excellent all-round education to the youth of the area, with the emphasis on high academic standards, as well as exposure to varied sporting and cultural programmes.
- Subsequent to the establishment of Somerset College, it has gone from strength to strength as depicted in the current Site Development Plan.
- As depicted in the previous letters of approval and reflected in the proposed Site Development Plan, the subject property is divided into two portions, being the area located to the north of the Moddergat Stream, that is primarily utilised for sports fields/ outdoor activities, and the area to the south of the Moddergat Stream that is primarily utilised for the accommodating of the education facilities and related infrastructure.
- The amendment of the Site Development Plan is required in order to address the long term needs of Somerset College, and is considered a pro-active approach in order to provide for an envisaged phased extension of their anticipated future sports field requirements and education facilities. The amended Site Development Plan depicts the respective internal changes / amendments relating to the above and includes the re-purposing of existing buildings and construction / positioning of new buildings.

- Somerset College is a centre of educational excellence, managed and run in a responsible manner as reflected in the services and opportunities that are provided within the Main Campus area.
- Integrally hereto Somerset College offers a variety of sports, in order to cater for as many opportunities and abilities for the learners, and strives for excellence in sport. This is evident in the opportunities and facilities that are made available to the learners as depicted in the amended Site Development Plan attached hereto.
- Somerset College is an iconic destination school in Africa offering a number of local and international students both the IEB and the Cambridge IGCSE, AS and A level curriculum programmes which creates a strong academic platform from which to launch futures in Africa and globally.
- Somerset College's dream is to develop the campus and create facilities that will support the vision, with a strong emphasis on community involvement and sustainability. The proposed amendment of the Site Development Plan attached hereto reflects the necessary changes and additions to the academic, cultural, boarding and sporting facilities that will serve the College, its stakeholders and the community at large.
- The need for the amendment of the Site Development Plan is derived from the requirement of Somerset College to accommodate the required extensions/ new structures and the repositioning of existing approved infrastructure in order to strive for and achieve its vision and goals regarding the offering of quality educational and sporting facilities to its learners.
- Somerset College's education is of the highest level and educational excellence is the essence of the existence of the School. In this regard Somerset College:
  - Is committed to core values of dignity, aspiration, creativity and combination to meeting the needs of others;
  - Encourages best use of talents and life long learning;
- Somerset College prides itself on providing a nurturing and stimulating environment where young people are guided by teachers of high calibre to develop self-awareness and positive relationships, with the following vision:
  - Offering a world class standard of education;
  - Strive for excellence in all activities according to each individual's ability;
  - Creating a stimulating and challenging working environment for the entire College community;

- Provision of an educational asset serving the community at large.
- Provides a broad and balanced programme that enhances the acquisition of life-skills, to operate in a diverse South African environment;
- Encourages students to think and act independently and to take responsibility for their decisions;
- In its unique rural-based location, provides a quality, safe, and enabling environment within which education can take place.
- Encourages students to address the needs of the wider community in a responsive way and is managed on sound business principles.

## **2. DESIRABILITY**

The following considerations are deemed relevant to the assessment as to whether the proposed amendment of the Site Development Plan would be desirable:

### **2.1 Socio-economic impact**

It is considered that the nature of the proposal will have a limited socio-economic impact which will give rise to potential employment opportunities during the construction phase(s), in addition to the resultant socio-economic impact that Somerset College has on the Helderberg Basin area at large.

### **2.2 Compatibility with surrounding land uses**

Somerset College was established in 1996, after which several land use planning approvals have been issued. To this effect the property is duly zoned for Educational purposes and utilised accordingly, which makes optimal use of appropriately zoned land.

### **2.3 Impact on external engineering services**

In terms of the Engineering services report, it is considered that the proposed application can be accommodated with the recommended upgrades to the system(s).

## **2.4 Impact on the biophysical environment**

Somerset College has appointed Cornerstone Environmental Consultant in addition to Me Toni Belcher (Freshwater Specialist) in order to ensure that the proposed amendment of the Site Development Plan does not trigger listed activities, and to propose measures in order to not negatively impact on the biophysical environment – with specific reference to the buffer area(s) alongside the Moddergat Stream that traverses the property, and thereby dividing the Educational zoned area of the property into the northern and southern areas.

## **2.5 Traffic / Transport**

On-site traffic is accommodated by means of the internal reticulation system / routing as reflected on the Site Development Plan prepared by 2AD Space Architects, depicting the respective internal reticulation within the northern and southern areas.

The appointed Traffic Engineers, confirmed that the access to Somerset College to and from Bredell Road is operating acceptably, as per the original Traffic Impact Assessment that was commissioned (2012), as a result of the fact that the maximum number of learners remains at the permitted 1 350.

## **3 Planning Policy and Framework**

The primary planning and development frameworks that are relevant to this application and the compliance of the application described above are summarised below:

### **3.1 Stellenbosch Integrated Development Plan (IDP)**

The Integrated Development Plan (IDP) is the Municipality's principle five-year strategic plan that deals with the most critical development needs of the municipal area as well as the most critical governance needs of the organisation.

The 5<sup>th</sup> Generation Integrated Development Plan, as prescribed by Section 34 of the Local Government: Municipal Systems Act, 2000 (MSA) for the 2022-2027 period was adopted by the Council in May 2022.

The Municipality has a number of medium- and longer term sector plans that direct the implementation of the different functional areas, forming an integral part of the IDP. Of these,

the MSDF (Municipal Spatial Development Framework forms a key component of the IDP as it indicates the spatial location and opportunities to achieve the various objectives and meet the demands of the local communities.

In terms of the Strategic Policy Context of the IDP, several Strategic Focus Areas (SFAs) were identified underpinning the Vision of Stellenbosch Municipality, being *“An Integrated Valley of opportunity and Innovation”*.

- *Strategic Focus Area 1: Valley of Possibility*
- *Strategic Focus Area 2: Green and Sustainable Valley*
- *Strategic Focus Area 3: Safe Valley*
- *Strategic Focus Area 4: Dignified living*
- *Strategic Focus Area 5: Good Governance and Compliance.*

| IDP Strategic Focus Area                    | Related concerns in the Spatial Development Framework                                                                                                                                                                                                           | SDF Strategic Direction                                                                                                                                                                      |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SFA1: Valley of possibility</b>          | The way settlements, nature and agriculture are spatially developed and managed to enhance individual and collective livelihood opportunities and enterprise development, and overcome inequity and exclusion.                                                  | Containment of settlements to protect nature / agricultural areas and enable public and non-motorised transport and movement.<br>A focus on public and non-motorised transport and movement. |
| <b>SFA2: Green and Sustainable Valley</b>   | The way settlements, nature and agricultural areas are spatially developed and managed to maintain and enhance natural resources and ensure a future balance between human settlement and its use of natural resources and opportunity.                         | Protection of natural areas, agricultural areas, and river corridors.                                                                                                                        |
| <b>SFA3: Safe Valley</b>                    | The way settlements, nature and agricultural areas are spatially developed and managed to ensure individual and collective safety in living, in movement, at work, institutions, and play.                                                                      | Denser settlements with diverse activity to ensure surveillance.                                                                                                                             |
| <b>SFA4: Dignified Living</b>               | The way settlements, nature and agricultural areas are spatially developed and managed to ensure equal access to shelter, facilities and services, notwithstanding material wealth, age, gender, or physical ability.                                           | A specific focus on the needs of “ordinary” citizens, experiencing limited access to opportunity because of restricted available material resources.                                         |
| <b>SFA5: Good Governance and Compliance</b> | The way settlements, nature and agricultural areas are spatially developed and managed to ensure individual and collective participation – based on accessible information and open processes – in matters related to spatial planning and land use management. | Presenting information, including opportunities and choices in a manner that assists its internalisation by all.                                                                             |

**Table 1: IDP Strategic Focus Areas and the SDF (IDP, 2022)**

Considering the application above, the property is located within Ward 20 and Rural Zone 2 as depicted in terms of the Stellenbosch Zoning Scheme Plans (2018). The reviewed IDP does not however make specific reference regarding the objectives and priorities for the specific subject area. The proposal however is aimed at the optimal use of the property, with

regard to the provision of continuous quality education and associated infrastructure for learners.

### 3.2 Stellenbosch Municipality Spatial Development Framework

The Stellenbosch Municipal Spatial Development Framework (MSDF) was approved by the Council on 27 June 2023. The MSDF aims to:

- Enable a vision for the future of the municipal area based on evidence, local distinctiveness and community derived objectives;
- Translate this vision into a set of policies, priorities, programmes, and land allocations together with the public sector resources to deliver them;
- Create a framework for private investment and regeneration that promotes economic, environmental, and social well-being;
- Coordinate and deliver the public sector components of this vision with other agencies and processes to ensure implementation.

The MSDF outlines plans and proposals for the jurisdictional area of the Municipality, as well as for the, major towns and settlements within. Broadly – and aligned to the SPLUMA MSDF guidelines, these settlement plans entails three types of actions or initiatives:

- Protective actions – things to be protected and maintained to achieve the vision and spatial concept.
- Change actions – things that need to be changed, transformed, or enhanced to achieve the vision and spatial concept.
- New development actions – new development or initiatives to be undertaken to achieve the vision and spatial concept.

Under these broad types of actions, strategic focus areas and settlement elements are dealt with. The SDF elements and associated proposals as it relates to the whole of the Stellenbosch Municipality are as follow:

| Type of Action     | SDF Element                                                                                                                                                                                   | Spatial Proposal                                                                                                                                                                                                                                                                           |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Protective Actions | <ul style="list-style-type: none"> <li>• Agricultural Land.</li> <li>• Biodiversity and nature areas</li> <li>• Water courses</li> <li>• Scenic landscapes,</li> <li>• Settlements</li> </ul> | <p>The portion of the property zoned for Agricultural purposes is retained, and the Moddergat Stream is conserved and rehabilitated.</p> <p>Somerset College is a well-established educational facility that is maintained and operated with high regard to the surrounding landscape.</p> |
| Change Actions     | <ul style="list-style-type: none"> <li>• Community / Institutional use</li> <li>• Residential densification and infill.</li> </ul>                                                            | <p>Non-Spatial: Retain and expand large education institutions within Stellenbosch town as far as possible – In this regard Somerset College is a well-</p>                                                                                                                                |

|  |                                                                                                                                 |                                                                                                                                                                                                                                     |
|--|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <ul style="list-style-type: none"> <li>Improved access and mobility</li> <li>Improved landscaping and public amenity</li> </ul> | <p>established educational facility on the subject property.</p> <p>The proposed amended Site Development includes landscaping elements that is deemed to be integral towards the setting of the property within the landscape.</p> |
|--|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

The figure below is an extract of the Amended Spatial Development Framework (June 2023) Indicating the Spatial Planning Categories, as per the Stellenbosch Environmental Management Framework (SEMF SPC's map extract).

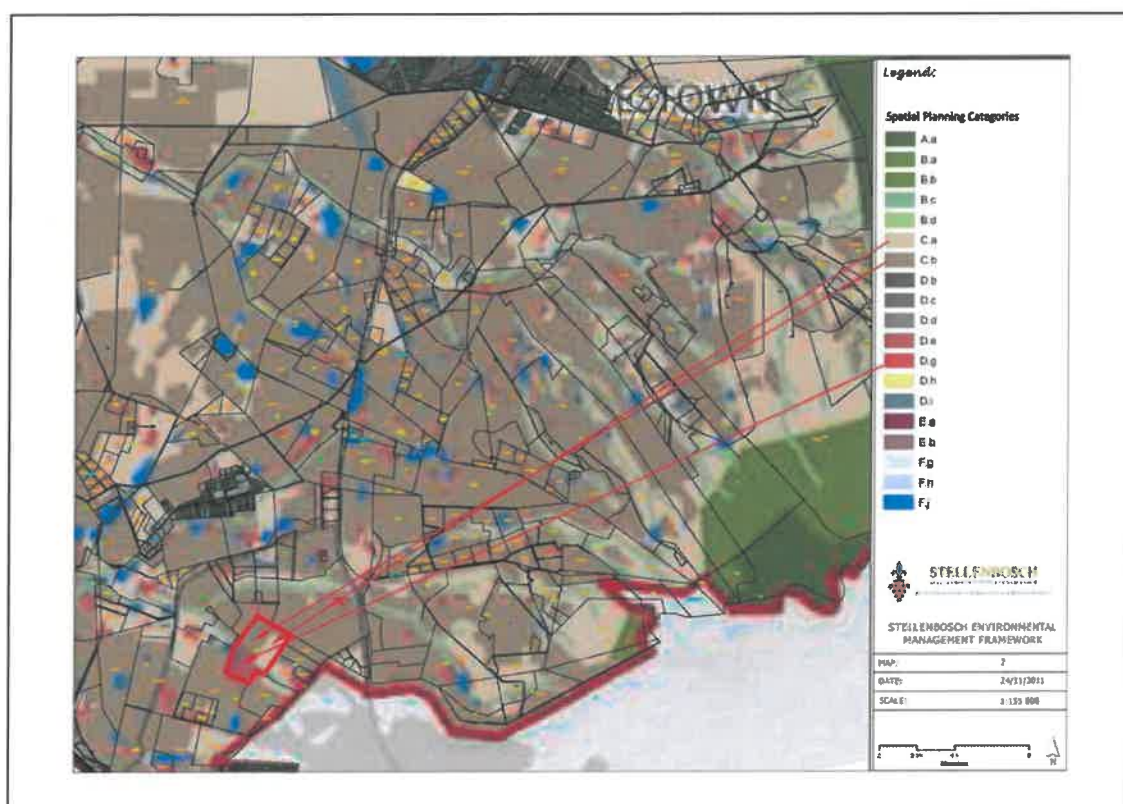


**Figure 7:** Extract of SEMF SPC's:

The figure above indicates the subject property within the Spatial Planning Category D.g (Institutional), C.b and C.a (Agriculture) respectively.

The portion depicted as C.b represents the portion of the property equating to  $\pm 7,5$ ha that is Zoned Agriculture and utilised accordingly.

The portion depicted as D.g represents the portion south of the Moddergat Stream that is currently zoned for Education purposes and utilised accordingly. The portion indicated as

C.a, is zoned for Education purposes and utilised as the Sport Facilities and infrastructure of Somerset College as indicated on the Site Development Plan attached hereto.

This application is only for the portion of the property that is Zoned for educational purposes and utilised accordingly (with reference to north- and south of the Moddergat Stream). The Agriculture zoned portion is retained.

### 3.3 Stellenbosch Heritage Inventory

The application property is located within the Landscape Unit C23 (Eerste River Central) as depicted in terms of the Stellenbosch Municipality Heritage Survey, gaining access off Bredell Road which is not indicated as a Scenic Route, as indicated in Figure 8 below.

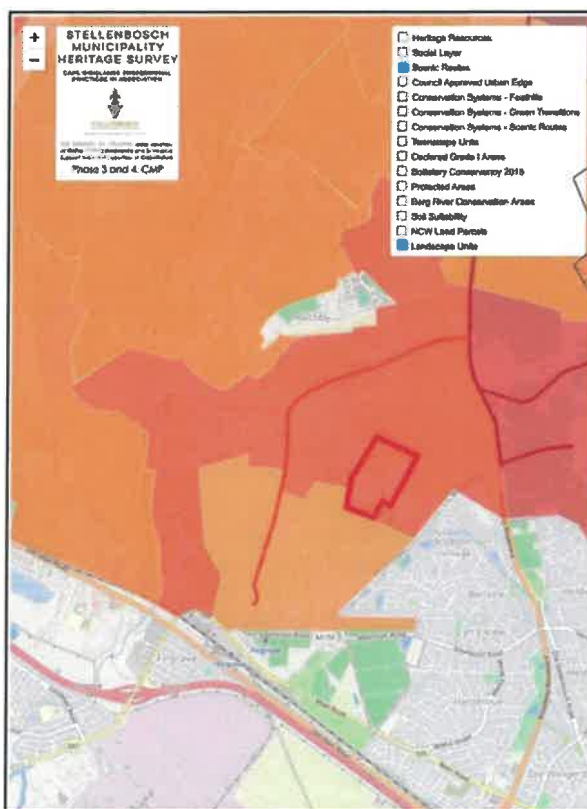


**Figure 8:** Stellenbosch Municipal Heritage Survey

As indicated above, this application only has reference to the existing Education Zoned portion of the property, which is utilised accordingly.

As depicted in the Site Development Plan, the portion of Somerset College to the south of the Moddergat Stream is mainly the campus / educational infrastructure, and the portion to the north of the Moddergat Stream accommodates the sport and related facilities / infrastructure associated with Somerset College.

The proposed additions will be subject to architectural design that is sensitive towards the visual- and landscape character of the area.

## 4 Legislative context of the Application

This application is submitted and will duly be considered in terms of the Stellenbosch Municipality: Land Use Planning By-Law (2023) accordingly. To this effect, the planning principles as depicted in the Spatial Planning and Land Use Management Act, Act No. 16 of 2013 (SPLUMA) and the Western Cape Land Use Planning Act, Act No. 3 of 2014 (LUPA) are applicable.

Chapter 2 (Section 7) of SPLUMA, and Chapter 6 (Section 59) of LUPA, depicts development planning principles that apply to spatial planning, land development and land use management as follow:

- **Spatial Justice**

Spatial justice is whereby past spatial and other development imbalances are redressed. This principle also calls for the improved access and use of land. The proposed application presents a more efficient and optimal use of the available resource and infrastructure, and is therefore deemed to be the most suitable and appropriate use of the property within the context of Somerset College being an well-established educational facility.

- **Spatial Sustainability**

Spatial sustainability requires land development to be aligned with fiscal and institutional means and resulting in viable communities that takes consideration current and future costs to all parties for the provision of infrastructure in land developments.

In this regard the proposed application is deemed to be aligned as the proposal does not lead to urban sprawl which makes sustainable use of an existing well-established educational facility that is zoned accordingly.

- **Efficiency**

The principle of efficiency is whereby land development optimises the use of existing resources and infrastructure. The proposed application is deemed to be aligned, as the existing resources and infrastructure are optimally utilised.

- **Spatial resilience and good administration**

Good administration principle places the onus on the decision making authorities to ensure due process is undertaken, and that public consultation is undertaken. Stellenbosch Municipality will follow due process whereby the application will be duly circulated in order to obtain comment from interested and affected parties.

Spatial resilience provides for flexibility in spatial plans, policies and land use management systems to be accommodated in order to ensure sustainable livelihoods in communities, most likely to suffer the impacts of economic and environmental shocks. The proposed application makes optimal use of an existing well-established educational facility, which has proved to be to the benefit of the Helderberg Basin and community since the establishment of Somerset College in 1996.

## **G. CONCLUSION**

In conclusion it can be stated that Somerset College represents a centre of educational excellence, managed and run in a responsible manner, and as a consequence is to be considered an asset to the educational infrastructure of the broader Western Cape.

The vision for the development of Somerset College as contained in the original application provided for:

“Careful and circumspect integrated planning and design, in order to create a valuable and truly special asset, in addition to providing an ideal setting for educating children, and at the same time also securing the continued viticultural potential and character of the area.

“Attention to be paid to detailed design elements and landscaping so as to ensure that the proposed educational facility would reflect the rural character of the environment and would be of a high aesthetical quality.”

An evaluation of the current facility and its track record since inception serve to confirm the manner in which the original vision has been successfully implemented and adhered to.

Based on the information provided in this report, there is no reason to believe that the proposals which form the basis of the application contained in this report will in any manner detract from the original vision, or for that matter the quality and excellence of the established facility.

In addition the proposed facility extensions forms part of the Institutional zoning and use of the area, and including thereof is within the original approved parameters as indicated in the Landuse Planning approval attached hereto.

We therefore believe that the application components as contained in this report be considered favourable.