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NOTICE OF LAND DEVELOPMENT APPLICATION IN THE STELLENBOSCH MUNICIPAL AREA
NOTICE NUMBER: 5/2024

APPLICATION FOR CONSOLIDATION, REZONING AND SUBDIVISION OF THE FOLLOWING PORTIONS OF THE FARMS 182 AND 183 STELLENBOSCH: PORTION 23 OF FARM 183; PORTION 36 OF FARM 183; REMAINDER OF FARM 182; PORTION OF THE REMAINDER OF FARM 183; PORTION 1 OF FARM 182; PORTION 1 OF FARM 183; REMAINDER OF PORTION 5 OF FARM 183, IN ORDER TO CREATE THE NORTHERN EXTENSION INTEGRATED MIXED-INCOME HUMAN SETTLEMENT DEVELOPMENT.

Application Address: **Portions of the Farms 182 and 183 Stellenbosch, North of Kayamandi, Stellenbosch**
Applicant: **Zutari, represented by Rudolf Schröder: rudolf.schroder@zutari.com**
Owner: **Stellenbosch Municipality, NPK Building, 1st Floor, c/o Ryneveld and Van Riebeeck Streets, Stellenbosch, 7600**
Application Reference: **LU/16553(TP592/2023)**

Description of land development application:

a) In terms of Section **15(2)(d)** of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for the **subdivision** of the Remainder of Farm 183 into two Portions.

b) In terms of Section **15(2)(e)** of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for the **consolidation** of Portion 23 of Farm 183, Portion 36 of Farm 183, Remainder of Farm 182, Portion of the Remainder of Farm 183, Portion 1 of Farm 182, Portion 1 of Farm 183, and the Remainder of Portion 5 of Farm 183 into one property.

c) In terms of Section **15(2)(a)** of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for the **rezoning** of the consolidated property from "Agriculture and Rural Zone" to a "subdivisional area" in order to allow for the following uses:
- 1338 Conventional Residential Zone stands
- 1354 Less Formal Residential Zone stands
- 8 Multi-unit Residential Zone stands
- 25 Public Open Space Zone stands
- 2 Transport Facility Zone stands
- 4 Mixed Use Zone stands
- 2 Education Zone stands
- 2 Agriculture and Rural Zone stands
- 3 Utility Zone stands
- 6 Community Zone stands
- Public Roads and Parking

as shown on the proposed Subdivision plan

d) In terms of Section 15(2)(d) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for the **Subdivision** of the consolidated property in accordance with the Subdivision plan, in order to give effect to the proposed land uses.

e) Approval of the Phasing Plan.

Notice is hereby given in terms of the said By-law that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-

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

Written comments, 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 in the application, may be submitted in terms of Section 50 of the said By-law to the Applicant by electronic mail as follows: Zutari, attention Rudolf Schröder at rudolf.schroder@zutari.com. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **(25 February 2024)**. It should be noted that the Municipality, in terms of Section 50(5) of the said By-law, 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 +27 44 805 5400 / 0833906963 during normal office hours.

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KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK IN DIE STELLENBOSCH MUNISIPALE AREA
KENNISGEWING NOMMER: 5/2024

AANSOEK OM KONSOLIDASIE, HERSONERING, EN ONDERVERDELING, VAN DIE VOLGENDE GEDEELTES VAN DIE PLAAS 182 EN 183 STELLENBOSCH: GEDEELTE 23 VAN DIE PLAAS 183, GEDEELTE 36 VAN DIE PLAAS 183, RESTANT VAN DIE PLAAS 182, GEDEELTE VAN DIE RESTANT VAN DIE PLAAS 183, GEDEELTE 1 VAN DIE PLAAS 182, GEDEELTE 1 VAN DIE PLAAS 183, RESTANT VAN GEDEELTE 5 VAN DIE PLAAS 183, TEN EINDE DIE SKEPPING VAN DIE NOORDELIKE UITBREIDING GEINTEGREERDE GEMENGDE INKOMSTE MENSLIKE NEDERSETTINGSONTWIKKELING.

Adres van eiendom: **Gedeeltes van die plaas 182 en 183 Stellenbosch, Noord van Kayamandi, Stellenbosch**
Aansoeker: **Zutari, verteenwoordig deur Rudolf Schröder: Rudolf.schroder@zutari.com**
Eienaar: **Stellenbosch Munisipaliteit, NPK Gebou, 1ste Vloer, h/v Ryneveld en Van Riebeeck strate, Stellenbosch**
Aansoek Verwysing: **LU/16553(TP592/2023)**

Beskrywing van grondontwikkelingsaansoek:

a) Ingevolge Artikel 15(2)(e) van die Stellenbosch Munisipaliteit Verordening op Munisipale Grondgebruikbeplanning, 2023, vir die onderverdeling van die Restant van die Plaas 183 in twee gedeeltes.

b) Ingevolge Artikel 15(2)(e) van die Stellenbosch Munisipaliteit Verordening op Munisipale Grondgebruikbeplanning, 2023, vir die **Konsolidasie** van Gedeelte 23 van die Plaas 183, Gedeelte 36 van die Plaas 183, Restant van die Plaas 182, Gedeelte van die Restant van die Plaas 183, Gedeelte 1 van die Plaas 182, Gedeelte 1 van die Plaas 183, Restant van Gedeelte 5 van die Plaas 183 in een gekonsolideerde eiendom.

c) Ingevolge Artikel 15(2)(a) van die Stellenbosch Munisipaliteit Verordening op Munisipale Grondgebruikbeplanning, 2023, vir die **Hersonering** van die gekonsolideerde eiendom vanaf “Landbou en Landelike sone” na 'n "Onderverdelingsgebied" om voorsiening te maak vir die volgende gebruike:
   - 1338 konvensionele residensiële sone erwe
   - 1354 Minder Formeel Residensieel sone erwe
   - 8 Multi-eenheid Residensieel sone erwe
   - 25 Publieke Oopruimte Sone erwe
   - 2 Vervoer Fasiliteitsone erwe
   - 4 Gemengde Gebruiksone erwe
   - 2 Onderwys sone erwe
   - 2 Landbou en Landelike sone
   - 3 Nutsone erwe
   - 6 Gemeenskapsone erwe
   - Publieke Pad en Parkering Sone

   Soos uiteengesit op die voorgestelde onderverdelings plan.

d) **Onderverdeling** van die gekonsolideerde eiendom in ooreenstemming met die onderverdelingsplan ingevolge Artikel 15(2)(d) van die Stellenbosch Munisipale Verordening op Grondgebruikbeplanning 2023 ten einde uitvoering te gee aan bogenoemde voorgestelde erwe en sonering.

e) Goekeuring vir die Faserings Plan.

Kennis word hiermee gegee in terme van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings

Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres: https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements. Indien die webtuiste of tersaaklike dokumente nie toeganglik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie beskikbaar te stel.

Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van de 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, kan ingedien word in terme van Artikel 50 van genoemde Verordeninge aan die Aansoeker by wyse van elektroniese pos as volg: Zutari vir aandag Rudolf Schröder by rudolf.schroder@zutari.com. Deur 'n beswaar, kommentaar of vertoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne **30 dae** vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **(25 Februarie 2024)**. Daar moet kennis geneem word dat die Munisipaliteit, ingevolge Artikel 50(5) van die genoemde Verordening, mag weier om enige kommentaar/beswaar wat na die sluitingsdatum ontvang word, te aanvaar.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by +27 44 805 5400/0833906963 gedurende normale kantoor ure.

TAX INVOICE

STELLENBOSCH
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MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

PO BOX 17, STELLENBOSCH, 7599
PLANNING & ECONOMIC DEVELOPMENT: PLANNING

DATE:	2024-01-19	**DOCUMENT NO:**	761987
ERF / FARM NO:	182 & 183	**CREATED BY:**	Nicole Katts
LOCALITY:	182 & 183, STELLENBOSCH FARMS	**APPLICATION NO:**	LU/16553
OWNER'S NAME:	Stellenbosch Municipality	**APPLICATION VAT NO:**	0
ADDRESS:	NPK Building Cnr of Ryneveld and Van Riebeeck Street 2nd Floor	**VAT NO:**	4700102181
		APPLICANT:	Rudolf Schroeder - Zutari
		TEL NO:	0448055400

FEE DESCRIPTION	AMOUNT PER UNIT (R)	NUMBER OF UNITS	VOTE NUMBER	AMOUNT (R)
COUNCIL PROPERTY/APPLICATION - Council Property/Application: Rezoning & Determination Submitted in Urban and Rural Areas, Per application per property	0.00	1	20220630081392	0.00
COUNCIL PROPERTY/APPLICATION - Council Property/Application : Subdivision & Consolidation (Amendment/Cancellation of Subdivisional Plan / General Plan / Diagram) on Council owned land, Per Application	0.00	1	20180711011497	0.00
COUNCIL PROPERTY/APPLICATION - Council Property/Application : Subdivision & Consolidation (Amendment/Cancellation of Subdivisional Plan / General Plan / Diagram) on Council owned land, Per Application	0.00	1	20180711011497	0.00
	0.00	1		0.00
	0.00	1		0.00
	0.00	1		0.00
	0.00	1		0.00
	0.00	1		0.00
	0.00	1		0.00
	0.00	1		0.00
			TOTAL AMOUNT PAYABLE	**0.00**
			VAT INCLUDED @ 15%	**0.00**

NEW TARIFFS IMPLEMENTED ON 1 JULY ANUALLY

FILE NR: E 182 & 183 S
SCAN NR:
COLLABORATOR NR:

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELOPMENT SERVICES
22 JAN 2024
RECEIVED

CALCULATED BY
NAME: Nicole Katts
SIGNATURE
DATE: 19.01.2024

VERIFIED BY
NAME:
SIGNATURE
DATE:

PAYMENTS MUST BE MADE AT THE APPLICABLE DISTRICT OFFICE
CHEQUES TO BE MADE PAYABLE TO STELLENBOSCH MUNICIPALITY

APPLICANT TO RETURN THIS FORM TO THE ADVICE CENTRE FOR DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT

BANKING DETAILS FOR EFT PAYMENT:

ACCOUNT HOLDER: Stellenbosch Municipality
BANK: First National Bank (FNB)
ACCOUNT NUMBER: 62869253684
BRANCH CODE: 210554
REFERENCE: LU/_____ and ERF/FARM_____

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

0.00

0



Enquiries	Phone Number	E-mail
Nicole Katts		Nicole.Katts@stellenbosch.gov.za

BTW/VAT Invoice No: 14920

Invoice VAT Reference: 4700102181

Name: Stellenbosch Municipality Stellenbosch Municipality

Reference No: TP592/2023

Client Street address: NPK Building, cnr of Ryneveld & Riebeeck Str, 2nd Floor Stellenbosch Cape Town Western Cape South Africa 7600

Client Postal address: NPK Building, cnr of Ryneveld & Riebeeck Str, 2nd Floor Stellenbosch Cape Town Western Cape South Africa 7600

Client VAT No:

Invoice Date: 2024/1/19

Payment Due Date: 2024/2/18

Municipality street address: PLEIN STREET STELLENBOSCH STELLENBOSCH Western Cape 7600

Municipality postal address: PLEIN STREET STELLENBOSCH STELLENBOSCH Western Cape 7600

Town Planning Application Fees

Vote No	Description	Qty	Rate	UoM	Amount (Incl VAT)
20220630081392	Rezoning and Determination of a zoning submitted on behalf of Council on Council owned land	1	0.00	Per application per property	0.00
20220630081406	Subdivision, Consolidation and Amendment or Cancellation of an approved subdivision plan, including a general plan or diagram on Council owned land	2	0.00	Per application per property	0.00
				Total Excl VAT	0.00
				VAT	0.00
				Invoice Total	**0.00**

*VAT Exempt

Created By: Petersen, Nicole

Signature: NKatts

Verified By: Petersen, Nicole

Signature: _____



Please note that application fees that are paid to the municipality are non-refundable and proof of payment must accompany the application. It is the responsibility of the applicant to ensure that the payment is made into the correct account.

Bank Details: First National Bank Acc# 62869253684 Branch Code 250655

Please use the following as reference number: TP592/2023

To expedite the application, please send proof of payment by e-mail or fax as per the detail above.

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DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

TP592/2023

LAND USE APPLICATION COMPLIANCE CHECKLIST ITO S38 OF THE LAND USE PLANNING BYLAW, 2015				Date of Submission of Application	15/01/2024
Erf No	N/A	**Town**	N/A	**Suburb**	N/A
Farm No	182 & 183	**Farm Portion**		**Nearest Town**	STELLENBOSCH
Owner / Applicant	Rudolf Schroeder – Zutari		**Contact number**		083 390 6963
Email address	Rudolf.schroeder@zutari.com				

INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION	ADMIN TO VERIFY[1]		PLANNER TO EVALUATE[2]
	YES	NO	
1. Completed application form that is signed	✓		✓
2. Power of Attorney / Owners' Consent if the applicant is an agent and Company Resolution	✓		✓
3. Bondholders' consent			
4. Proof that applicant is authorized to act on behalf of an entity			
5. Proof of ownership or rights held in land			
6. Motivation based on criteria in s65	✓		✓
7. SG diagram or General Plan	✓		✓
8. Locality plan	✓		✓
9. Site development plan or plan showing the land development			
10. Subdivision plan	✓		✓
11. Permission for required servitude			
12. Title Deed	✓		✓
13. Conveyancer's certificate	✓		✓
14. Feedback on Pre-application scrutiny			

[1] *Verification by Admin only of the documentation attached and completeness of application and not the correctness thereof.*

[2] *Technical evaluation by Planner of the documentation attached for completeness and correctness thereof.*

15. Minutes of Pre-consultation Meeting			
16. Consolidation plan			
17. Street name and numbering plan			
INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION	**ADMIN TO VERIFY**		**PLANNER TO EVALUATE**
18. Land use plan / zoning plan			
19. Landscaping / tree plan			
20. Flood line plan	✓		✓
21. Neighbours' consent			
22. HOA / Body Corporate consent			
23. Assessments: EIA, HIA, **TIA**, TIS, MHIA, EA/ROD	✓		✓
24. Services report (Engineers report)	✓		✓
25. Previous approvals			
26. Proof of failure of HOA			
27. Proof of lawful use right / zoning certificate	✓		✓
28. Other documents Specify:			

VERIFIED & SIGNED BY ADMIN	NAME **Nicole Katts**	SIGNATURE *NKatts*	DATE **15/01/2024**

Outstanding information (to be completed by Planner):

Refer to email

Applications to be invoiced (to be completed by Planner):

None Council Property

Refer to attached document.

EVALUATED & SIGNED BY PLANNER	NAME RF	SIGNATURE	DATE 16/01/2024

NOTES:

1. ***The documentation is not considered as a registered application until such time as it has been scrutinized, all outstanding information (if any) has been submitted and payment is reflected in Council's bank account, after Applicant has been requested by Admin to make payment.***
2. ***Should it be found that the application is not complete, the Applicant will be notified of outstanding information [s41(1)(c)(ii)].***
3. ***Once payment has been confirmed and the application has been registered, the Applicant will be notified of the complete application [s41(1)(c)(i)] and will receive instructions to advertise [s48(4)].***
4. ***Should the outstanding information and/or payment of fees not be received, the applicant will be notified that the application will not proceed due to failure to submit required information [s41(4)].***

Application

An application is hereby submitted for the following:

i. In terms of Section **15(2)(e)** of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015, for the **consolidation** of Portion 23 of Farm 183, Portion 36 of Farm 183, Remainder of Farm 182, Portion of the Remainder of Farm 183, Portion 1 of Farm 182, Portion 1 of Farm 183, and the Remainder of Portion 5 of Farm 183 into one property.

R 5200 - 00

ii. In terms of Section **15(2)(a)** of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015, for the **rezoning** of the unregistered consolidated property from "Agriculture and Rural Zone" to a "subdivisional area" in order to allow for the following uses:

R 10 300 - 00

- 1338 Conventional Residential Zone stands
- 1354 Less Formal Residential Zone stands
- 8 Multi-unit Residential Zone stands
- 25 Public Open Space Zone stands
- 2 Transport Facility Zone stands
- 4 Mixed Use Zone stands
- 2 Education Zone stands
- 2 Agriculture and Rural Zone stands
- 3 Utility Zone stands
- 6 Community Zone stands
- Public Roads and Parking

as shown on the proposed Subdivision plan (attached as **Annexure F**).

iii. In terms of Section **15(2)(d)** of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015, for the **subdivision** of the consolidated property in accordance with the attached Subdivision plan (attached as **Annexure F**), in order to allow for the following:

R 5 200 · 00

- 1338 Conventional Residential Zone stands
- 1354 Less Formal Residential Zone stands
- 8 Multi-unit Residential Zone stands
- 25 Public Open Space Zone stands
- 2 Transport Facility Zone stands
- 4 Mixed Use Zone stands
- 2 Education Zone stands

- 2 Agriculture and Rural Zone stands
- 3 Utility Zone stands
- 6 Community Zone stands
- Public Roads and Parking

Robert Fooy

From: Robert Fooy
Sent: Tuesday, 16 January 2024 10:35
To: Rudolf Schröder
Subject: RE: Stellenbosch Northern Extension - Town Planning Application

Rudolf

As discussed

I note that you have not included the following plans as Annexures.

Consolidation plan
Subdivision and Zoning plan
Phasing Plan

I also note that the following needs to be corrected on the Phasing Plan.

Phasing plan to be corrected to also include the relevant road portions and I note that the school / open space area does form part of any phase.



Robert Fooy
Senior Town Planner: Land Use Management
Department: Planning & Economic Development

T: +27 21 808 8680
Email: robert.fooy@stellenbosch.gov.za

1st Floor, NPK Building
20 Plein Street, Stellenbosch, 7600
www.stellenbosch.gov.za

www.facebook.com/stellenboschmunicipality
twitter.com/StellMun

From: Rudolf Schröder <Rudolf.Schroder@zutari.com>
Sent: Tuesday, 16 January 2024 10:06
To: Robert Fooy <Robert.Fooy@stellenbosch.gov.za>
Subject: [EX] RE: Stellenbosch Northern Extension - Town Planning Application

Hi Robert

The word file is too large to email, but here is a link where the file can be downloaded:

1001438 Northern Extension Rezoning Subdiv Motivating Report_rev1.docx

Please let me know if you have difficulties downloading the file.

Kind regards,

Rudolf Schröder *Pr. Pln, M.PMSA, MTRP*
ASSOCIATE SPECIALIST | ZUTARI

M +27-833906963 **E** Rudolf.Schroder@zutari.com **W** zutari.com

DISCLAIMER

From: Robert Fooy <Robert.Fooy@stellenbosch.gov.za>
Sent: Tuesday, January 16, 2024 9:55 AM
To: Rudolf Schröder <Rudolf.Schroder@zutari.com>
Subject: RE: Stellenbosch Northern Extension - Town Planning Application

Morning Rudolf

The application is on my table for processing.

Could you please send me the motivation portion of the document in Word format.



Robert Fooy
Senior Town Planner: Land Use Management
Department: Planning & Economic Development

T: +27 21 808 8680
Email: robert.fooy@stellenbosch.gov.za

1st Floor, NPK Building
20 Plein Street, Stellenbosch, 7600
www.stellenbosch.gov.za

www.facebook.com/stellenboschmunicipality
twitter.com/StellMun

STELLENBOSCH

About Stellenbosch Municipality
Our mission is to deliver cost-effective services that will provide the most enabling environment for civil and corporate citizens.
Visit head offices at Town House Complex, Plein Street, Stellenbosch, 7600, South Africa. Call +27 21 808 8111 or visit Stellenbosch Municipality, private bag X5014, 7599, or visit www.stellenbosch.gov.za

Disclaimer:
The information contained in this e-mail message from robert.fooy@stellenbosch.gov.za sent at [illegible] is confidential and may be legally privileged. It is intended solely for use by rudolf.schroder@zutari.com and others authorized to receive it. If you are not

rudolf.schroder@zutari.com you are hereby notified that any disclosure, copying, distribution or taking action in reliance of the contents of this information is strictly prohibited and may be unlawful. Powered by IOCO

From: Rudolf Schröder <Rudolf.Schroder@zutari.com>
Sent: Monday, 15 January 2024 11:01
To: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>
Cc: Robert Fooy <Robert.Fooy@stellenbosch.gov.za>; Shaun October <Shaun.October@stellenbosch.gov.za>; Michelle Moses <Michelle.Moses@stellenbosch.gov.za>; Chris Van Der Walt <Chris.VanderWalt@zutari.com>; Lourens Fick <Lourens.Fick@zutari.com>
Subject: [EX] RE: Stellenbosch Northern Extension - Town Planning Application

Dear Bulelwa

I'm just following up on the application. I received your email below dated 1 December 2023 confirming that the revised documents were uploaded.

The municipality's housing department would like to proceed with the placement of the advertisement as soon as possible.

Please confirm that we may proceed with the placement of the notice in the newspaper and please also confirm which adjacent land owners must also be notified?

Kind regards,

Rudolf Schröder *Pr. Pln, M.PMSA, MTRP*
ASSOCIATE SPECIALIST | ZUTARI

M +27-833906963 **E** Rudolf.Schroder@zutari.com **W** zutari.com

DISCLAIMER

From: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>
Sent: Friday, December 1, 2023 8:31 AM
To: Rudolf Schröder <Rudolf.Schroder@zutari.com>
Subject: RE: Stellenbosch Northern Extension - Town Planning Application

Hi Rudolph;

Documents uploaded.

23/12/01 08:26	Application	View Application Attachments	Land Use application form	Bulelwa Mdoda	Annexure A Land-Use-Application-Form-2022 filled in & signed_rev 1p.pdf	No
23/12/01 08:21	Consolidation plan (A4 or A3 only)	View Application Attachments	Consolidation	Bulelwa Mdoda	Annexure S Consolidation Plan.pdf	No
23/12/01 08:20	Written motivation	View Application Attachments	Motivation	Bulelwa Mdoda	1001438 Northern Extension Rezoning Subdiv Motivating Report_rev1.pdf	No

STELLENBOSCH

About Stellenbosch Municipality

Our mission is to deliver cost-effective services that will provide the most enabling environment for civil and corporate citizens.

Our head office is at the Town Hall complex, Plein Street, Stellenbosch. For more information about Stellenbosch Municipality, please call 021 808 8111 or visit www.stellenbosch.gov.za

Disclaimer:

This e-mail, and any attachments thereto, is intended only for the use of the addressee(s) named herein and may be confidential. If you are not the intended addressee, please notify the sender immediately by e-mail and delete this e-mail from your system. Please note that bulelwa.mdoda@stellenbosch.gov.za will not be liable for direct, special, indirect or consequential damages arising from alteration of the contents of this message by rudolf.schroder@zutari.com or by any other computer virus transmitted by this e-mail. If you have received this e-mail in error, please notify rudolf.schroder@zutari.com you are hereby notified that any dissemination, copying, distribution or taking action in reliance of the contents of this information is strictly prohibited and may be unlawful. Powered by IOCO

From: Rudolf Schröder <Rudolf.Schroder@zutari.com>
Sent: Friday, December 1, 2023 8:14 AM
To: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>; Robert Fooy <Robert.Fooy@stellenbosch.gov.za>
Cc: Chrizelle Kriel <Chrizelle.Kriel@stellenbosch.gov.za>; Shaun October <Shaun.October@stellenbosch.gov.za>; Bongiwe Zondo <Bongiwe.Zondo@stellenbosch.gov.za>; Admin Housing Development <Admin.Housingdevelopment@stellenbosch.gov.za>; Michelle Moses <Michelle.Moses@stellenbosch.gov.za>; Lester Vanstavel <Lester.Vanstavel@stellenbosch.gov.za>; Landuse Applications <Landuse.Applications@stellenbosch.gov.za>
Subject: [EX] Re: Stellenbosch Northern Extension - Town Planning Application

Thank you Bulelwa!

Rudolf Schröder *Pr. Pln, M.PMSA, MTRP*

ASSOCIATE SPECIALIST | ZUTARI

M +27 833906963 **E** Rudolf.Schroder@zutari.com **W** zutari.com

Rudolf Schröder *Pr. Pln, M.PMSA, MTRP*

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DISCLAIMER

From: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>
Sent: Friday, December 1, 2023 8:12:32 AM
To: Rudolf Schröder <Rudolf.Schroder@zutari.com>; Robert Fooy <Robert.Fooy@stellenbosch.gov.za>
Cc: Chrizelle Kriel <chrizelle.kriel@stellenbosch.gov.za>; Shaun October <Shaun.October@stellenbosch.gov.za>; bongiwe.zondo <bongiwe.zondo@stellenbosch.gov.za>; Admin Housing Development <Admin.Housingdevelopment@stellenbosch.gov.za>; Michelle Moses <michelle.moses@stellenbosch.gov.za>; Lester Vanstavel <Lester.Vanstavel@stellenbosch.gov.za>; Landuse Applications <Landuse.Applications@stellenbosch.gov.za>
Subject: RE: Stellenbosch Northern Extension - Town Planning Application

Dear Rudolph;

Your email below, refers.

I will remove and upload the amended documents.

Kind regards,
Bulelwa Mdoda
Land Use Management
Planning & Economic Development

T: +27 21 808 8690
1st Floor, NPK Building
Cnr Plein and Ryneveld Street
Stellenbosch
7600
www.stellenbosch.gov.za

Disclaimer and confidentiality note: The legal status of this communication is governed by the terms and conditions published at the following link: http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

About Stellenbosch Municipality
Our mission is to deliver cost-effective services that will provide the most enabling environment for civil and corporate citizens.
Our head office is at Town House Complex, Plein Street, Stellenbosch, 7600, South Africa. For more information about Stellenbosch Municipality, please call +2721-808-8111, or visit www.stellenbosch.gov.za

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From: Rudolf Schröder <Rudolf.Schroder@zutari.com>
Sent: Friday, December 1, 2023 7:51 AM
To: Robert Fooy <Robert.Fooy@stellenbosch.gov.za>
Cc: Chrizelle Kriel <Chrizelle.Kriel@stellenbosch.gov.za>; Shaun October <Shaun.October@stellenbosch.gov.za>; Chris Van Der Walt <Chris.VanderWalt@zutari.com>; Bongiwe Zondo <Bongiwe.Zondo@stellenbosch.gov.za>; Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>; Admin Housing Development <Admin.Housingdevelopment@stellenbosch.gov.za>; Michelle Moses <Michelle.Moses@stellenbosch.gov.za>; Lester Vanstavel <Lester.Vanstavel@stellenbosch.gov.za>; Elzaan Jordaan <Elzaan.Jordaan@zutari.com>; Lourens Fick <Lourens.Fick@zutari.com>; Nondumiso Buthelezi <Nondumiso.Buthelezi@zutari.com>; Landuse Applications

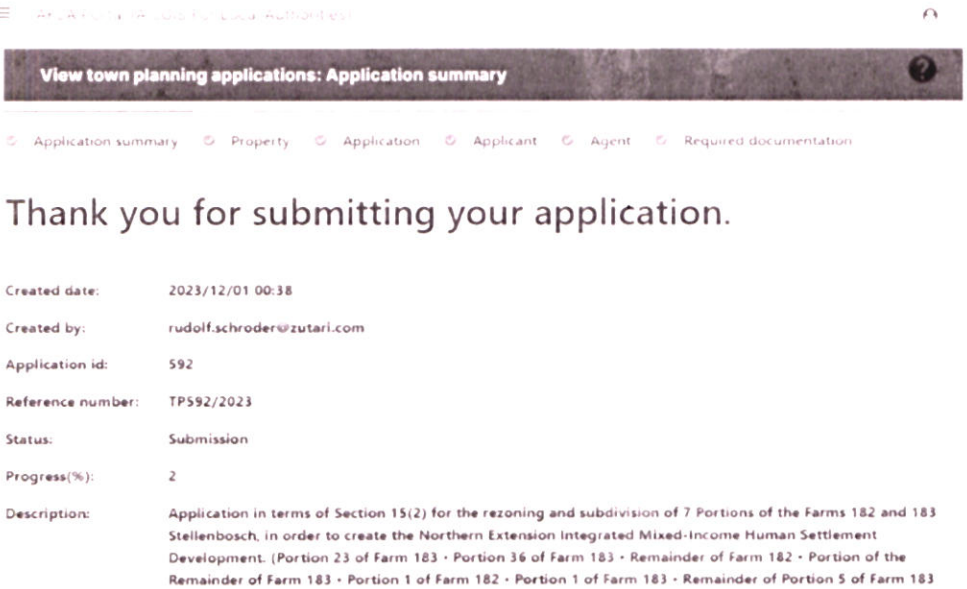
<Landuse.Applications@stellenbosch.gov.za>; Ashleigh Florence-Brander <Ashleigh.Florence-Brander@zutari.com>
Subject: [EX] Stellenbosch Northern Extension - Town Planning Application

Dear Robert

The Town planning application for the proposed Stellenbosch Northern Extension Development was successfully submitted on the Municipality's Town Planning application Online submission portal last night.

After the application was submitted, I realised that I made a mistake and had to update the Motivation Report and application form.

Is there a way of editing the submission to replace the motivation report and application form with the ones attached and to add the Annexure S – Consolidation Plan?



View town planning applications: Application summary

Application summary · Property · Application · Applicant · Agent · Required documentation

Thank you for submitting your application.

Created date:	2023/12/01 00:38
Created by:	rudolf.schroder@zutari.com
Application id:	592
Reference number:	TPS92/2023
Status:	Submission
Progress(%):	2
Description:	Application in terms of Section 15(2) for the rezoning and subdivision of 7 Portions of the Farms 182 and 183 Stellenbosch, in order to create the Northern Extension Integrated Mixed-Income Human Settlement Development. (Portion 23 of Farm 183 · Portion 36 of Farm 183 · Remainder of Farm 182 · Portion of the Remainder of Farm 183 · Portion 1 of Farm 182 · Portion 1 of Farm 183 · Remainder of Portion 5 of Farm 183

Please advise.

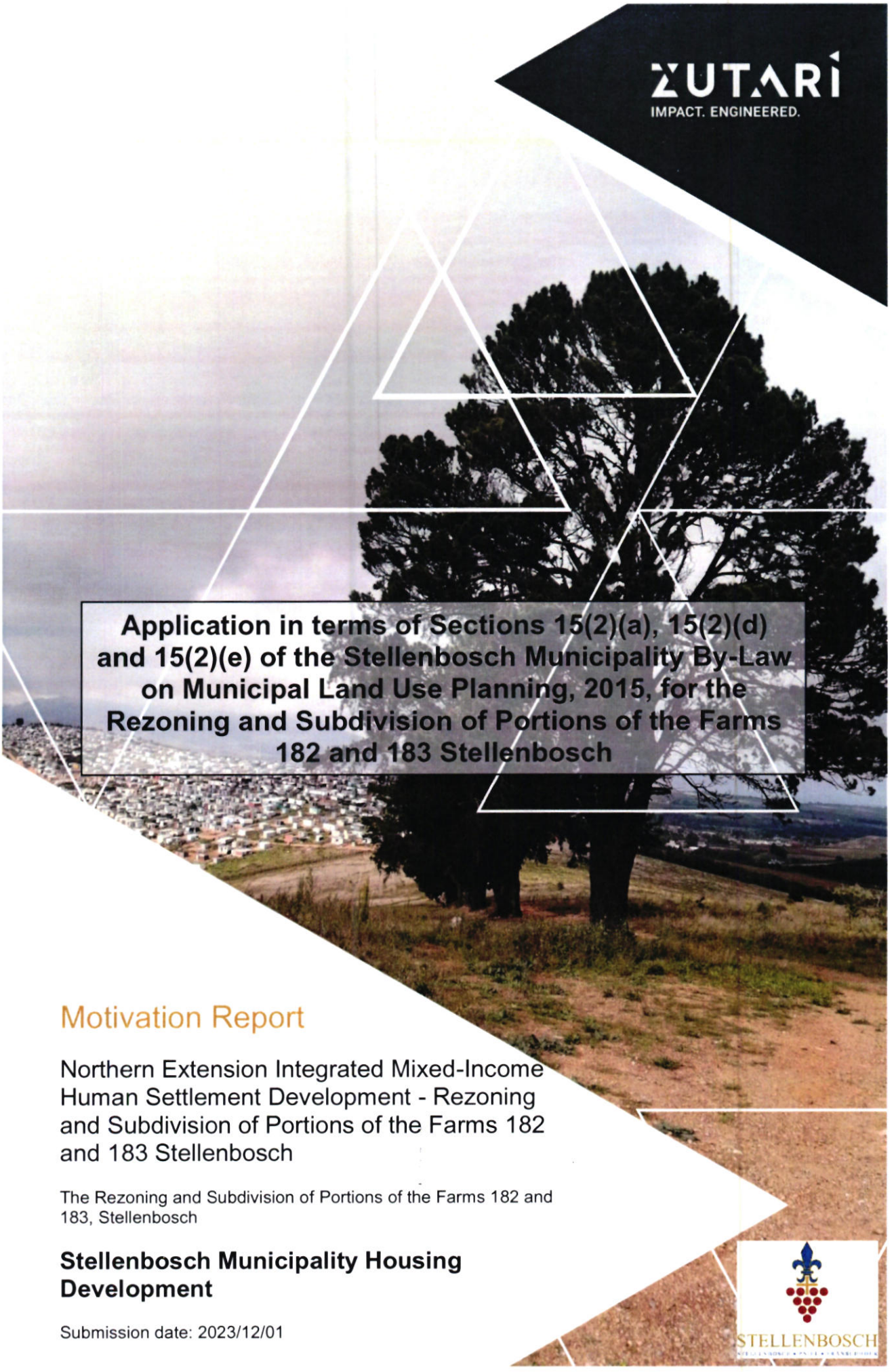
Kind regards,

Rudolf Schröder *Pr. Pln, M.PMSA, MTRP*
ASSOCIATE SPECIALIST | ZUTARI

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Application in terms of Sections 15(2)(a), 15(2)(d) and 15(2)(e) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015, for the Rezoning and Subdivision of Portions of the Farms 182 and 183 Stellenbosch

Motivation Report

Northern Extension Integrated Mixed-Income Human Settlement Development - Rezoning and Subdivision of Portions of the Farms 182 and 183 Stellenbosch

The Rezoning and Subdivision of Portions of the Farms 182 and 183, Stellenbosch

Stellenbosch Municipality Housing Development

Submission date: 2023/12/01

STELLENBOSCH

Document control record

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Document Control						
Project name	Northern Extension Integrated Mixed-Income Human Settlement Development - Rezoning and Subdivision of Portions of the Farms 182 and 183 Stellenbosch					
Document number	1		**Project number**		1001438	
Client	Stellenbosch Municipality					
Client contact	Shaun October Programme Manager Department: Housing Development Directorate: Planning & Economic Development T: +27 21 808 8756 NPK Building, corner of Rynveld and Van Riebeeck Streets, 2nd Floor, Stellenbosch, 7600		**Reference**		Northern Extension Integrated Mixed-Income Human Settlement Development - Stellenbosch	
Rev	**Date**	**Revision details/status**	**Author**	**Reviewer**	**Verifier** (if required)	**Approver**
0	2023/11/30	Final Draft	Nondumiso Buthelezi	Rudolf Schröder	Rudolf Schröder	Rudolf Schröder
1	2023/12/01	Application for consolidation 15(2)(e) added			Rudolf Schröder	Rudolf Schröder
Current revision	**0**					

Approval			
Author signature		Approver signature	
Name	Nondumiso Buthelezi	Name	Rudolf Schröder
Title	Candidate Planner	Title	Professional Planner

Table of Contents

NORTHERN EXTENSION INTEGRATED MIXED-INCOME HUMAN SETTLEMENT DEVELOPMENT 7

1 INTRODUCTION & BACKGROUND 7

1.1 Introduction 7
1.2 Background 7
1.3 Application 8
1.4 Purpose of Memorandum 9
1.5 Pre-Application Consultation 9
1.6 Information Required in terms of Section 38 of the By-Law 9
1.7 Applicant Detail 10

2 PROPERTY PARTICULARS 11

2.1 Property Description, Registered Owner & Title Deed 11
2.2 Locality 12
2.3 Extent 15
2.4 Jurisdiction 16
2.5 Restrictive Title Conditions 16
2.6 Surveyor General Diagrams and Servitudes 16
2.7 Mortgage Bond 17
2.8 Applicable Zoning Scheme and Current Zoning 17
2.9 Analysis and Site Photos 21
2.10 Topography 24
2.11 Current Land Use 25

3 PROPOSED DEVELOPMENT 26

3.1 Development Vision 26
3.2 Urban Design and Spatial Contextual Analysis 26
3.2.1 Broad Scale Context: Northern Extension study area as a viable future regional gateway and node. 26
3.2.2 Broad Scale Context: Landscape, views and vegetation 28
3.2.3 Site Scale Spatial Analysis: Study Boundary 28
3.2.4 Site Scale Spatial Analysis: Movement Network 29
3.2.5 Landscape Systems 30
3.2.6 Heritage Systems 31
3.2.7 Site Scale Spatial Analysis: Amenities & Community 32
3.2.8 Morphology and Grain 32
3.2.9 Land-use character areas and activity nodes 33
3.2.10 Constraints 34
3.2.11 Opportunities 35
3.2.12 Site Structuring Elements 37
3.3 Development Proposal 38
3.4 Design Approach 40
3.4.1 Approach to Open Space and Electrical Servitude 40
3.4.2 Approach to Public Facilities 43
3.4.3 Approach to Housing 43
3.4.4 Approach to Structuring Streets 45
3.4.5 Approach to Neighbourhood Streets 47

4 APPLICATION PARTICULARS 49

4.1 Proposed Rezoning 51
4.2 Proposed Subdivision 52

4.3 Proposed land uses 52
4.4 Proposed Phasing 55

5 MOTIVATION 57
5.1 Land development principles 57
5.1.1 Spatial justice 57
5.1.2 Spatial sustainability 57
5.1.3 Efficiency 58
5.1.4 Spatial resilience 58
5.1.5 Good administration 58
5.2 Need and Desirability 58
5.2.1 Need 58
5.2.2 Desirability 60
5.3 Strategic National, Provincial and Local Planning Frameworks and Policies 60
5.3.1 National policy context 61
5.3.2 Provincial policy context 66
5.3.3 District policy context 70
5.3.4 Municipal policy context 72
5.4 Natural Environment 74
5.4.1 Environmental Impact 74
5.4.2 Cultural Heritage and Archaeology 76
5.4.3 Geotechnical Conditions 78
5.4.4 Floodline determination 80
5.5 Engineering & Bulk Services 82
5.5.1 Water Infrastructure 82
5.5.2 Sewer Infrastructure 83
5.5.3 Stormwater Infrastructure 86
5.5.4 Electrical engineering 87
5.5.5 Transport Planning 89

6 PUBLIC PARTICIPATION 92
7 CONCLUSION 92

Annexures

ANNEXURE	DESCRIPTION
A	Application Form, completed and signed by Applicant
B	Power of Attorney (Zutari's Appointment Letter & SLA)
C	Proof of Registered Ownership (Title Deed)
D	Conveyance Certificates
E	Copy of the Surveyor-General's Diagrams
F	Locality Plan
G	Subdivisional Layout Plan
H	Zoning Certificates
I	SACPLAN Registration Certificate

J	Contour Cadastral Basemap
K	Urban Design Framework
L	Phasing Plan
M	Heritage Impact Assessment
N	Geotechnical Report
O	Floodline Determination Report
P	Civil Engineering Services Report
Q	Electrical Engineering Services Report
R	Traffic Impact Assessment Report
S	Consolidation Plan

Figures

Figure 1: Western cape province
Figure 2: Locality of Stellenbosch Municipality in relation to the Western Cape
Figure 3 - Locality of the project site.
Figure 4 - Locality of land parcels that form the site of application
Figure 5 – Contour / Cadastral Basemap
Figure 6 – Servitude Map
Figure 7 - Zoning Certificate for Portion 1 of the Farm 183 Stellenbosch
Figure 8 - Approved consent use on The Remainder of the Farm 183
Figure 9 - Zoning of the land parcels that form the site of application according to the Stellenbosch **Municipality Zoning Scheme 2019 (all portions zoned "Agriculture and Rural Zone")**
Figure 10 - Topographical survey map
Figure 11 – Northern Extension topography, elevation & terrain
Figure 12 - Current Land Use
Figure 13 - Northern Extension Broader Context
Figure 14 - Northern Extension Views and Natural Landscape
Figure 15 - Northern Extension Study Area
Figure 16 – Northern Extension Mobility Network
Figure 17 - Northern Extension Natural Systems
Figure 18 - Northern Extension Heritage Systems
Figure 19 - Northern Extension Existing Structures and Amenities
Figure 20 - Northern Extension Surrounding Land Uses & Amenities
Figure 21 - Northern Extension Spatial Constraints
Figure 22 – Northern Extension Spatial Opportunities
Figure 23 - Northern Extension Site Structuring Elements
Figure 24 - Development Concept
Figure 25 - Northern Extension Integrated Mixed-Income Human Settlement Development Subdivision Layout
Figure 26 - Design Approach to Open Spaces and Electrical Servitude
Figure 27 - Design Approach to Public Facilities
Figure 28 - Block typology.
Figure 29 - Northern Extension Urban Design Framework – Movement & Access
Figure 30 - 13m Road Reserve
Figure 31 - 16m Road Reserve
Figure 32 – Indicative Site Section FF - Structuring Streets
Figure 33 - Site Section FF
Figure 34 - Site Section CC

Figure 35: Indicative Street Section
Figure 36 - Proposed Consolidation
Figure 37 – Northern Extension Integrated Mixed-Income Human Settlement Development Subdivisional Layout Plan
Figure 38 - Northern Extension Land Use Distribution
Figure 39 - Proposed Agricultural Facilities
Figure 40 - Proposed Mix Use Development
Figure 41 - Provisional Phasing Plan
Figure 42: SPLUMA principles
Figure 43: PSDF themes
Figure 44 - The Northern Extension site is earmarked for Mixed Use Community and Residential infill in terms of the Stellenbosch MSDF 2019
Figure 45: Site vegetation map
Figure 46: Watercourse map
Figure 47 – Recommendations of HIA: UDF to be approved, subject to submission of SDPs/sketch plans for development in the yellow area for approval by Stellenbosch Municipality, Heritage Section
Figure 48: Trial hole location plan
Figure 49: Sub-catchment boundaries
Figure 50 - Bulk Water upgrades (GLS Master Plan 2023)
Figure 51 - Bulk sewer distribution upgrades (Municipal Master Plan 2023)
Figure 52 - Bulk sewer outfall upgrades (Municipal Masterplan 2023)
Figure 53: Bulk Sewer Upgrades (GLS Master Plan 2019)
Figure 54: Overland stormwater flow
Figure 55: Bulk electrical reticulation
Figure 56 - TIA study area
Figure 57: Existing signalised pedestrian crossing along R304

Tables

Table 1: Information required in terms of Section 38 of the By-Law
Table 2: Applicant Details
Table 3 - Property description
Table 4 – Extent of site of application
Table 5 - Current zoning
Table 6: Current Development Controls
Table 7 - Northern Extension Land Use and Yield
Table 8 - Estimated number of residential units per phase
Table 9: The role of local government in achieving the OneCape 2040 vision
Table 10: Catchment Parameters
Table 11: Average peak flows along the river
Table 12 - Summary of Development Phasing

NORTHERN EXTENSION INTEGRATED MIXED-INCOME HUMAN SETTLEMENT DEVELOPMENT

1 INTRODUCTION & BACKGROUND

1.1 Introduction

Stellenbosch has grown significantly as an educational, commercial and tourism node. This growth and influx of people resulted in the need for an integrated mixed-income human settlement project. Stellenbosch Municipality identified the Northern Extension site as an ideal site for an integrated mixed-income human settlement development. Subsequently, Zutari was appointed to evaluate the development potential of the site from an engineering, planning and environmental perspective.

The main objective is to undertake a Broad Conceptual Urban Design framework for the Northern Extension, Stellenbosch, to guide the development framework and to obtain town planning (Land Use Planning Rights) and development rights. Zutari is appointed as a multidisciplinary team of professional consultants to conduct the required investigations and studies to obtain planning and development rights in terms of applicable legislative Policies and by-laws of the Stellenbosch Municipality.

Application is made for the consolidation, rezoning and subdivision of the following portions of the Farms 182 and 183 Stellenbosch in order to create an integrated mixed-income human settlement development:

- Portion 23 of Farm 183
- Portion 36 of Farm 183
- Remainder of Farm 182
- Portion of the Remainder of Farm 183
- Portion 1 of Farm 182
- Portion 1 of Farm 183
- Remainder of Portion 5 of Farm 183

1.2 Background

The Municipality is aiming to facilitate the development of ±4000 to ± 6000 residential opportunities, as well as providing the required social amenities and public facilities required. The feasibility studies that have been undertaken, included identifying developable land within the study area (different farm land identified).

The purpose of the project is to conduct various studies to determine if the Northern Extension site can accommodate an integrated mixed-income human settlement development. Through this project, Stellenbosch Municipality aims to facilitate the development of ± 5,000 residential opportunities including the required social and public facilities within the Site. The project will guide the development framework for the Northern Extension site through a Broad Conceptual Urban Design Framework and also obtain planning and development rights in terms of the applicable legislative policies and by-laws of the Stellenbosch Municipality.

The main objective was to undertake a Broad Conceptual Urban Design framework for the Northern Extension, Stellenbosch, for a mixed-income development, creating housing opportunities for a wide range of income categories. The project aims to:

- Propose and analyse different development options;

- Identify different residential typologies and densities;
- Identify relevant human settlements development initiatives to draw lessons and examples of good practice from;
- Address challenges of land invasion on a portion of the site; and
- Investigate the current traffic situation and make preliminary proposals in respect of the additional demand that will be created.

Extensive investigations and studies have been undertaken during the planning and design of the proposed developed which culminated in the final layout of the proposed development which forms the basis of this rezoning and subdivision application.

It is therefore the intention to submit an application in terms of Section 15(2) for the consolidation, rezoning and subdivision of the following Portions of the Farms 182 and 183 Stellenbosch:

- Portion 23 of Farm 183
- Portion 36 of Farm 183
- Remainder of Farm 182
- Portion of the Remainder of Farm 183
- Portion 1 of Farm 182
- Portion 1 of Farm 183
- Remainder of Portion 5 of Farm 183

The seven farm portions that is the subject of this application will be referred to as "the site of application".

1.3 Application

An application is hereby submitted for the following:

i. In terms of Section **15(2)(e)** of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015, for the **consolidation** of Portion 23 of Farm 183, Portion 36 of Farm 183, Remainder of Farm 182, Portion of the Remainder of Farm 183, Portion 1 of Farm 182, Portion 1 of Farm 183, and the Remainder of Portion 5 of Farm 183 into one property.

ii. In terms of Section **15(2)(a)** of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015, for the **rezoning** of the consolidated property **from "Agriculture and Rural Zone" to a "subdivisional area" in order to allow for the following uses:**

- 1338 Conventional Residential Zone stands
- 1354 Less Formal Residential Zone stands
- 8 Multi-unit Residential Zone stands
- 25 Public Open Space Zone stands
- 2 Transport Facility Zone stands
- 4 Mixed Use Zone stands
- 2 Education Zone stands
- 2 Agriculture and Rural Zone stands
- 3 Utility Zone stands
- 6 Community Zone stands
- Public Roads and Parking

as shown on the proposed Subdivision plan (attached as **Annexure F**).

iii. In terms of Section **15(2)(d)** of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015, for the **subdivision** of the consolidated property in accordance with the attached Subdivision plan (attached as **Annexure F**), in order to give effect to the proposed land uses.

1.4 Purpose of Memorandum

(i) To gather all relevant information regarding the proposed rezoning and subdivision proposal into one document;

(ii) To analyse all relevant information regarding the site and informants to the design of the proposed development, and

(iii) To motivate the need and desirability of the proposed rezoning and subdivision of the **Northern Extension Integrated Mixed-Income Human Settlement Development**, in terms of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015, in order to enable the relevant governing bodies to make an informed decision.

1.5 Pre-Application Consultation

In terms of **Section 37** of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015:

(1) The Municipality may require an owner who intends to submit an application or his or her agent to meet with the authorised employee and, where applicable, with employees of other relevant organs of state for a pre-application consultation before he or she submits an application to the Municipality in order to determine the information and documents that must be submitted with the application.

(2) The Municipality may issue guidelines regarding—

(a) applications that require a pre-application consultation;

(b) the nature of the information and documents that must be submitted with an application;

(c) the attendance of employees from the Municipality or other organs of state at a pre-application consultation; and

(d) the procedures at a pre-application consultation.

(3) The Municipality must keep minutes of the proceedings of a pre-application consultation.

In terms of this application and the development proposal contained herein, several consultation sessions were held with the project stakeholders and relevant municipal officials and a formal pre-application was submitted to the Municipality on 30 June 2023, where-after a pre-planning consultation was held with the Stellenbosch Municipality's Planning Department.

Some technical adjustments to the layout plan were required whereafter it was confirmed that the applicant can proceed with the submission of a formal rezoning and subdivision application.

1.6 Information Required in terms of Section 38 of the By-Law

In terms of Section 38 of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015, an application must be accompanied by the following information and documents:

Table 1: Information required in terms of Section 38 of the By-Law

Information Required	Location	Included in the Application	
		Yes	No
Application form, completed and signed by applicant	Annexure A	X	
Power of Attorney & Proof that the person is authorised to act on behalf of the Client	Annexure B	X	
Proof of Registered Ownership (Title Deed)	Annexure C	X	
Bondholder's Consent	N/A		X
Written motivation for the application based on the criteria referred to in Section 65	See Report	X	
Copy of the Surveyor-General's diagram	Annexure D	X	
Locality Plan	Annexure E	X	
Subdivisional Layout Plan	Annexure F	X	
Proof of Payment of Application Fees	No application fees are due as it is the Municipality's own application.		X
Conveyancer's Certificate indicating that the application is not restricted by any condition contained in the title deed.	Application to be referred to the Municipality's legal department for comments	X	
Minutes of pre-application consultation	Numerous consultations and discussions were held with the Municipality's technical departments in the planning of the proposed development.		X

1.7 Applicant Detail

Stellenbosch Municipality is the lawful owner of the property as stated on the registered title deed of the farm portions that form the site of application. Attached please find a copies of the Title Deeds, confirming the ownership of each land parcel **(Annexure C).**

The Stellenbosch Municipality appointed Zutari (Pty) Ltd to submit an application for rezoning and subdivision on their behalf. Zutari (Pty) Ltd, in their capacity as consultant for Stellenbosch Municipality, was authorised by the Municipality to sign any and all relevant documentation which

may be necessary for the proposed planning application on behalf of the Municipality. The procuration signed by the Stellenbosch Municipality, appointed Zutari (Pty) Ltd. as the lawful agent to prepare and compile the documentation required for the change in land use rights and subdivision of the **Northern Extension Integrated Mixed-Income Human Settlement Development**. Attached please find a copy of Zutari's **appointment letter and Service Level Agreement (Annexure B).**

Table 2: Applicant Details

Applicant, full name and title	Zutari (Pty) Ltd. Reg No. 1977/003711/07
Contact Person of Authorised Professional Planner	Rudolf Schröder
SACPLAN Registration number:	A/151/2009 (See registration certificate attached)
Street Address	Suite 201 2nd Floor Bloemhof Building 65 York Street George 6529
Telephone Number	+27 44 805 5400 / +27 83 390 6963
Email Address	rudolf.schroder@zutari.com

See SACPLAN registration certificate attached as **Annexure I**.

2 PROPERTY PARTICULARS

2.1 Property Description, Registered Owner & Title Deed

There are seven land parcels that form the site of application. The following portions of the Farms 182 and 183 Stellenbosch form the site of application:

- Portion 23 of Farm 183
- Portion 36 of Farm 183
- Remainder of Farm 182
- Portion of the Remainder of Farm 183
- Portion 1 of Farm 182
- Portion 1 of Farm 183
- Remainder of Portion 5 of Farm 183

The registered owner of the property as reflected on the title deeds is the Stellenbosch Municipality. See **Annexure C** for a copies of the Title Deeds. **Attached please also find a copy of Zutari's appointment letter and Service Level Agreement authorising Zutari to submit an application on the Municipality's** behalf **(Annexure B)**.

The portion of land to be subdivided is made up of various farm portions as detailed below:

	Property description	Extent	Registered owner	Title deed number
1	Portion 23 of Farm 183	20,4239ha	Stellenbosch Municipality	T17996/1962
2	Portion 36 of Farm 183	2,8272ha	Stellenbosch Municipality	T35138/1974
3	Remainder of Farm 182	7,2986ha	Stellenbosch Municipality	T50743/2019

4	Portion of the Remainder of Farm 183	267,6298ha (only a 60.20 ha portion of this land parcel is planned as part of the proposed development)	Stellenbosch Municipality	STF8-18/1908
5	Portion 1 of Farm 182	1,4175ha	Stellenbosch Municipality	T50743/2019
6	Portion 1 of Farm 183	1,3673ha	Stellenbosch Municipality	T50743/2019
7	Remainder of Portion 5 of Farm 183	50,8432ha	Stellenbosch Municipality	T50743/2019

Table 3 - Property description

The combined total size of all the land parcels is 351,8075ha, but the area which is planned for the proposed development measures approximately 142 hectares in extent.

2.2 Locality

Stellenbosch is located in the Western Cape South Africa:

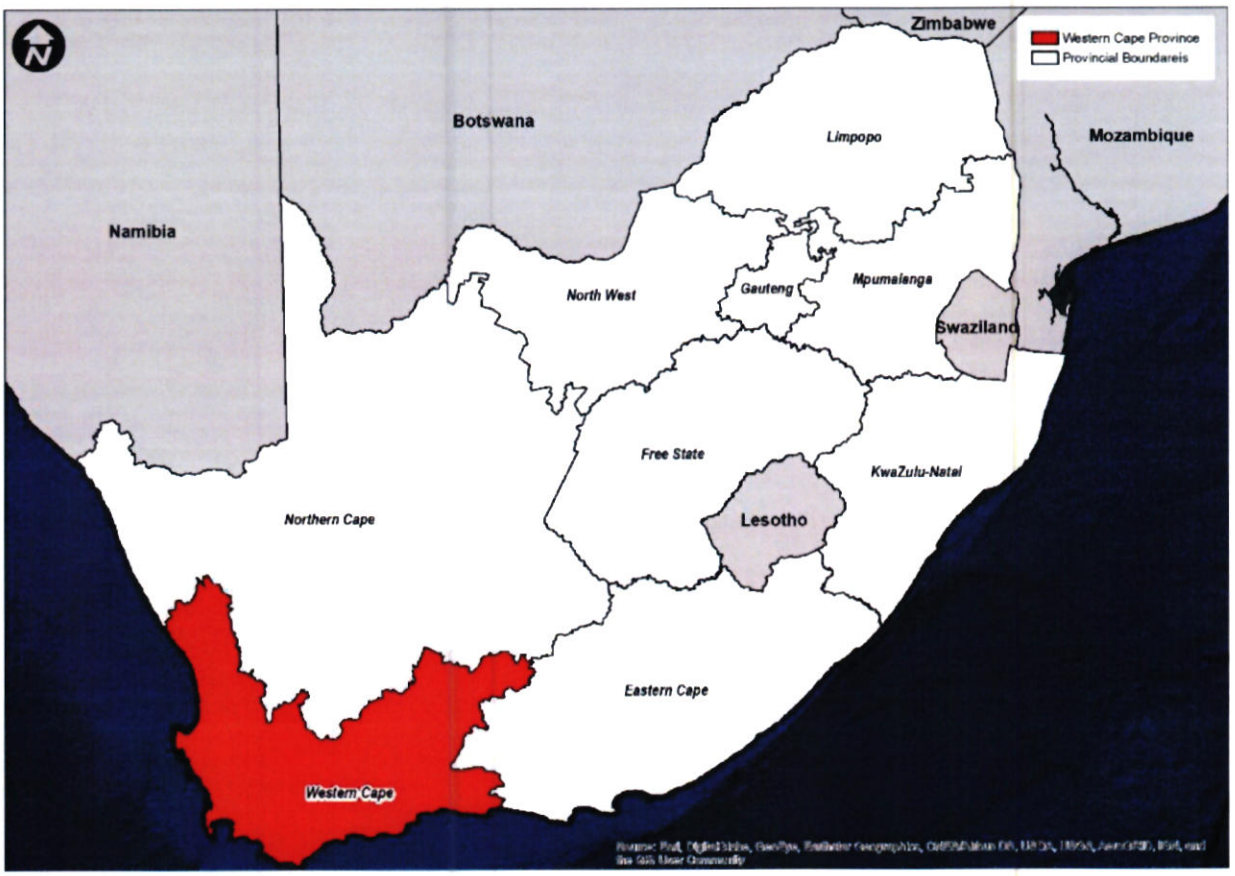


Figure 1: Western cape province

The map below (extracted from the 2014 Western Cape Provincial Spatial Development Framework (PSDF)) provides an indication of the spatial location of Stellenbosch within the Western Cape Province and depicts its connectivity to adjacent major centres.

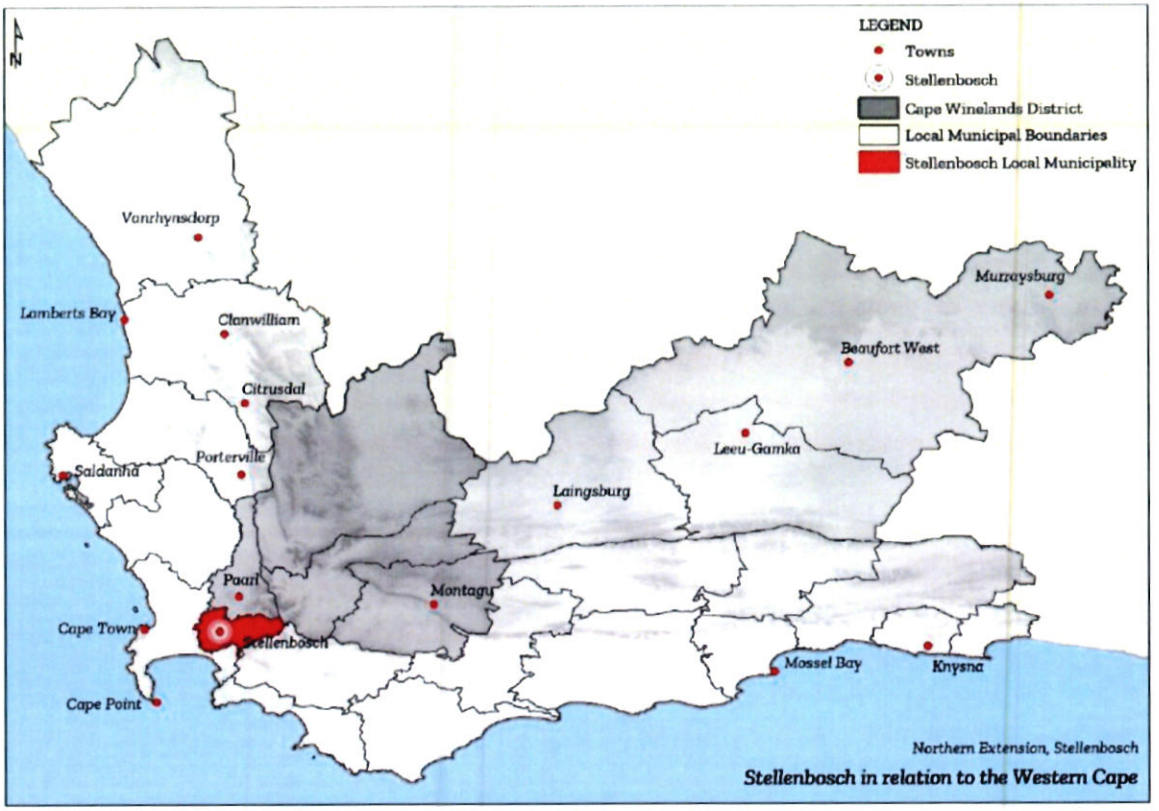


Figure 2: Locality of Stellenbosch Municipality in relation to the Western Cape

At a macro-level, the Northern Extension site is situated within the Stellenbosch Local Municipality (LM) which is located in the southwestern corner of the Cape Winelands District as illustrated in Figure 2. Stellenbosch Local Municipality is surrounded by four local municipalities: Drakenstein Municipality, located to the north, Breede Valley to the east, Theewaterskloof Municipality to the south and City of Cape Town to the west.

The main settlements within the Stellenbosch Local Municipality are the towns of Stellenbosch, Franschoek and Klapmuts. Smaller settlements include Jamestown, Pniel, Johannesdal, Lanquedock, Lynedoch and Raithby Stellenbosch Municipality has a prominent cultural landscape and most settlements within the municipality draw from the agricultural potential and scenic beauty of the natural landscape.

The Northern Extension site is located to the west the R304, north of Kayamandi as illustrated in the Figure below. The site measures approximately 142 hectares in extent.

Also see the Locality Plan attached as **Annexure F**.

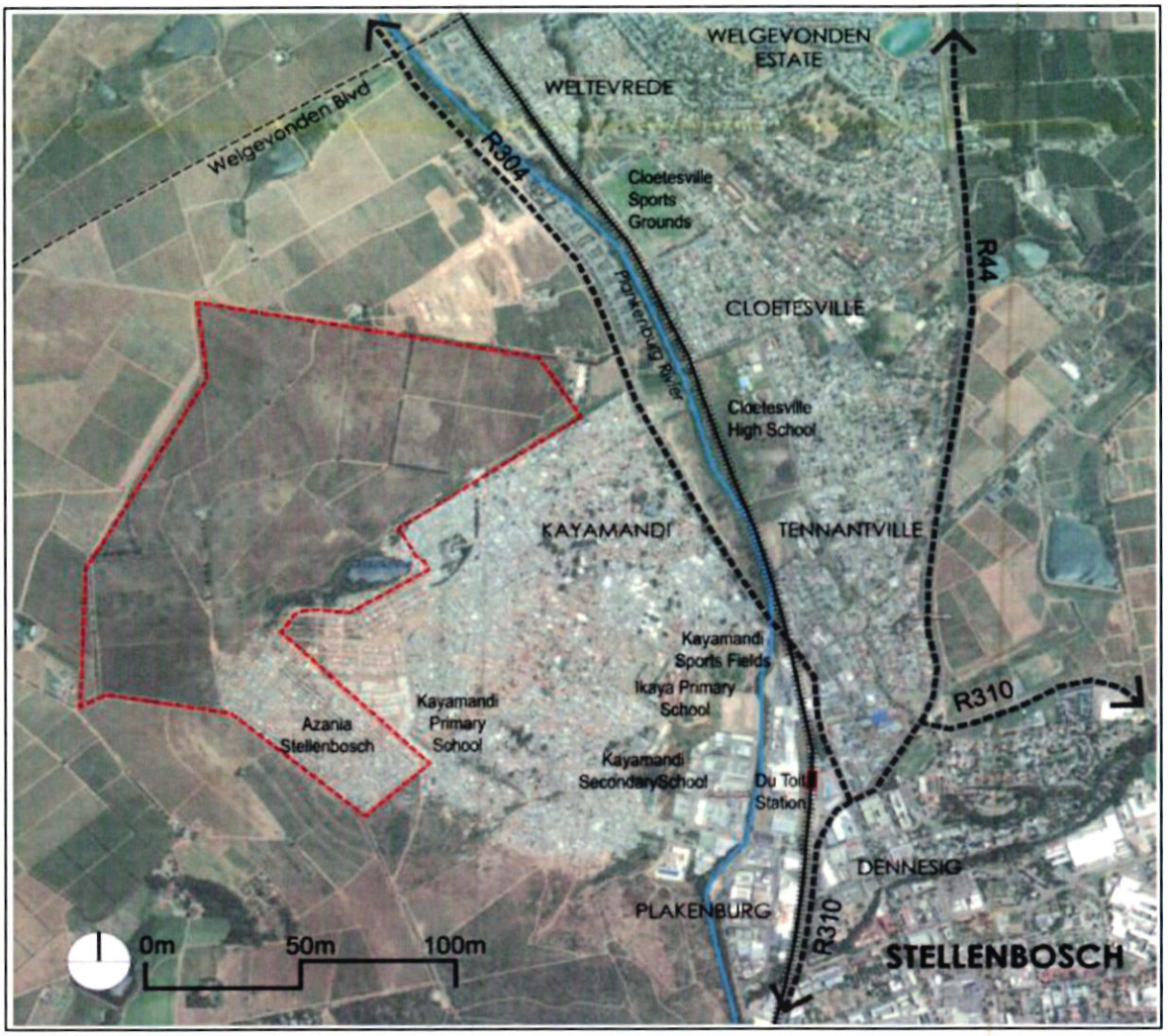


Figure 3 - Locality of the project site.

There are seven land parcels that form the site of application. The following portions of the Farms 182 and 183 Stellenbosch form the site of application, as illustrated in the image below:

- Portion 23 of Farm 183
- Portion 36 of Farm 183
- Remainder of Farm 182
- Portion of the Remainder of Farm 183
- Portion 1 of Farm 182
- Portion 1 of Farm 183
- Remainder of Portion 5 of Farm 183

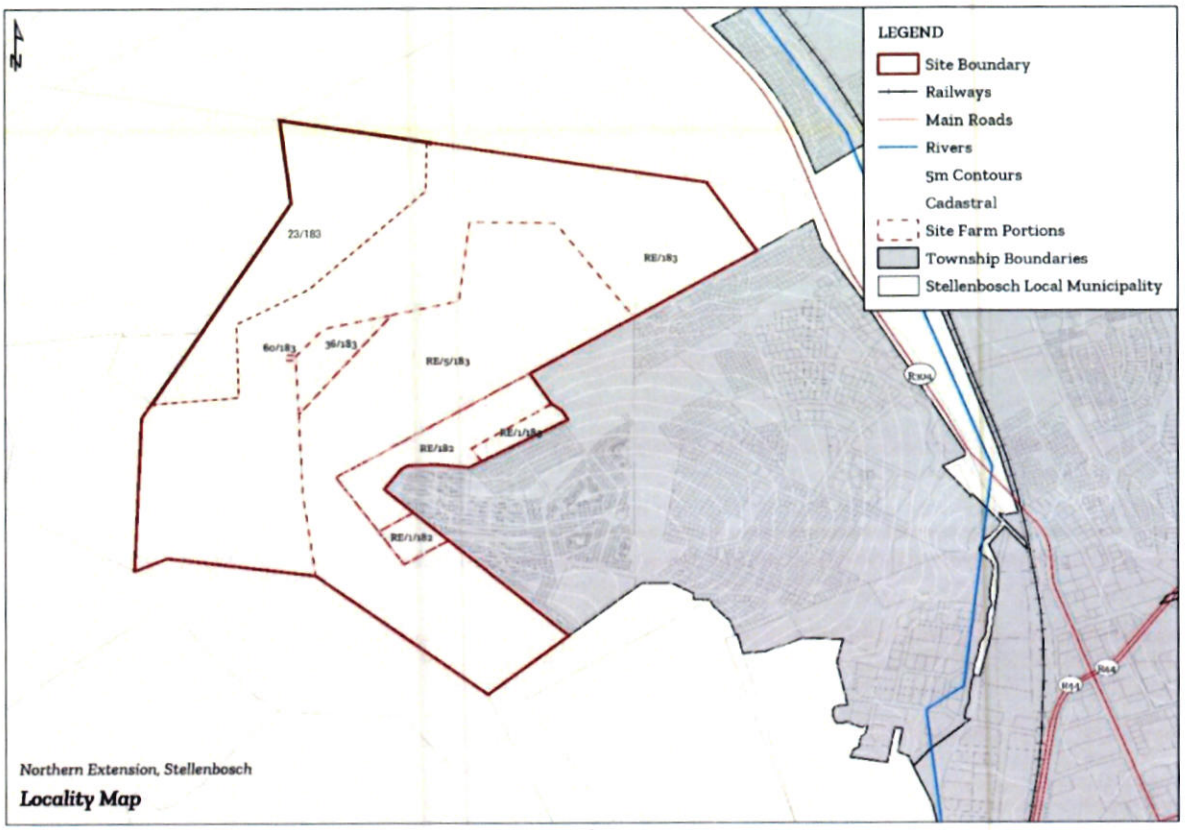


Figure 4 - Locality of land parcels that form the site of application

2.3 Extent

The total extent of the site of application is approximately 142 hectares in extent.

The portion of land to be subdivided is made up of various farm portions as detailed below:

	Property description	Extent	Extent of land parcel included in site of application
1	Portion 23 of Farm 183	20,4239ha	20,4239ha
2	Portion 36 of Farm 183	2,8272ha	2,8272ha
3	Remainder of Farm 182	7,2986ha	7,2986ha
4	Portion of the Remainder of Farm 183	267,6298ha (only a 60.20 ha portion of this land parcel is planned as part of the proposed development)	60.20ha
5	Portion 1 of Farm 182	1,4175ha	1,4175ha
6	Portion 1 of Farm 183	1,3673ha	1,3673ha
7	Remainder of Portion 5 of Farm 183	50,8432ha	50,8432ha
	TOTAL EXTENT OF SITE OF APPLICATION		**± 142 ha**

Table 4 – Extent of site of application

The combined total size of all the land parcels is 351,8075ha, but the area which is planned for the proposed development measures approximately 142 hectares in extent.

See subsequent sections of this report for more detail in this regard.

2.4 Jurisdiction

Stellenbosch Municipality, Western Cape Province, South Africa.

2.5 Restrictive Title Conditions

There are no conditions in the title deed of the property that are deemed as being restrictive to the proposed development.

Please refer to the attached Copies of Title Deeds for each of the land parcels that form the site of application (**Annexure C**). Also refer to the Conveyance certificates for each land parcel attached as **Annexure D** confirming that there are no restrictive conditions that are deemed as being restrictive to the proposed development.

2.6 Surveyor General Diagrams and Servitudes

All the applicable SG diagrams have been sourced from the surveyor general's office. The SG diagrams for the individual properties are attached as **Annexure E**. Also included are all servitude diagrams **sources from the surveyor general's office**. The existing servitudes have been incorporated into the design of the proposed development.

A detailed contour basemap with confirmation of cadastral boundaries was created and formed the basis for further investigations and layout planning.

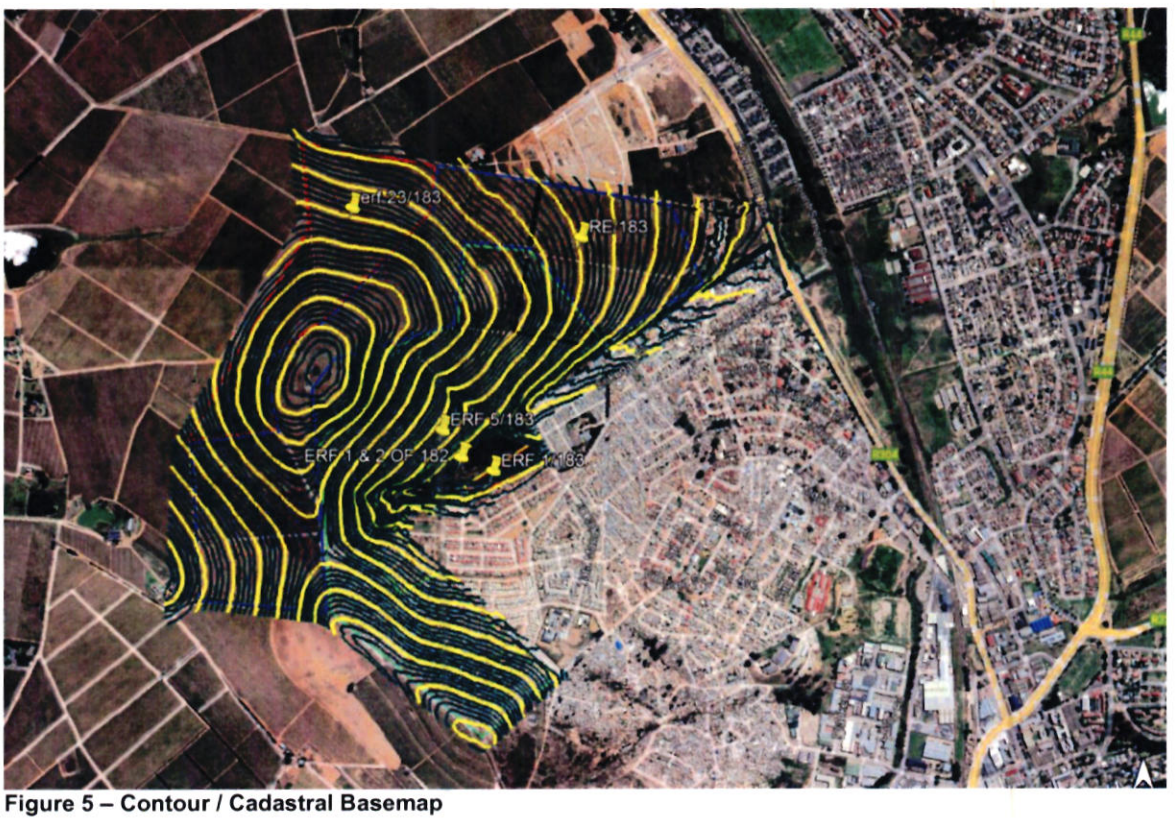


Figure 5 – Contour / Cadastral Basemap

There are a number of existing servitudes that run across the sites. The positions of these servitudes have been incorporated into the design of the proposed development:

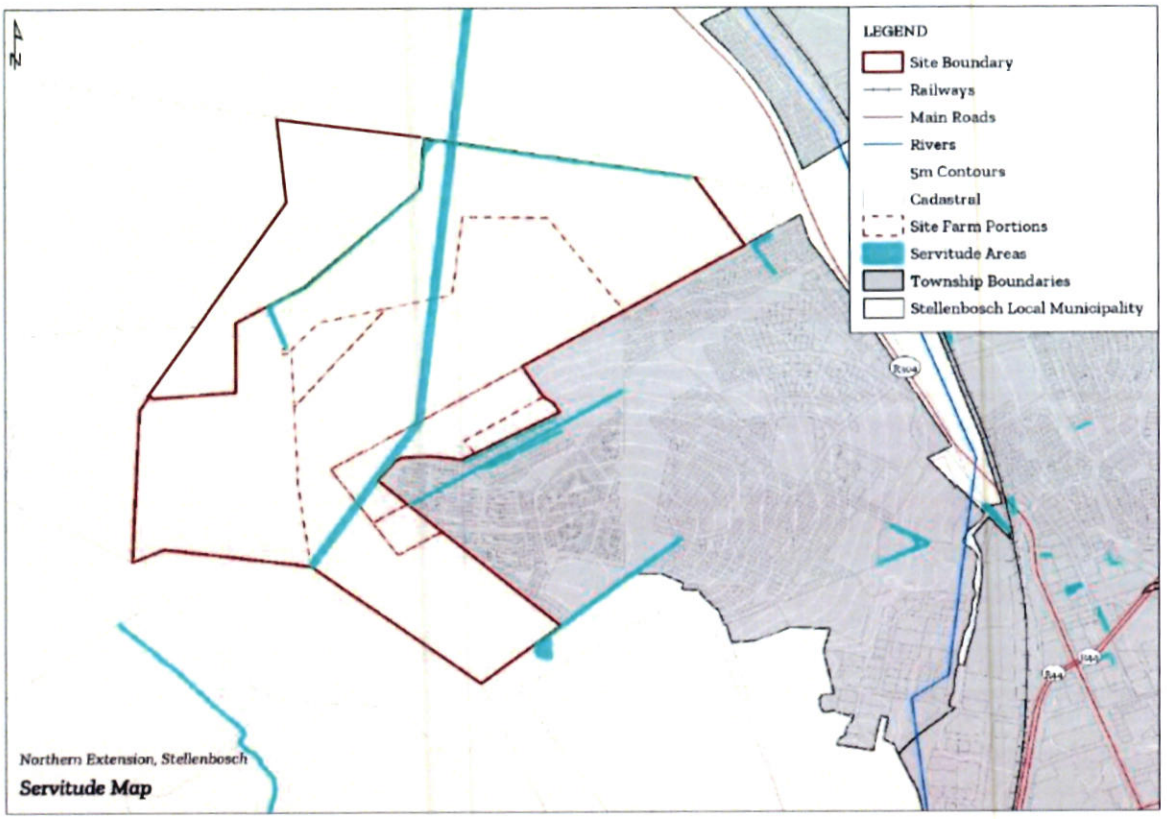


Figure 6 – Servitude Map

See all SG diagrams and Servitude Diagrams attached as **Annexure E.** The contour base map is attached as **Annexure J.**

2.7 Mortgage Bond

There are no mortgage bonds registered against the properties.

Refer to the Conveyance Certificates attached as **Annexure D** for confirmation.

2.8 Applicable Zoning Scheme and Current Zoning

The Stellenbosch Municipality: Zoning Scheme By-Law, 2019 is the applicable Zoning Scheme for the site of application.

According to the Stellenbosch Municipality Zoning Scheme 2019, all land parcels are zoned **"Agriculture and Rural Zone" with** the development controls provided in the table below (See zoning Certificates for each land parcel attached as **Annexure H**):

Table 5 - Current zoning

Property description	Current zoning
Portion 23 of Farm 183	Agriculture and Rural Zone
Portion 36 of Farm 183	Agriculture and Rural Zone
Remainder of Farm 182	Agriculture and Rural Zone
Remainder of Farm 183	Agriculture and Rural Zone
Remainder of Portion 1 of Farm 182	Agriculture and Rural Zone
Remainder of Portion 1 of Farm 183	Agriculture and Rural Zone
Remainder of Portion 5 of Farm 183	Agriculture and Rural Zone

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Our Ref : *183/1 S*
Contact person : *N Dafeti*
Contact no : *(021) 808 8640*
Date : *26 July 2023*

ZONING CERTIFICATE

Farm No. 183/1, Stellenbosch Division, Province of the Western Cape

1. ZONING SCHEME PROVISIONS APPLICABLE TO THE SUBJECT PROPERTY

In accordance with the Stellenbosch Zoning Scheme Bylaw 2019, the base zone allocated to the above property, is:

AGRICULTURE & RURAL ZONE

In terms of the provisions of the said Bylaw, this base zone may provide for the following Primary, Additional and Consent land uses:

PRIMARY USES PERMITTED	ADDITIONAL USES (Technical approval) Land development requiring technical approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015	CONSENT USE (APPLICATION REQUIRED) Land development requiring approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015
Agricultural building (≤2000m²) Agriculture Dwelling house Forestry Natural environment Occasional use (one event/year) Private road Polytunnel (≤2000m²) Second dwelling Employee housing (one unit)	Agricultural building (>2000m²) Agricultural industry (<2000m²) Bed and breakfast establishment Employee housing (exceeding one unit) Guest house Home day care centre Home occupation practice Polytunnel (≥2001m² and ≤5000m²) Rooftop base telecommunication station Tourist dwelling units Tourist facility (existing buildings)	Abattoir Additional dwelling units (max 4) Airfield Airstrip Agricultural industry (≥2000m²) Camping site Day care centre Freestanding base telecommunication station Helicopter landing pad Intensive feed farming Kennel Market Occasional use (>one event/year) Plant nursery Polytunnel (>5000m²) Renewable energy structure Service trade Tourist accommodation establishment Tourist facility (new buildings or exceeding threshold) Any additional use exceeding the threshold set out in this chapter

Page 1 of 2

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

Figure 7 - Zoning Certificate for Portion 1 of the Farm 183 Stellenbosch

Zoning	Agriculture and Rural Zone
Primary uses permitted	• Agricultural Building (smaller than 2000m2) • Agriculture • Dwelling House • Forestry • Natural Environment • Occasional Use • Private Road • Polytunnel (smaller than 2000m2) • Second Dwelling • Employee housing (one unit)
Additional Uses (Technical Approval) Land development requiring technical approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015	• Agricultural Building (larger than 2000m2) • Agricultural Industry (larger than 2000m2) • Bed and Breakfast establishment • Employee housing (exceeding one unit) • Guest house • Home day care centre • Home occupation practice • Polytunnel (larger than 2001m2 and smaller than 5000m2) • Rooftop base telecommunication station • Tourist dwelling units • Tourist facility (existing buildings)
Consent Uses (Application Required) Land development requiring technical approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015	• Abattoir • Additional dwelling units (max 4) • Airfield • Airstrip • Agricultural industry (larger than 2000m2) • Camping site • Day care centre • Freestanding base telecommunication station • Helicopter landing pad • Intensive feed farming • Kennel • Market • Occasional Use • Plant nursery • Polytunnel (larger than 5000m2) • Renewable Energy structure • Service trade • Tourist accommodation establishment • Tourist facility (new buildings or exceeding threshold) • Any additional use exceeding the threshold set out

Table 6: Current Development Controls

The zoning certificate for the Remainder of the Farm 183 confirms that a consent use has been approved for a freestanding base telecommunication station:

ZONING CERTIFICATE

Farm No. 183, Stellenbosch Division, Province of the Western Cape

1. ZONING SCHEME PROVISIONS APPLICABLE TO THE SUBJECT PROPERTY

In accordance with the Stellenbosch Zoning Scheme Bylaw 2019, the base zone allocated to the above property, is:

AGRICULTURE & RURAL ZONE

With Consent Use for a Freestanding base telecommunication station

In terms of the provisions of the said Bylaw, this base zone may provide for the following Primary, Additional and Consent land uses:

Figure 8 - Approved consent use on The Remainder of the Farm 183

No additional, consent or temporary land uses have been approved on the other land parcels that form the site of application.

The property may only be used for the permitted land uses detailed above and for no other purpose.

The proposed development is therefore not aligned with the current zoning and the property will need to be rezoned to accommodate the development proposal.

The zoning of the land parcels are confirmed in the zoning certificates attached in **Appendix H** and illustrated in the image below.

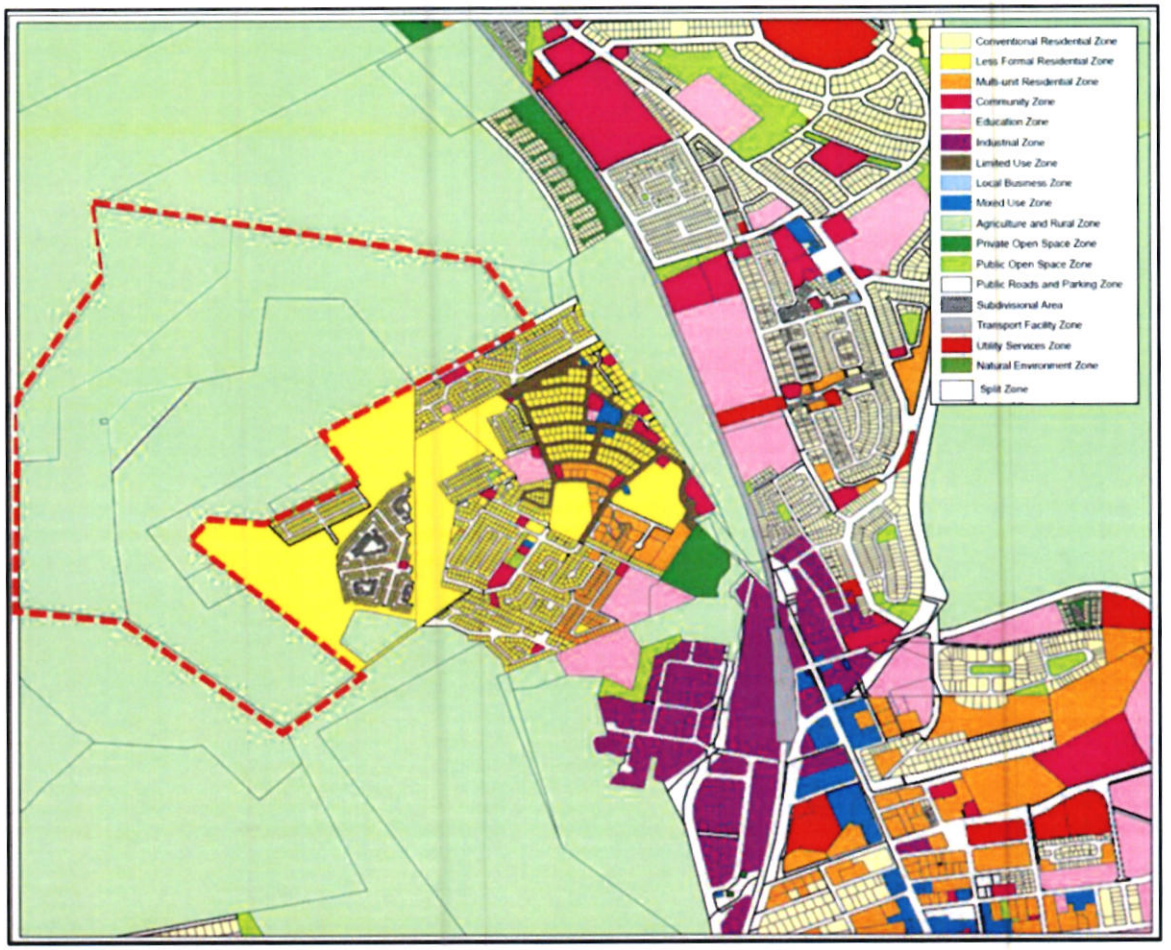


Figure 9 - Zoning of the land parcels that form the site of application according to the Stellenbosch Municipality Zoning Scheme 2019 (all portions zoned "Agriculture and Rural Zone")

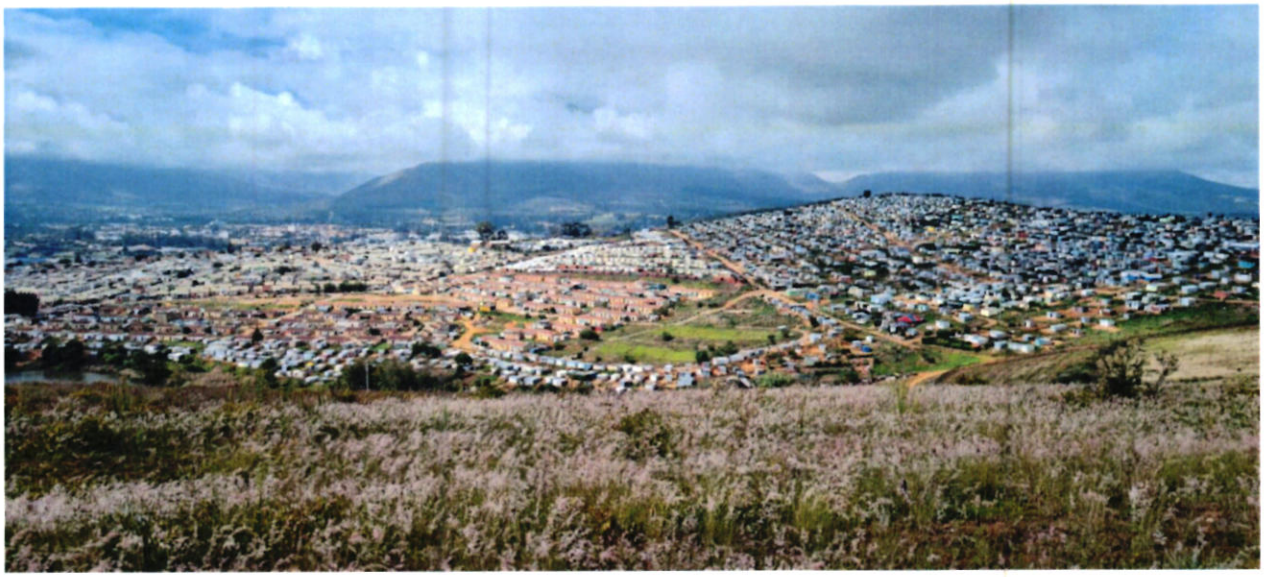
2.9 Analysis and Site Photos

The Northern Extension site is situated within the Stellenbosch Local Municipality (LM) which is located in the southwestern corner of the Cape Winelands District - Western Cape Province. The proposed development. The project site is located to the west the R304, north of Kayamandi, and is made up of various farm portions.

The site is situated north of an informal settlement and is currently without any building structures, however other infrastructure such as a powerline servitude and a radio tower is existing on the project site as shown in the images below.

The site is predominantly covered with agricultural activity and the topography of the study area offers views in all directions, with shallow valleys, accommodating natural drainage lines to the north-east and south of the site.

See the below associated images for more detail with regards to the above mentioned

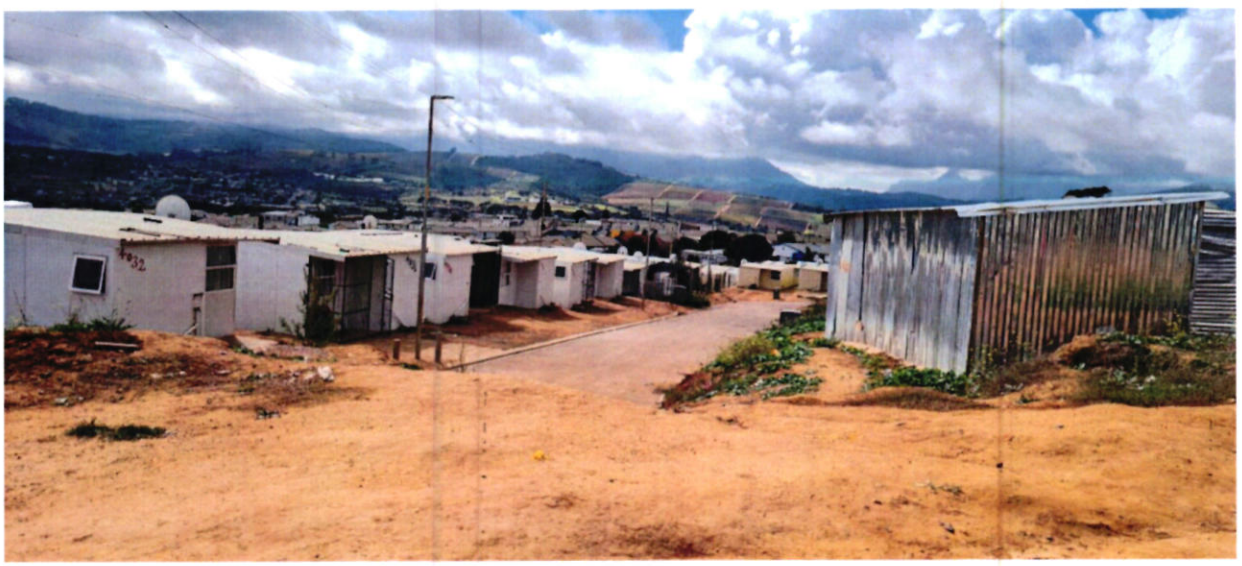












2.10 Topography

A topographical survey of the Northern Extension Site was conducted by Joubert & Brink Surveyors. The figure below illustrates the topographical map of the area, with 2m contour intervals and existing infrastructure on the site.

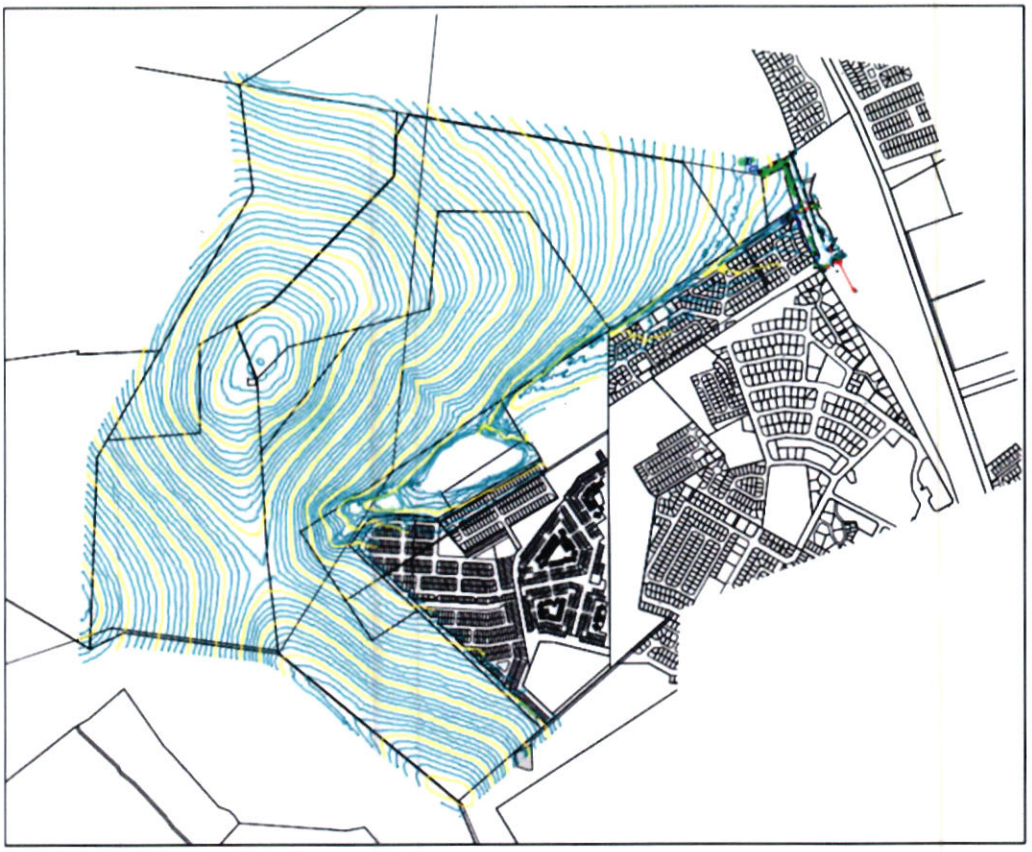


Figure 10 - Topographical survey map

Topographically the development area includes a substantial hill at the centre of the site with footslopes fanning out towards the erf boundaries. A small wetland exists in the north-eastern part of the site.

The contour base map is attached as **Annexure J.**

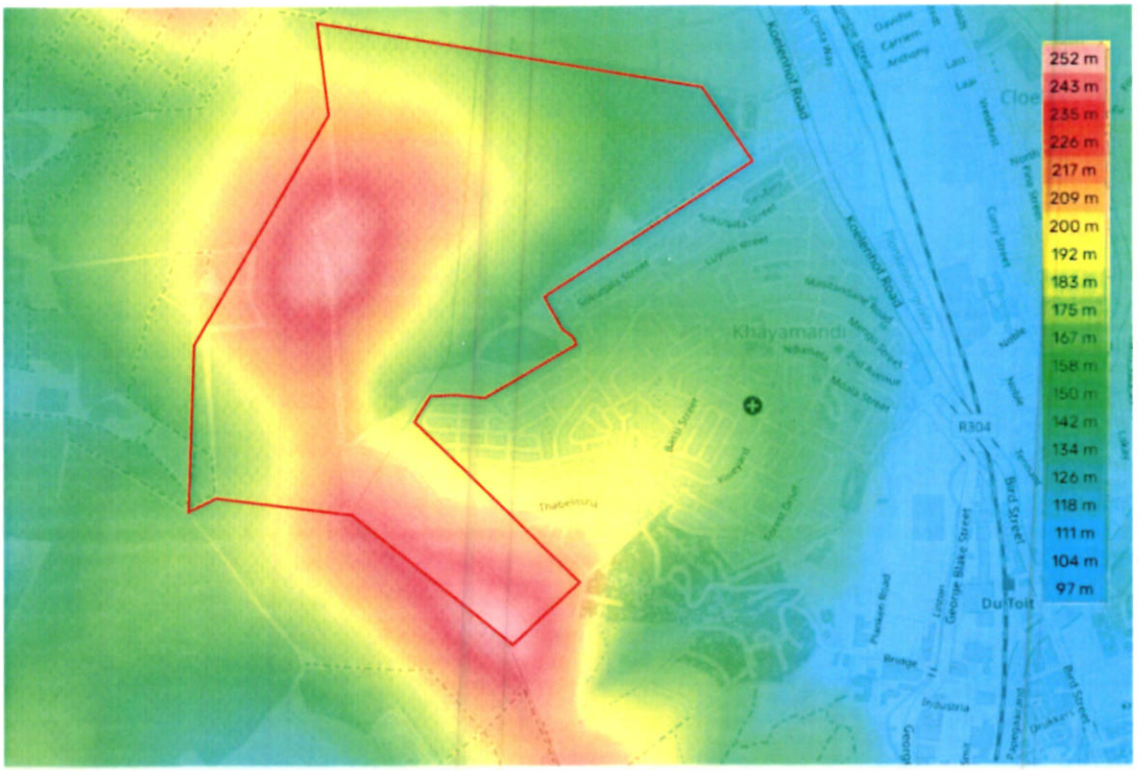


Figure 11 – Northern Extension topography, elevation & terrain

2.11 Current Land Use

The site of application is undeveloped and is mostly vacant except for the informal settlements that occur on the southern parts of the site.

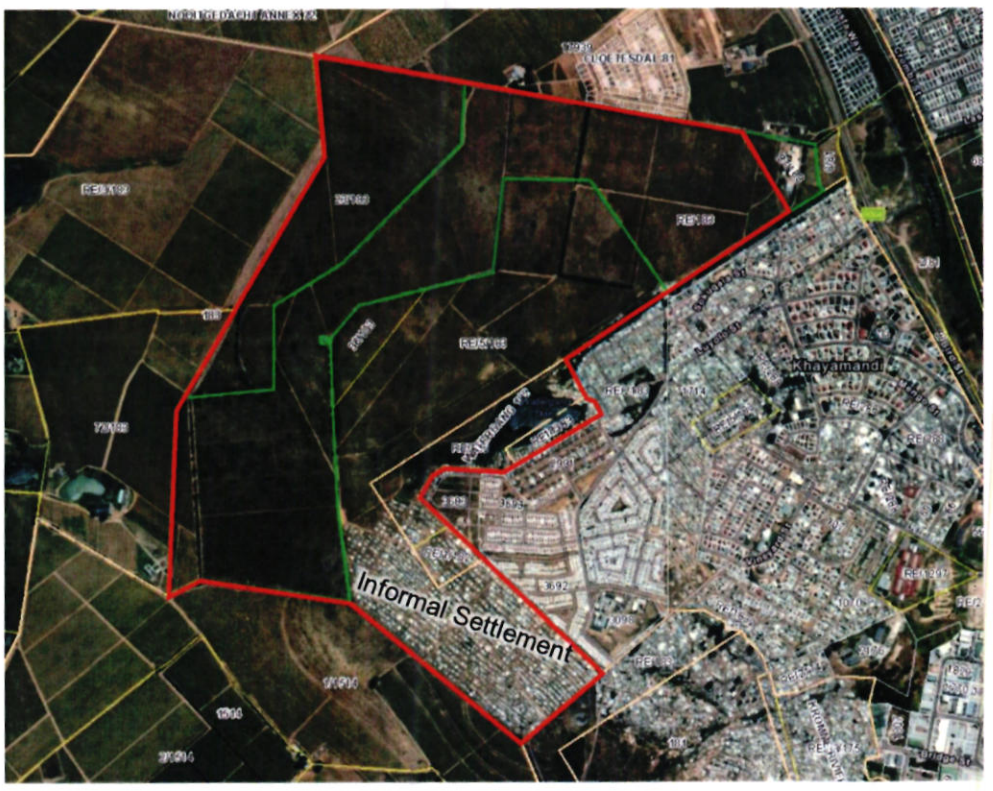


Figure 12 - Current Land Use

3 PROPOSED DEVELOPMENT

The development vision is to create an urban development that is a piece of Stellenbosch, integrated and connected into its context. A development that is safe and secure, with a dignified living environment that provide a diverse range of housing, recreational, social and has economic opportunities for communities living on and around the area.

The proposed urban design framework aims to achieve flexible development blocks that support a variety of development typologies that are site specific, a system of links and connections to support integration across the site and surrounding areas, and a variety of mixed uses including integrated open space systems with existing natural features.

Refer to the Urban Design Framework attached as **Annexure K**.

3.1 Development Vision

The development vision that have been crafted for the proposed **Northern Extension Integrated Mixed-Income Human Settlement Development**, which is an ***urban development*** that is a piece of Stellenbosch, integrated and ***connected*** into its context.

A ***safe and secure***, ***dignified living environment*** that provides a ***diverse range*** of housing, recreational, social and economic opportunities for communities living on and around the site.

Connected with the landscape, designing with the terrain and ***celebrating natural features.***






3.2 Urban Design and Spatial Contextual Analysis

The development potential of the site has been evaluated from an engineering, planning and environmental perspective, through an extensive series of investigations and studies performed by the multi-disciplinary team of professionals over a period of several months.

A Broad Conceptual Urban Design framework has been formulated for the Northern Extension, Stellenbosch, to guide the development framework and to inform and lead to the development of a detailed subdivision layout plan that forms the basis of the rezoning and subdivision application.

The urban design and spatial contextual analysis assessed all the site constraints and informants which lead to a number of opportunities and constraints that informed the main structuring elements which have been incorporated into the design of the proposed Northern Extension Integrated Mixed-Income Human Settlement Development.

3.2.1 Broad Scale Context: Northern Extension study area as a viable future regional gateway and node.

At the broad scale analysis, the study area - together with the integration and growth of Kayamandi (south of study area boundary), Cloetesville (east across the R304 mobility route) and the future development at Newinbosch (north of the study area boundary) - present an opportunity to become a regional subsidiary node to Stellenbosch town and importantly a potential gateway entering and exiting Stellenbosch town. This is due to:

1. Regional accessibility
    a. 3km from Stellenbosch
    b. 5km from Cloetesville
    c. 30km from Bellville
    d. 35km from Paarl
    e. 40km from Franshoek
    f. 50km from Cape Town
2. Existing transport infrastructure
3. Employment proximity
4. Gateway to Paarl Winelands (north) and Stellenbosch Winelands (south)

The smaller settlements within the Stellenbosch Local Municipality include Jamestown, Pniel, Johannesdal, Lanquedock, Lynedoch and Raithby that also contribute to the establishment of the study area and specifically the cultural landscape that reinforces the potential urban node. This is further substantiated by the following spatial considerations from the broad scale analysis surrounding the Northern Extension shown in the Figure below:

1. Existing infrastructure in place (R304, R44, R310, Stellenbosch-Paarl railway line and Station at Kayamandi)
2. Existing development footprint south at Kayamandi extending into the study area and towards Stellenbosch.
3. Existing development footprint east of the R304 and railway at Cloetesville.
4. Proposed approved development north of the study area, connecting Northern Extension to Newinbosh through mobility network and site access.
5. Appropriate for providing localised residential, recreational, and work opportunities in the study area.

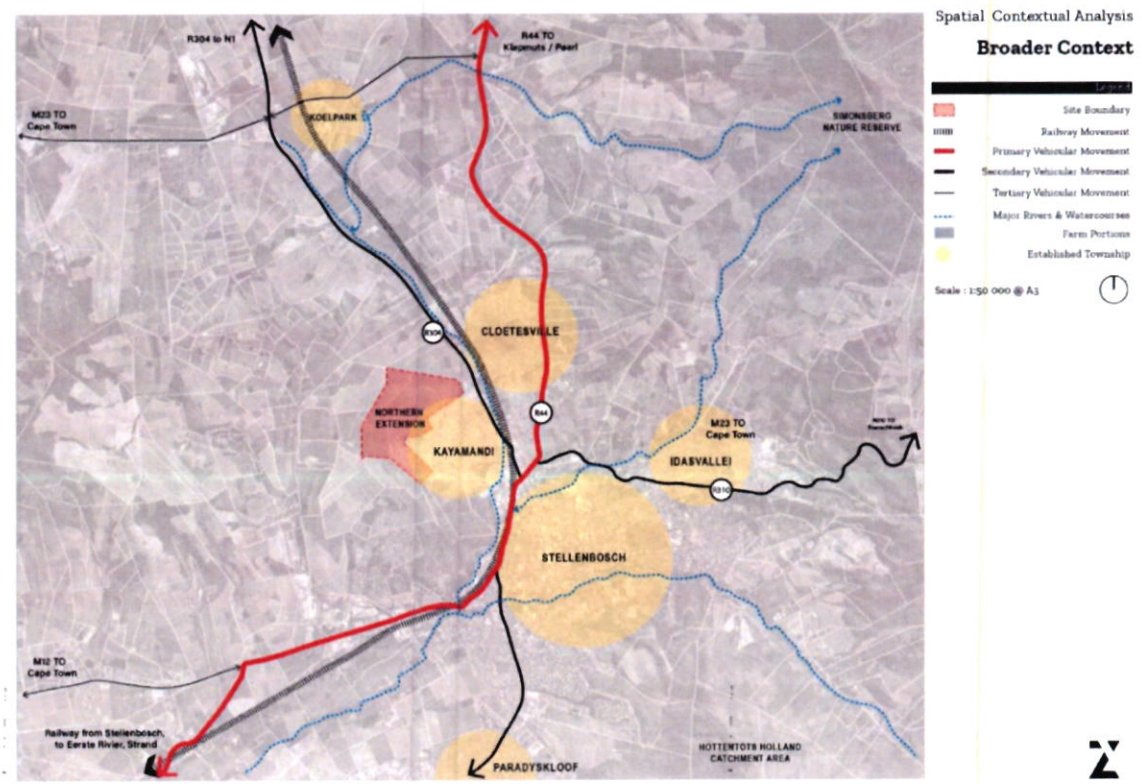


Figure 13 - Northern Extension Broader Context

3.2.2 Broad Scale Context: Landscape, views and vegetation

The topography of the study area offers views in all directions, with shallow valleys, accommodating natural drainage lines to the north-east and south of the site, with Devon Valley that lies beyond the ridgeline of the study area to west. The figure below shows the rural character in relation to the broader region, the indigenous fauna and flora, and the views and vistas of the Stellenbosch agricultural region are emphasised across the study area.

The resultant height advantage and undulating terrain of the Northern Extension study area offers **natural scenic vantage points with the site's elevation gain, views of Hottentots Holland Catchment Area** can be seen to the south, the Jonkershoek Mountain range in the distance to the west and the Simonsberg Nature Reserve to the north-east.

The mountain range surrounding the study area naturally becomes navigable devices but also exposes the site as a visual landmark when travelling towards Stellenbosch along major arterials, such as the R304 and R44. It is important to take into consideration the key visual impact that the Northern Extension study area will have on the surrounding context.

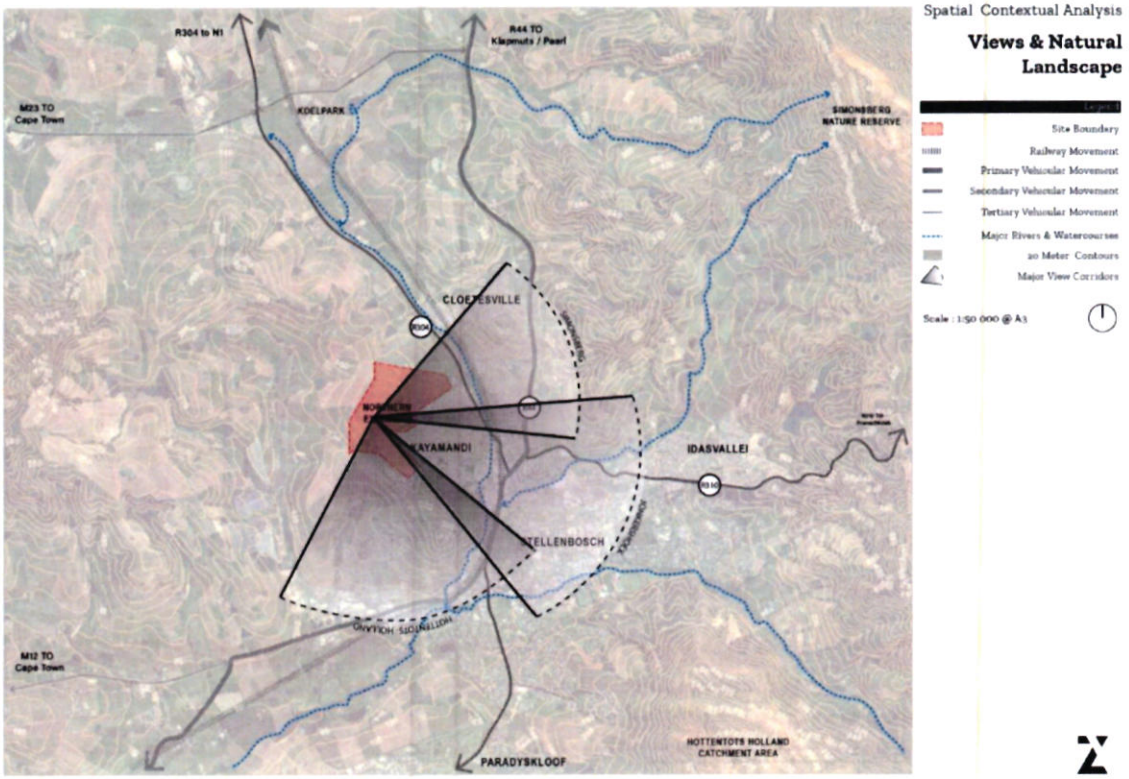


Figure 14 - Northern Extension Views and Natural Landscape

3.2.3 Site Scale Spatial Analysis: Study Boundary

At a more local scale, the figure below shows the study area situated to the north of Stellenbosch, separated by the established township of Kayamandi immediately abutting the study area to the south. As listed above, the study area currently consists of portions of the farms De Watergang and Grootvlei.

Cloetesdal Farm is situated to the north-east of the study area. Spatially, the east of the study area consists of the R304 movement corridor which presents itself as a strong north-south structuring element, this is compounded by the wetland corridor with Plankenberg River, the R44 another major arterial and the railway. These strong mobility and wetland corridors are primary connectors and amenities to the broader study area but also act as barriers for integration between the established township Cloesteville to the east.

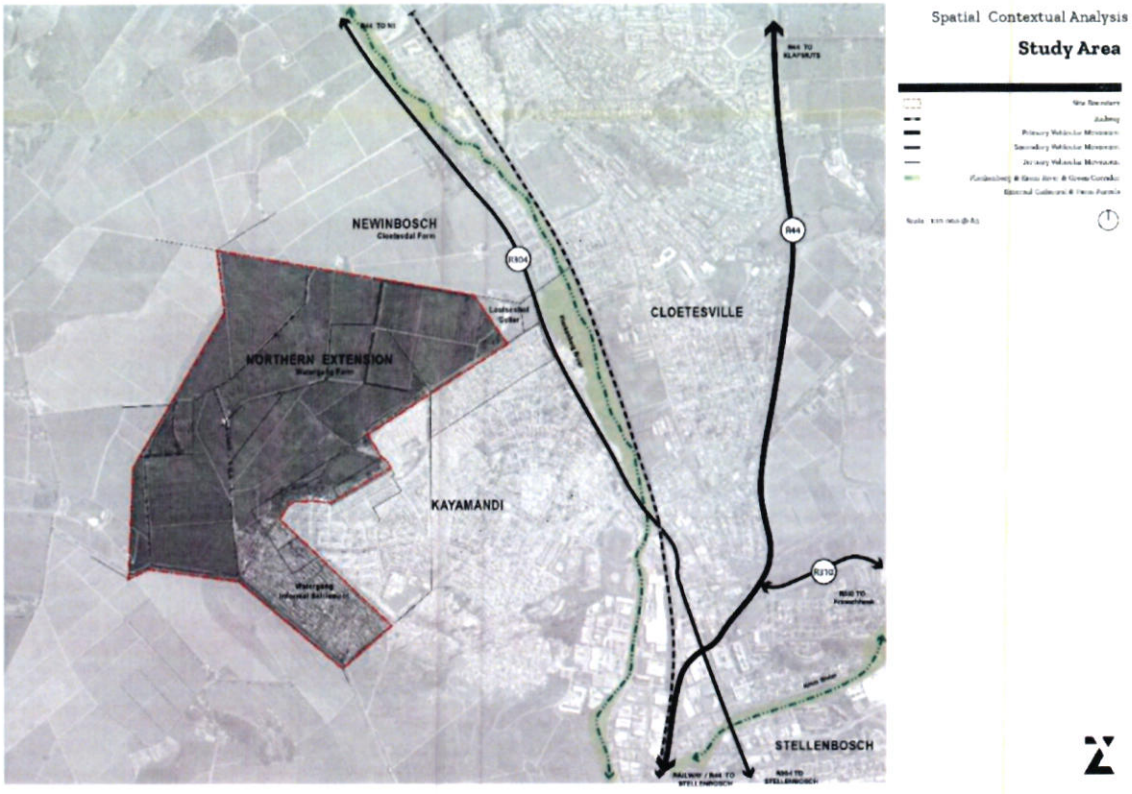


Figure 15 - Northern Extension Study Area

3.2.4 Site Scale Spatial Analysis: Movement Network

The Northern Extension study area has the potential to integrate and connect with the north-western road network at the proposed NewinBosch development and Kayamandi township south-east. Notably both of these areas offer the primary access and gateways to the study area. The Northern Extension study area has the opportunity to weave together the landscape systems and relevant farm road networks with the future development north and established township south.

With better connectivity, residential developments, existing amenities, and character areas can flourish, intensify, and integrate better across the study area and its surrounds. This in turn connects isolated road grid paths and integrates the urban fabric together too. This will allow development to contribute to the growth and integration of the core precincts, thereby becoming more resilient, diverse and with a distinctive sense of identity that is resilient alongside Cloetesville and Stellenbosch.

One of the greatest impediments or constraints to the resilience and integration of the study area, both internally and with the broader urban environment, is the current lack of direct access to the major movement route of the R304 (Class 2). An additional future access to the R304 is therefore planned to ensure greater connectivity and to relieve the traffic impact of a single access point.

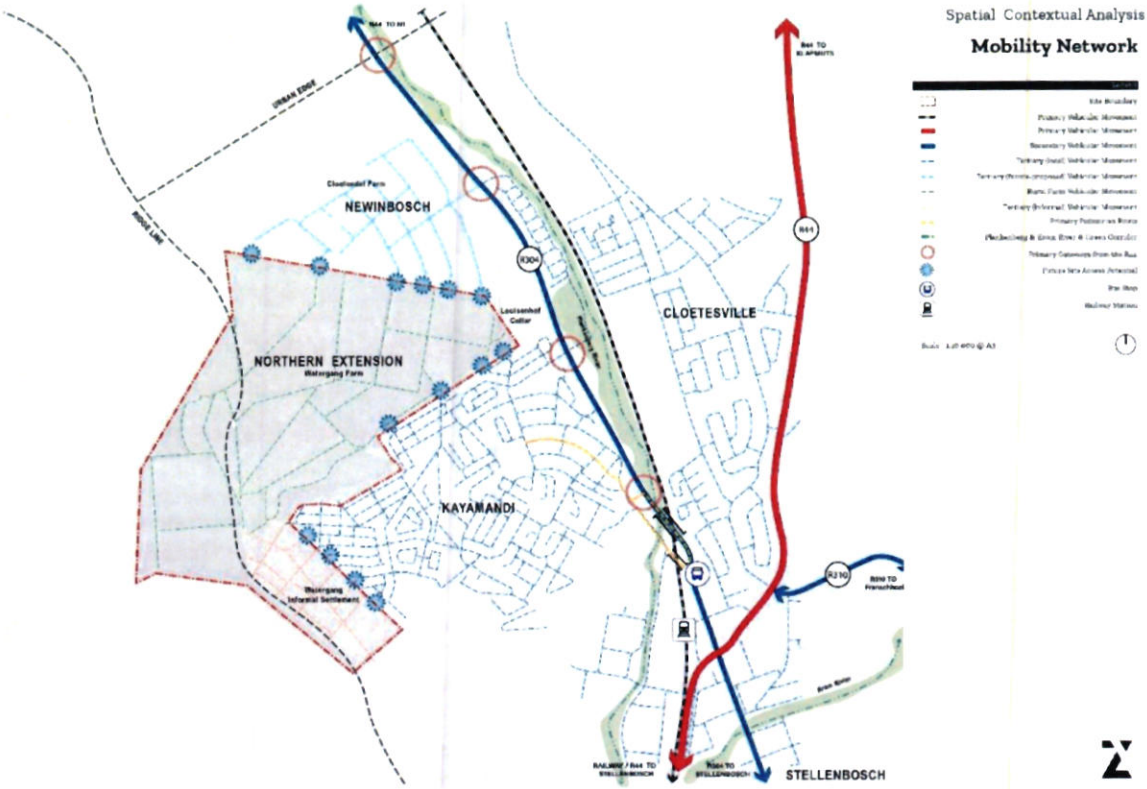


Figure 16 – Northern Extension Mobility Network

3.2.5 Landscape Systems

The general visual ethos of the surrounding area of Northern Extension is its natural 'green and rural feel', created by a significant number of mature trees and undulating terrain. The figure below shows the study area with respect to its natural landscape such as the Swartland Alluvium Fynbos Vegetation and Swartland Granite Renosterveld Vegetation groupings. Both the vegetation types are comprised of a rich list of indigenous faunal and floral species that can further introduced across the study area to benefit the overall public realm, living quality and rural character of the housing development scheme, thereby increasing its biodiversity, aesthetic, open space systems and overall character.

It would be vital to create, where possible, continuous vegetation and ecological corridors, such as connecting the Plankenberg River Corridor with the low-lying wetland at Watergang Dam, south of the study area. This can be achieved through managed rehabilitating of suitable species across the study area and the eradication of invasive or exotic species.

The site slopes down from west to east towards the R304, and from north to south towards Kayamandi, with a high point situated to the north-western part of the site. The topography offers views in all directions, with shallow valleys, accommodating natural drainage lines to the north-east and south of the site where Watergang Dam is located. The topography also creates a physical constraint from a development perspective and as a visual exposure perspective when travelling along the R304.

The site is still planted with vineyards, but these are not being maintained and a significant percentage seems to have been removed for firewood. Some treelines have established at the Watergang Dam with olive trees, planted along the edge of the drainage line which offer a functional wind barrier but also great aesthetic value to the site. There is also windbreak at the northern boundary that screens half of **the study area's edge from the R304. These trees** are a design informant that have been incorporated in the design of the proposed development.

Because of the rural landscape and agricultural character of the area, the land west of the steep ridge line, at Devon Valley, has historical value that cannot be built on but rather emphasised for its existing character which have been retained as a site fix in the layout design.

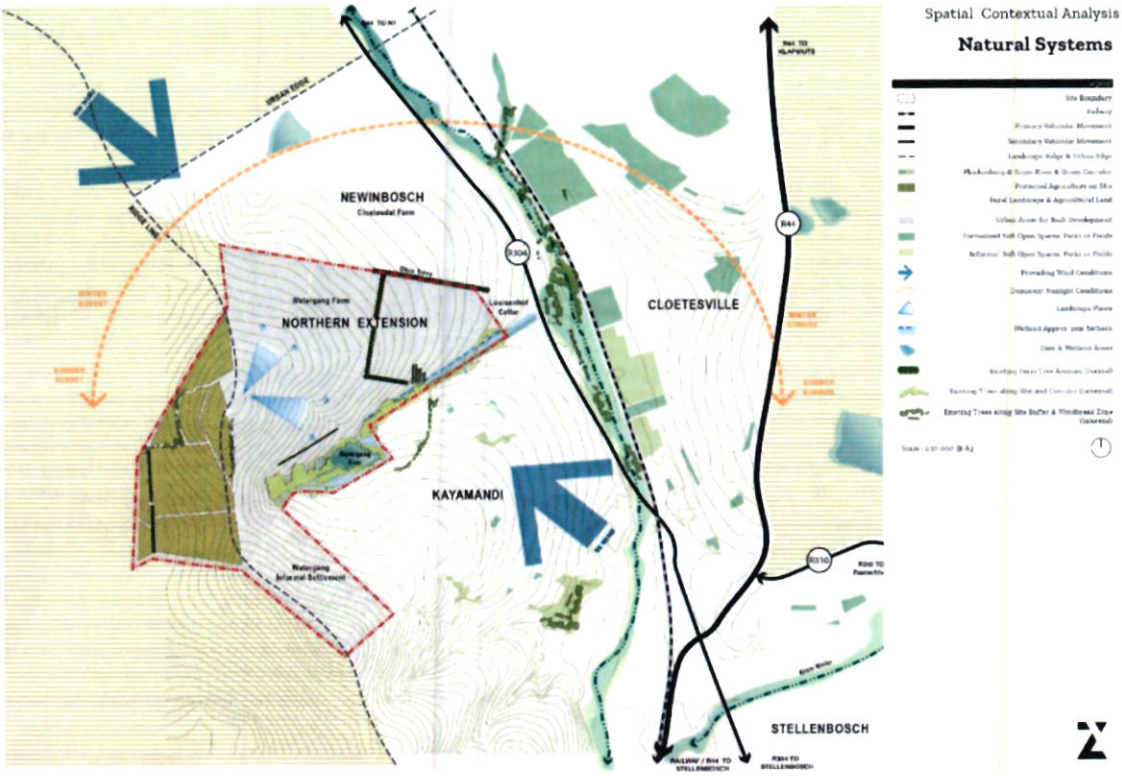


Figure 17 - Northern Extension Natural Systems

3.2.6 Heritage Systems

The heritage assessment recognises that the study area is situated within the Cape Winelands region which is broadly considered as an area of high scenic, cultural and historical significance, identified as **a 'cultural landscape'. The Cape Winelands is characterized by the interplay of patterns of 'urban' townscape, 'rural' landscape and mountain 'wilderness' which is evident in this study area.**

The site significance includes its visible location in a rural landscape which was denoted in the diagrams above. This specifically includes both the Plankenburg and Devon Valleys. The figure below illustrates the landscape that is a protected heritage area and is restricted from urban development.

Consequently, limitations are also applied to the intensity of development as the topographies gains elevations to sensitively respond to the rural character from visual site lines. As such, the proposed development is planned to not encroach on the portion of the site to the west of the ridgeline that separates Devon Valley and Plankenburg Valley.

To the east of this ridgeline, the planned urban development is kept at low density, specifically on the upper slopes that are visible landmarks, but some higher densities planned lower down. This is demonstrated in the figure below with the gradual intensity of yellow hues, suggestive of residential densities.

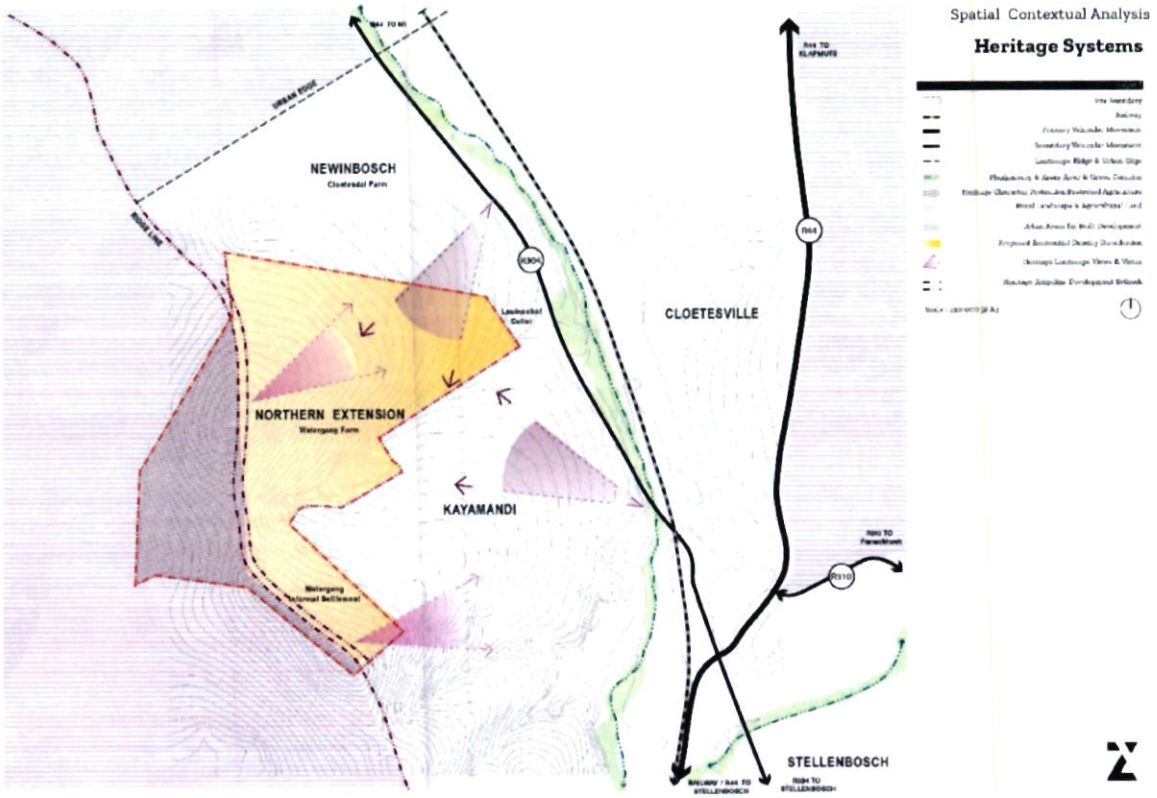


Figure 18 - Northern Extension Heritage Systems

3.2.7 Site Scale Spatial Analysis: Amenities & Community

When comparing the two established township communities surrounding the study area, namely Cloetesville to the east and Kyamandi to the immediate south, there appears to be several core community facilities and established mixed-use amenities in the area of Cloetesville. These facilities include places of worship, medical facilities and sports facilities that are also relatively well maintained and equipped to cater to the respective neighbourhood. The same applies to the number of schools and education opportunities, with additional sports fields included.

Contrast to the immediate South of the study area, at Kayamandi offers fewer facilities available with a growing residential neighbourhood such as the Watergang Informal Settlement. The proposed **Northern Extension Integrated Mixed-Income Human Settlement Development** therefore makes provision for a range of community and recreational facilities that are planned in the proposed development which will cater for the needs of the community and relieve some of the pressure experienced by the existing facilities in Kayamandi.

3.2.8 Morphology and Grain

In the figures below, there is a clear correlation between the scale of the figure ground – grain of the built fabric- to the surrounding land-use character areas in and around Northern Extension. By illustrating the building footprints, the urban morphology and grain of the surrounding area suggests distinctive conditions.

The larger scale footprints clustered around the confluence point of the R304 and R44 are mixed-use which is also where the river corridors, stations and railways networks converge, suggesting diverse activity. This area represents diverse land-use functions and industrial activity, a transitionary space between the surrounding area and Stellenbosch.

These larger footprints tend to extend north-eastwards, flanking the R304 where access to opportunities (railway stations, bridge connectors) are located, this also corroborates with the diverse amenities in this area. A similar sentiment is proposed at Newinbosch development, where most of their mixed-use and retail activity is located closest to their primary gateway and access to the R304.

The remaining two smaller footprint typologies include the formal residential footprints and the finer grain informal and more organic urban infill footprints at the Watergang informal settlement, south of the study area.

A concentration of small building footprints generally indicates a diversity of uses, active streetscapes and interesting character to the local urban environment, contrarily however, these footprints primarily contribute to residential land-use only with little diversity. Notably too, the large undifferentiated buildings mass of industrial areas also has limited street activity and poor-quality public realm which tends to restrict the mixed-uses activity to expand.

With the residential density that is planned across the study area, the proposed development sensitively blends-in with the landscape but also ensure a sense of unique diversity, a quality of space and interest with appropriate diverse land-use offerings.

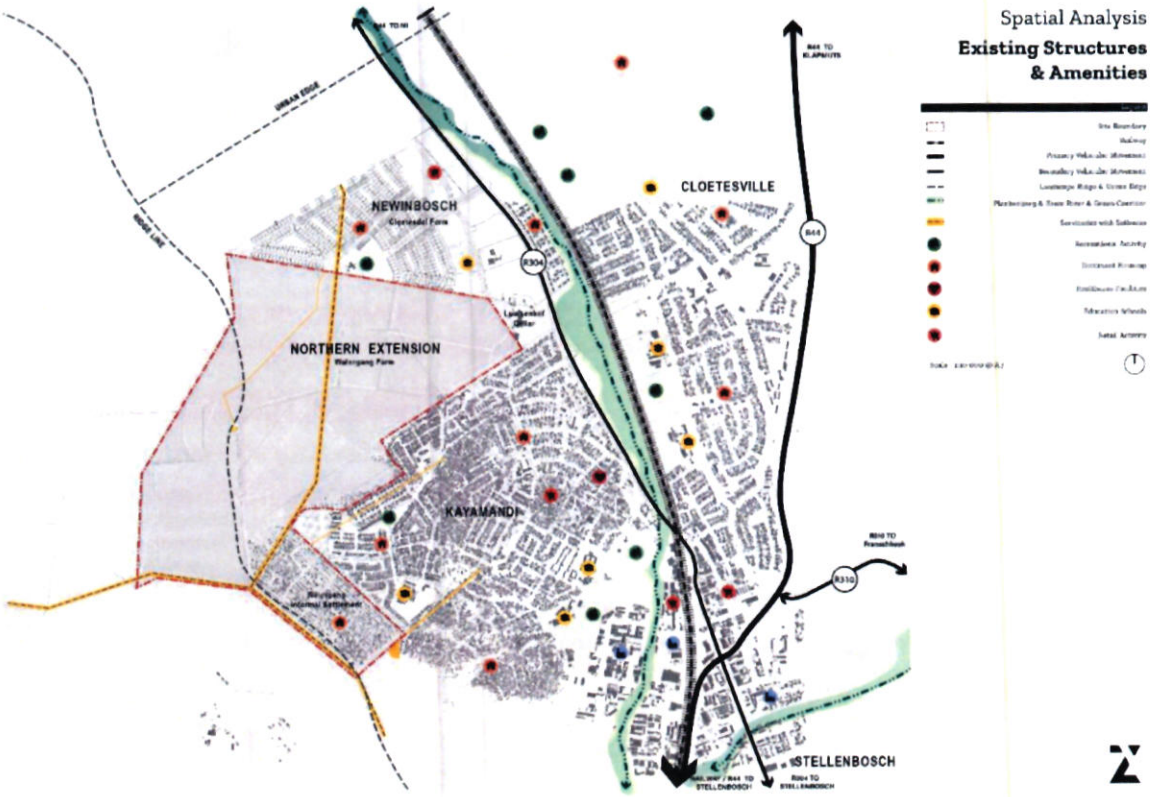


Figure 19 - Northern Extension Existing Structures and Amenities

3.2.9 Land-use character areas and activity nodes

The land use character and activity nodes are illustrated in the figure below. These are connected by movement networks, both vehicular and non-motorised, such as the pedestrian link through Kyamandi towards the station. Activity nodes are also binding agents between diverse land-use characters, through attracting diverse user groups to an area. This can be seen across the study area. Character Areas include:

- Education
- Formalised open space and fields
- Informal (unmaintained) open space

- Medium density residential
- Informal infill residential
- Mixed-uses
- Industrial
- Retail activity among residential areas

Importantly, the character areas shown across the surrounds need to perform and function symbiotically with each other to remain resilient. Whilst strong character areas need to perform and function on their own, they will likely perform better if integrated smartly with neighbouring surrounds making their relationships mutually beneficial and servicing one another.

The land-uses appears to be dominated largely by residential neighbourhoods centred in a rural agricultural region. This will ensure that residents can work closer to where they reside, opposed to working elsewhere and servicing other areas of Stellenbosch economically. Proposing a diverse mix of amenities within the study area, that services its residents, is necessary and will require strategic location distribution.

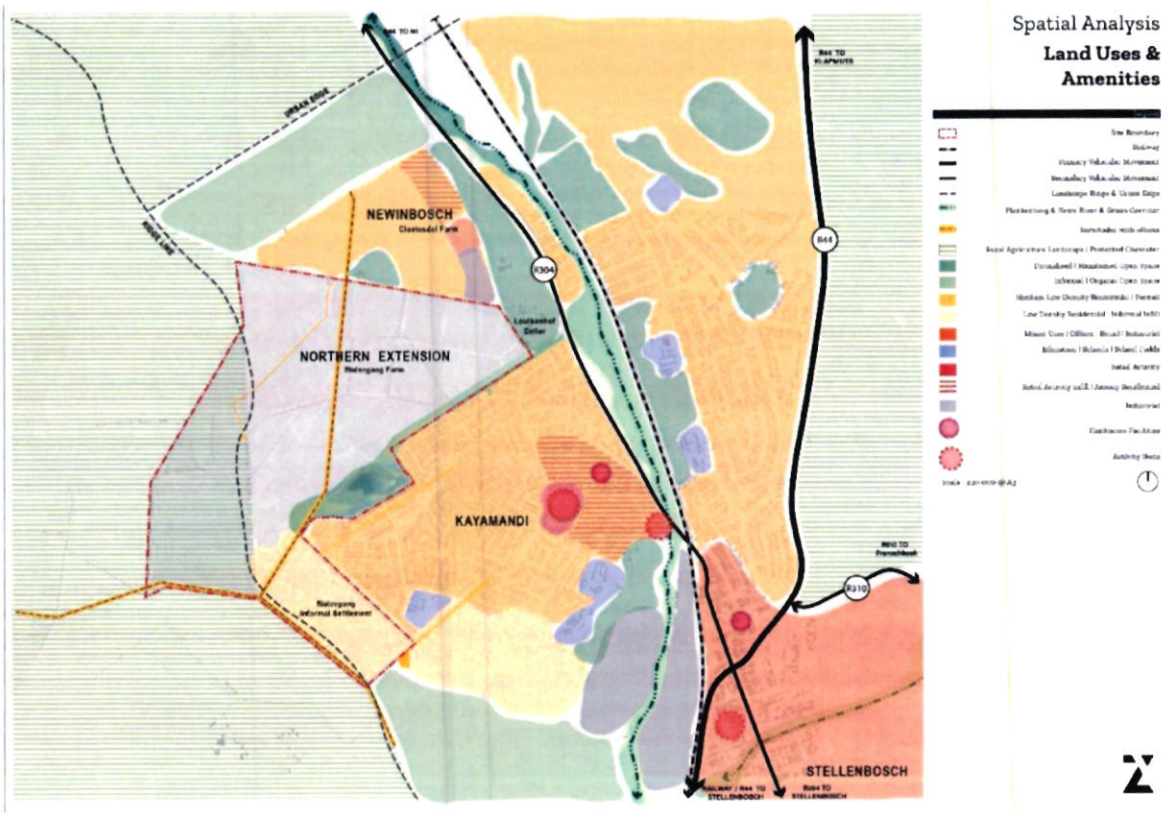


Figure 20 - Northern Extension Surrounding Land Uses & Amenities

3.2.10 Constraints

The figure below shows the limitations and constraints to the study area that are fixed spatial elements that had to be considered when the layout for the proposed **Northern Extension Integrated Mixed-Income Human Settlement Development** was designed. These include the following:

- Steep terrain and topography across the study area
- Steep ridgeline and its development offset that separates the western face of the valley with its respective development to the east
- Protected heritage, rural landscape character west of the ridgeline and at Devon Valley.

- Prevailing winds (south-easter and north westers)
- Wetland along the low-lying areas of the site, at Watergang Dam, with its respective development offset
- Growth of Watergang Informal Settlement south of the site
- Limited major site access
- Electrical servitude across the site and its respective setback.
- Mature treescape to be retained that can conflict with development space requirements

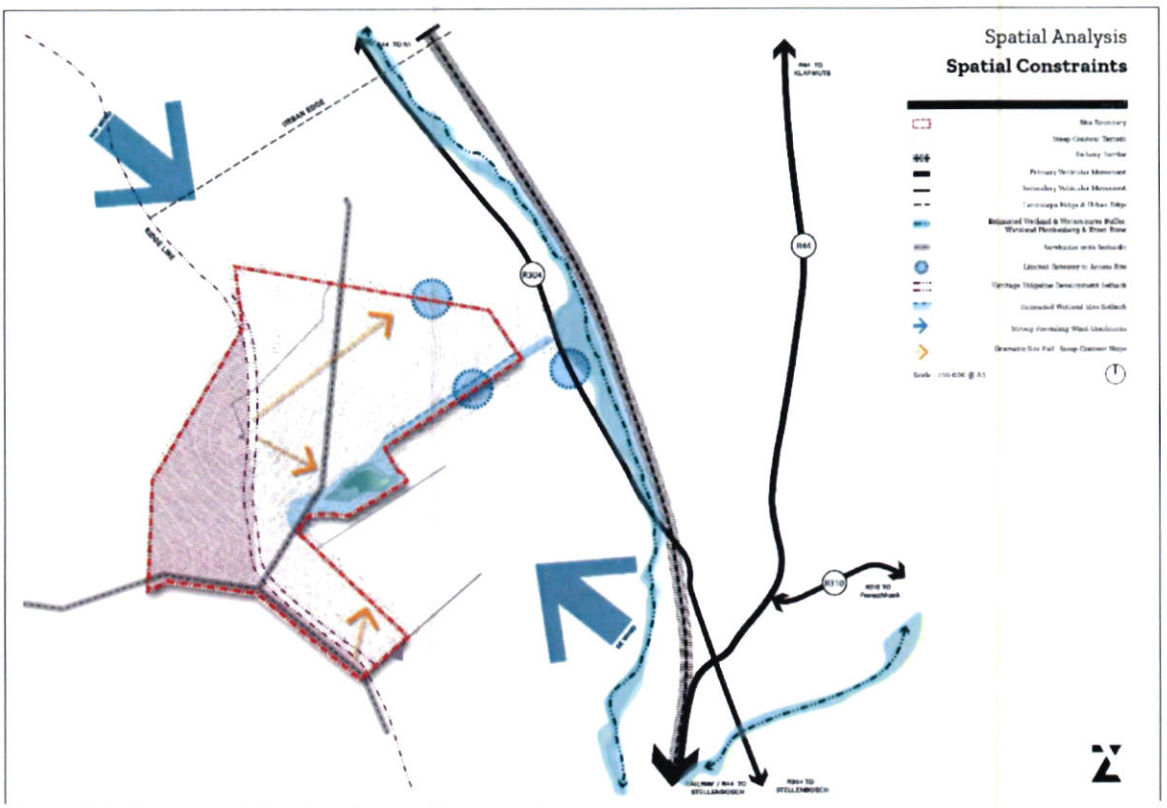


Figure 21 - Northern Extension Spatial Constraints

3.2.11 Opportunities

Much of the spatial analysis highlights **spatial constraints and site 'fixers' that** has an impact on the design of the proposed development. Several of the same constraints are also regarded as opportunities that can be capitalised in the proposed development as illustrated below:

a) Continuity of green spaces and rural farm regions

The design of the proposed development ensures the continuity and connection of core biodiversity areas, river courses/systems and landscape elements to establish strong green linkages that stitch together the rural agricultural character of the area.

b) Establish a well-defined and designed residential development with open space interfaces

As far as possible, the interface between green spaces and developed area is well designed so that the open space is not overlooked and not flanked by the back of buildings, resulting in a negative relationship between open space and built urban form.

c) Protect and enhance the rural landscape character

All interventions in rural areas are of an appropriate scale and nature to support rural livelihoods, whilst at that same time protecting the sense of place and the agricultural resource base.

d) Promote spatial integration

Integration is facilitated through well-located new development and infill, reducing barriers between communities and enabling more efficient access to facilities and opportunities

e) Enable strategic densification

The low-lying residential areas are densified and activities are clustered in these areas for efficient use of infrastructure and available land whilst maintaining a sense of rural character with less density further west of the study area

f) Enable and promote mixed use

A mix of uses around nodes and along corridors is promoted within and appropriate accessibility grid.

g) Protect and enhance heritage resources

The importance of heritage resources is acknowledged and impacts are carefully managed at all scales of planning and development, from the broader Stellenbosch municipal landscape and its settlement pattern to individual buildings.

H) Ensure connectivity between settlements and hierarchy of nodes and connectivity within settlements

Nodes and communities are connected via safe and attractive public transport and pedestrian friendly routes and activity corridors within a hierarchical accessibility grid.

j) Establish accessible hierarchy of public facilities

New facilities and resources are located so that they relate to the accessibility grid. High order regional facilities are within easy reach of the primary public transport and street network.

k) Cluster Social Facilities

Social facilities and activities are clustered within nodes to optimize accessibility and convenience while also improving security and maintenance.

l) Land-use character areas and activity nodes

Several character areas have been identified across the study area, corresponding to the primary uses within them, which have been incorporated in the design of the proposed development. This also correlates with the types of activity and streetscape environments that are proposed.

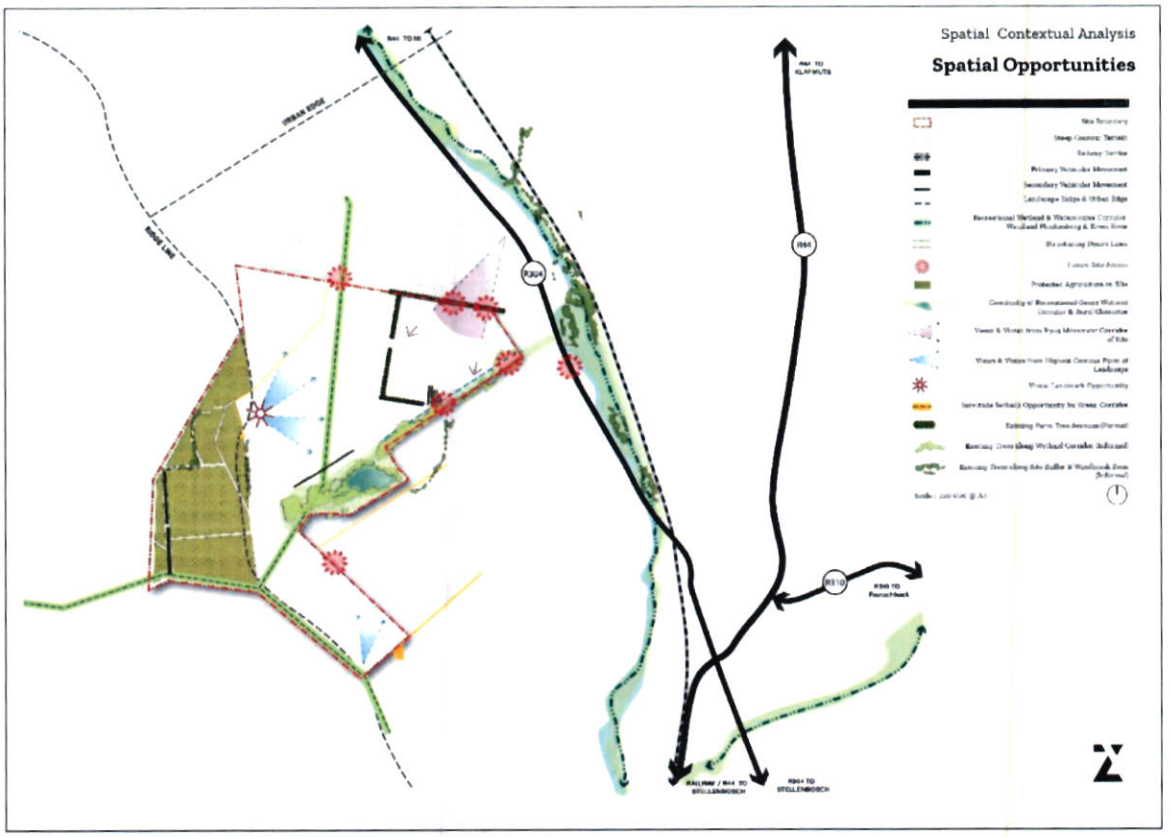


Figure 22 – Northern Extension Spatial Opportunities

3.2.12 Site Structuring Elements

With the 'opportunities of the study area listed above, the figure below synthesises both the opportunities and constraints of the study area which have been used to inform the design of the layout of the proposed **Northern Extension Integrated Mixed-Income Human Settlement Development**.

The Northern Extension Study area is mostly a vacant site, excluding the Watergang Informal Settlement encroaching on the southern panhandle. The site is largely isolated firm the surrounding area as it is flanked on all sides by the Devon Valley and the steep ridgeline, Kayamandi and the Watergang Wetland corridor, the Newinbosch Development, Louisenhof Cellar. The only current direct vehicular access to the site is via the newly constructed access through the Newinbosch Development. The railway line, R304 and the Plankenberg River corridor further separating the site from Cloetesdal eastwards. These bounded edges currently act as barriers of entry, permeability and frontage Northern Extension as a destination.

It is primarily along the residential area of the Kayamandi boundary, the proposed Newinbosch residential development and the panhandle (at the Informal settlement of Watergang), that permeability and suitable access is possible.

It is notable that the rural landscape character offers the opportunity for heritage landmarks optimising on visual vistas and views, whilst also offering indications of suitable residential densities that do not compete with the rural character.

With the rural character and heritage opportunities, additional site fixers are taken into consideration such as the electrical servitude that provide opportunity for stitching green corridors together, including mature treescapes that offer aesthetic value and act as functional windbreaks.

The surrounding amenities and land-use functions start to provide diverse land-use distribution informants to the study area too, such as harnessing the desirable mixed-use activity corridor from the railway station and R304 bridge, to the mixture of activity and uses along the eastern portion of

Kayamandi through to the proposed land-use mix at Newinbosch development. This suggests an opportunity of land-use connectivity and nodal activity to the east of the study area.

Furthermore, the structing elements of the study area largely include the contour as a strong informant across the study area as illustrated below. The undulating terrain and steep slope is regarded as an opportunity that shapes the direction of the development along the escarpment accordingly. This consequently changes the visual direction of building frontages and the development direction which creates a more rural and organic experience, thereby contributing to the rural and organic character of the landscape that diverges from structural uniformity.

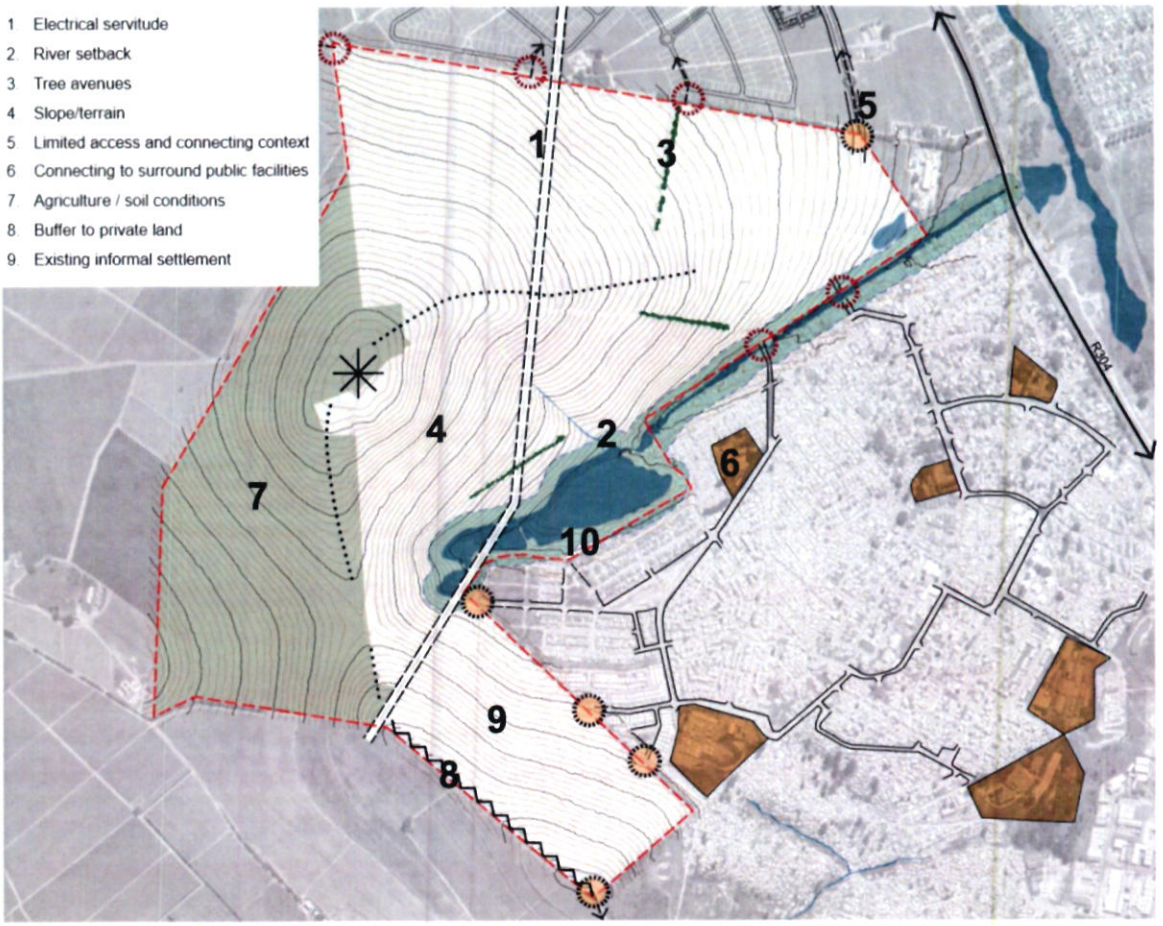


Figure 23 - Northern Extension Site Structuring Elements

3.3 Development Proposal

The figure below illustrates the preferred concept plan, which formed the basis for the subdivisional layout drawing that is part of this application. This concept (development proposal) is based on environmental, social, economic, heritage, infrastructure and urban design inputs from various specialists, and has been further refined as more detailed planning progressed and more in-depth studies were conducted.

The Development proposal includes the following main design elements:

1. A system of structuring routes that support integration across the site and connection to the surrounding context (routes and public facilities)
2. Network of surveilled, multi-functional public spaces that function as vibrant, active and attractive spaces

3. Series of flexible development blocks that support a variation of development typologies to avoid a monotonous and sterile living environment
4. Working with natural system:
    - **River and corridor and associated 'central park'**
    - Slope and terrain and impact on height and building typologies
5. Mixed use node at the most accessible point of the site and lower slopes allowing for height

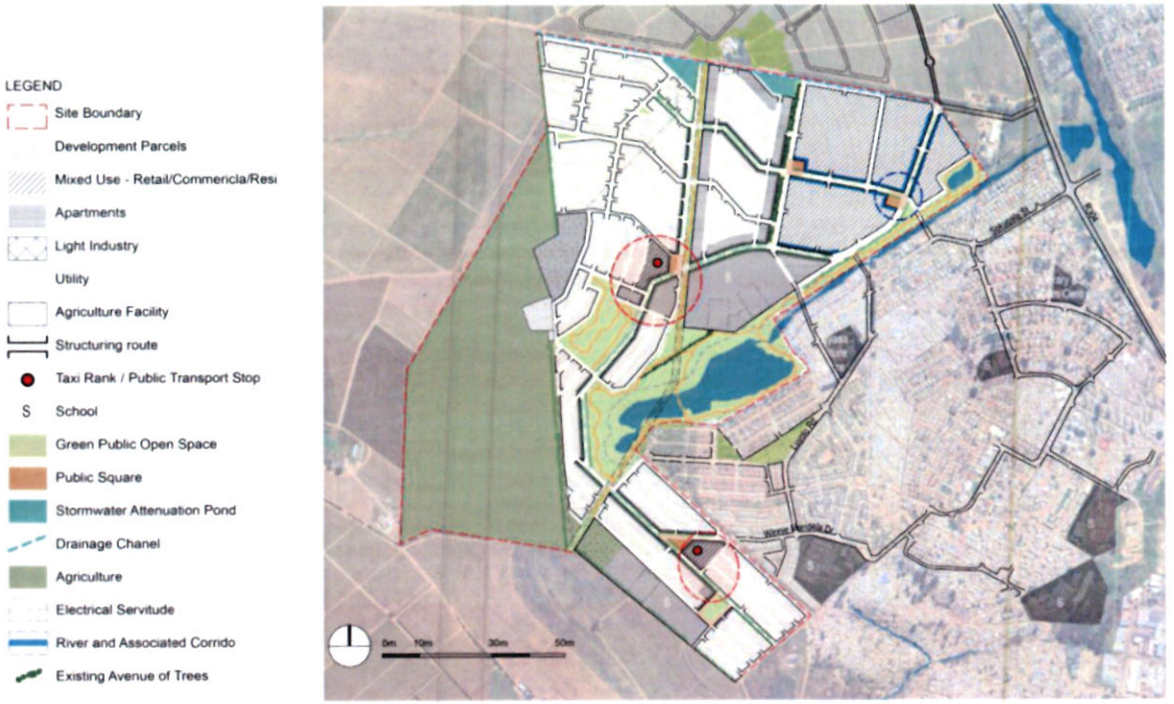
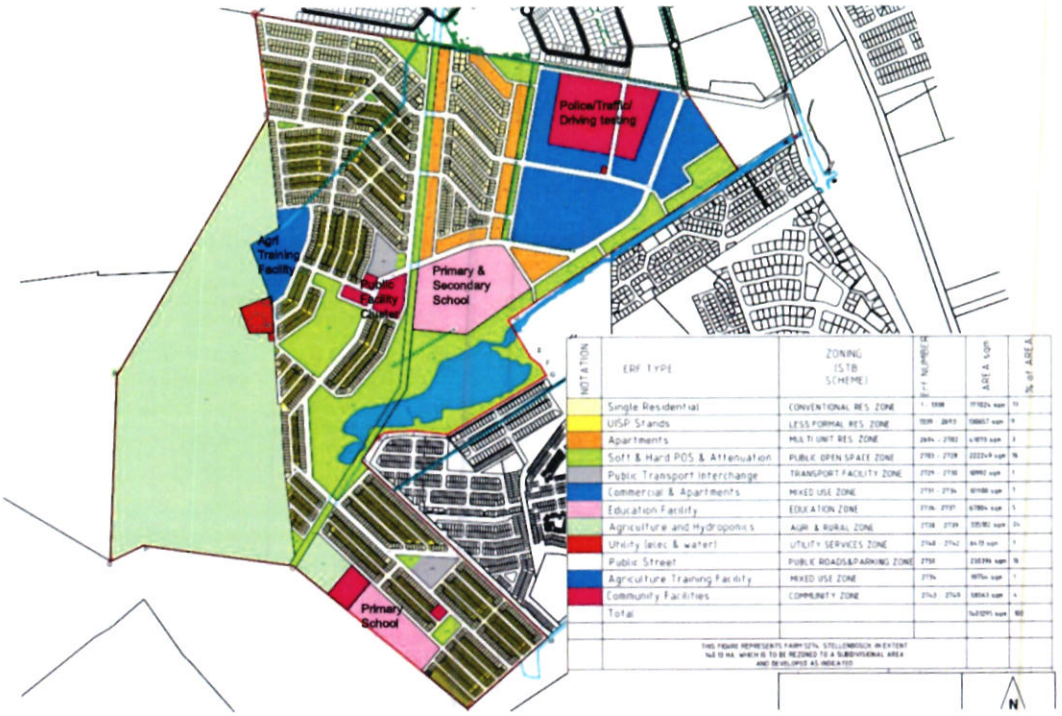


Figure 24 - Development Concept

As more detailed planning and investigations have been conducted, the development concept has been further refined and improved to culminate in the proposed subdivision layout plan that forms the basis of this rezoning/subdivision application, as illustrated below:



NOTATION	ERF TYPE	ZONING (STB SCHEME)	ERF NUMBERS	AREA sqm	% of AREA
	Single Residential	CONVENTIONAL RES. ZONE			
	UISP Stands	LESS FORMAL RES. ZONE			
	Apartments	MULTI UNIT RES. ZONE			
	Soft & Hard POS & Attenuation	PUBLIC OPEN SPACE ZONE			
	Public Transport Interchange	TRANSPORT FACILITY ZONE			
	Commercial & Apartments	MIXED USE ZONE			
	Education Facility	EDUCATION ZONE			
	Agriculture and Hydroponics	AGRI. & RURAL ZONE			
	Utility (elec & water)	UTILITY SERVICES ZONE			
	Public Street	PUBLIC ROADS&PARKING ZONE			
	Agriculture Training Facility	MIXED USE ZONE			
	Community Facilities	COMMUNITY ZONE			
	Total				

THIS FIGURE REPRESENTS FARM 1074, STELLENBOSCH IN EXTENT ±68.13 HA WHICH IS TO BE REZONED TO A SUBDIVISIONAL AREA AND DEVELOPED AS INDICATED

Figure 25 - Northern Extension Integrated Mixed-Income Human Settlement Development Subdivision Layout

3.4 Design Approach

Refer to the Urban Design Framework attached as **Annexure K** for details regarding the design approach followed on the proposed Northern Extension Integrated Mixed-Income Human Settlement Development.

3.4.1 Approach to Open Space and Electrical Servitude

Open Spaces are designed and incorporated in the proposed development to be surveilled and safe. Open spaces are activated to include play facilities and designs incorporate the placement of buildings so that wherever possible, they overlook open spaces and electrical servitudes to allow for natural **surveillance and "protection" of those areas. Open spaces are designed to be multifunctional and sports** fields are associated with the riverine corridor.







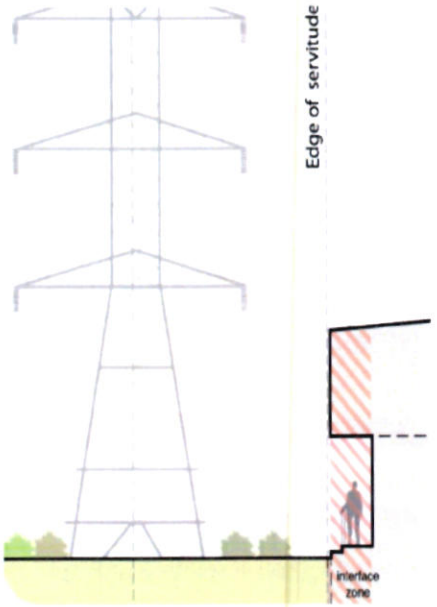






Figure 26 - Design Approach to Open Spaces and Electrical Servitude

Some more examples of the design approach that could be taken on the development of parks and open spaces in the proposed development are illustrated in the images below:

Central Park





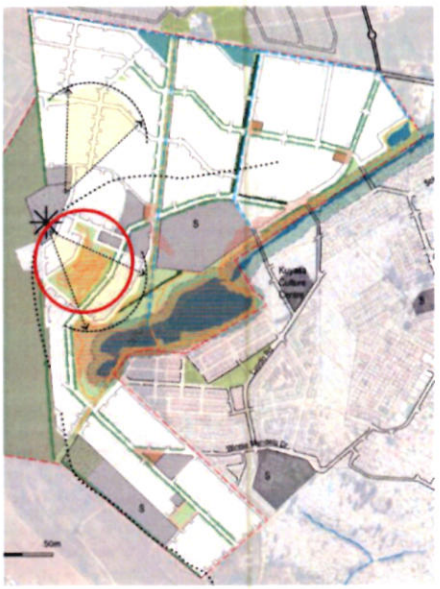



Hill Park

- Hill park is located on a slope greater than 25%
- Park should be activated with play equipment, bicycle pump track, pathways etc.



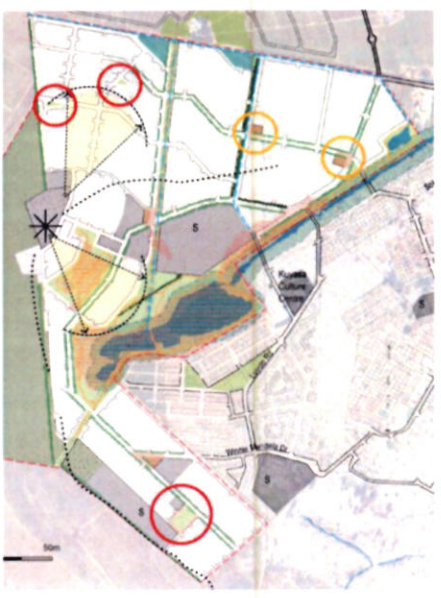




Neighbourhood Parks & Public Squares







3.4.2 Approach to Public Facilities

Public facilities are designed to be clustered, compact (reduced school property size), and shared. Where possible, public facilities should be designed to be landmark features and should be high in quality to create safe places for communities to come together.



Figure 27 - Design Approach to Public Facilities

3.4.3 Approach to Housing

A maximum flexibility block approach has been considered to allow for street blocks to be broken up in different ways to accommodate varying approaches to land use, building typology and density. This flexible block approach creates room to accommodate changing needs over time.

A variety of housing typologies and erf configurations have been considered to support flexibility in relation to market / income groups, financing options, density and mix of typologies. Depending on market conditions in the future, the block design can for instance accommodate apartments to be developed on some of the blocks if the individual residential stands are consolidated.

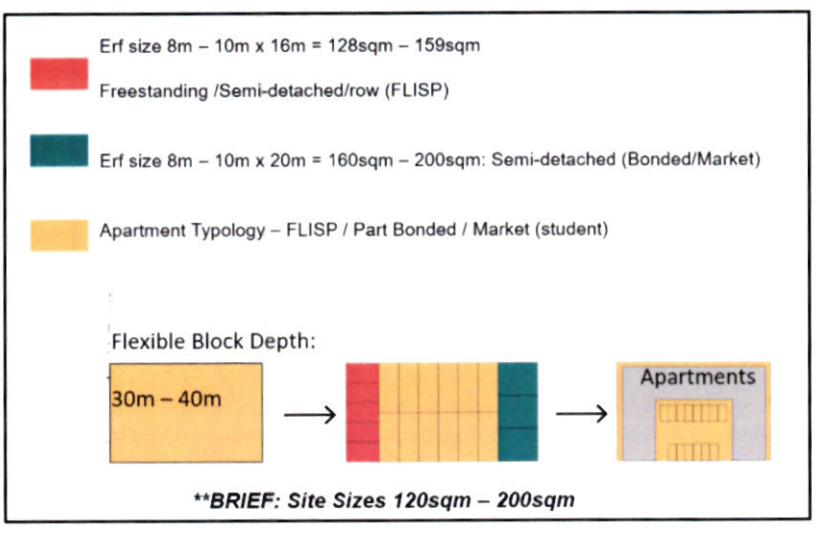


Figure 28 - Block typology.

3.4.3.1 Guidance from Adam Tas Corridor Precinct 10 Guidelines:

Although the application site does not directly fall within the precincts identified in the Adam Tas Corridor Development Guidelines, the site is adjacent to Precinct 10, and guidance has therefore been taken form the development guidelines contained in the Adam Tas Corridor Development Guidelines.

The intended character and function for Precinct 10 is described as follows in the document:

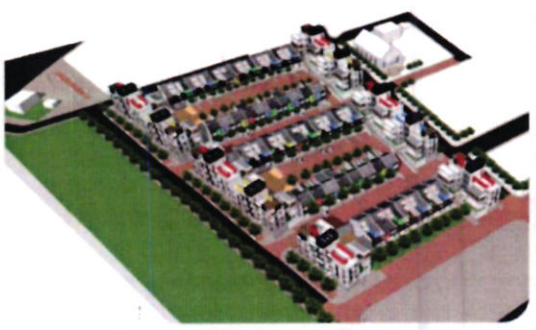
A gateway precinct at the northern entrance to Stellenbosch and the ATC. In general, together with the Droë Dyke Precinct, to contain a higher proportion of housing than other precincts, as well as mixed use retail and commercial activities. Some blocks to contain mostly housing. A focus of formal and informal recreational and sport activities.

From a heritage perspective, it is identified as Character Area 10, with its distinguishing heritage features relating to its function as a urban-rural transition and gateway (northern area).

The following design elements have been incorporated in the Northern Extension Integrated Mixed-Income Human Settlement Development design:

- A range of development typologies include semi-detached units, row houses and multi storey apartment blocks
- Apartment blocks should include private, internal, landscaped courtyards accommodating parking if necessary
- Building should range from 2 to 4 storeys. with the greatest height along the R304
- Range of funding mechanisms







PRECEDENT EXAMPLE: District 6, Cape Town

The Development Block designed to enable a range of typologies

(Drawing reference: Jacupa Architects and Urban designers)

3.4.4 Approach to Structuring Streets

The urban design framework for the proposed development makes provision for a primary "Y" Boulevard which is a 16m wide street defined by higher order building typologies.

A Hierarchy of streets is planned providing access and connection to all development parcels. Secondary (13m), and tertiary (10m) streets are planned with the lowest order residential streets with a 8m road reserve planned.

The two transport hubs that are planned are clustered with public facilities and open spaces, as illustrated below:

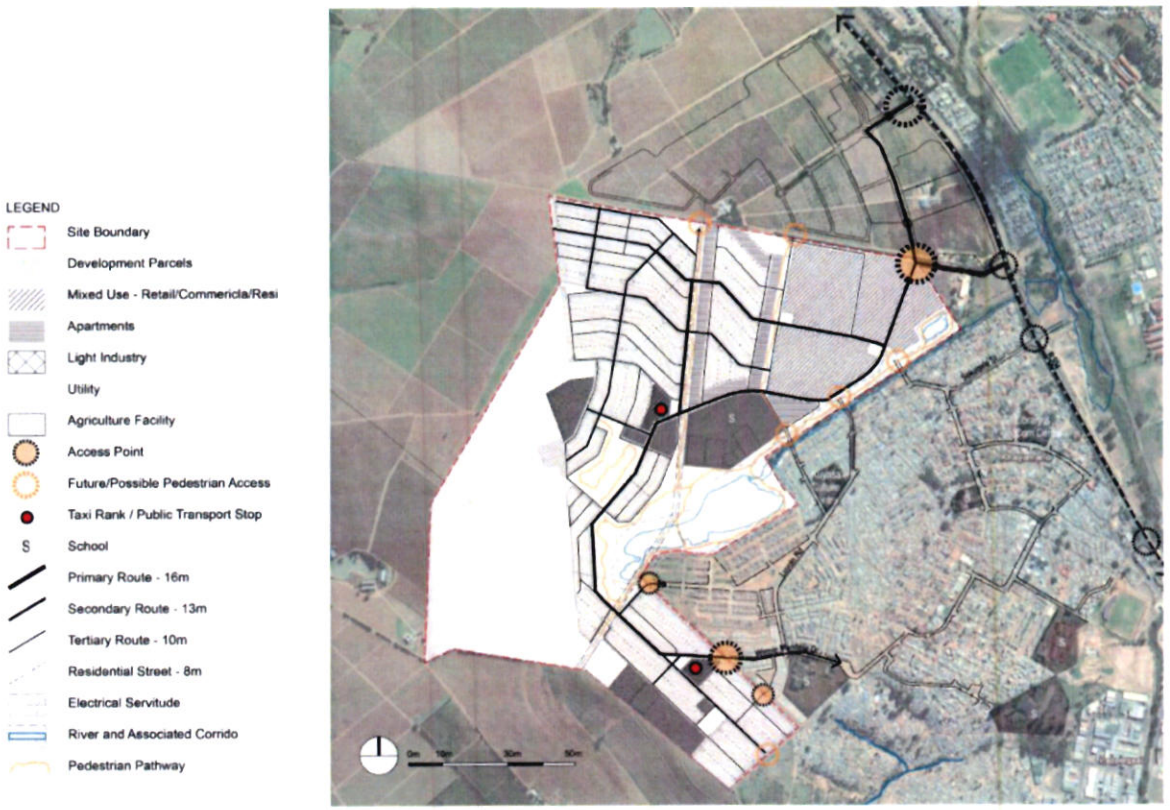


Figure 29 - Northern Extension Urban Design Framework – Movement & Access

Structuring routes 13m and 16m streets are associated with higher order movement opportunities, public transport, pedestrian and bicycle movement, Row house and apartment typologies:



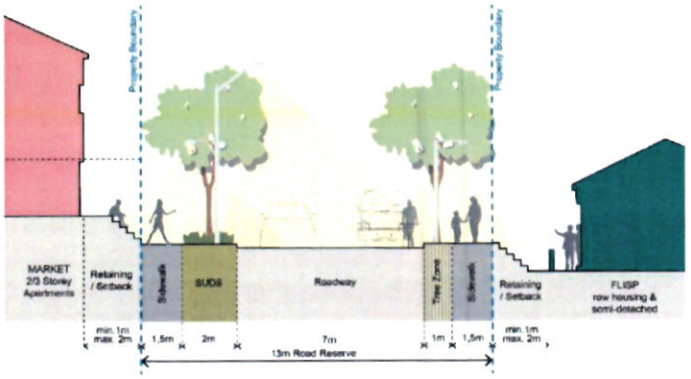


Figure 30 - 13m Road Reserve

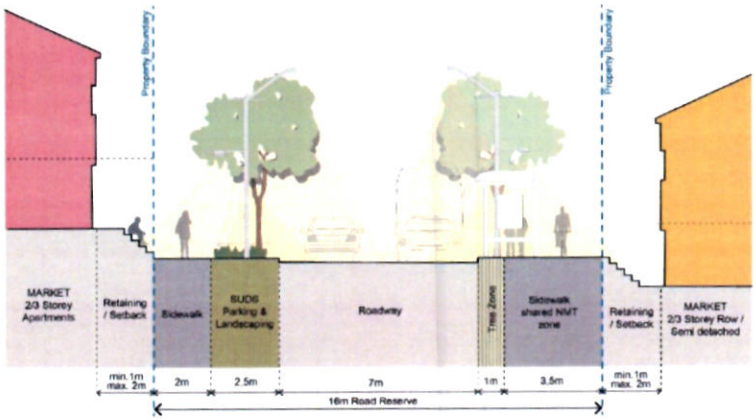


Figure 31 - 16m Road Reserve

The below site section illustrates the various uses, placement of buildings, landscaping and infrastructure etc. along Section FF of the proposed development:

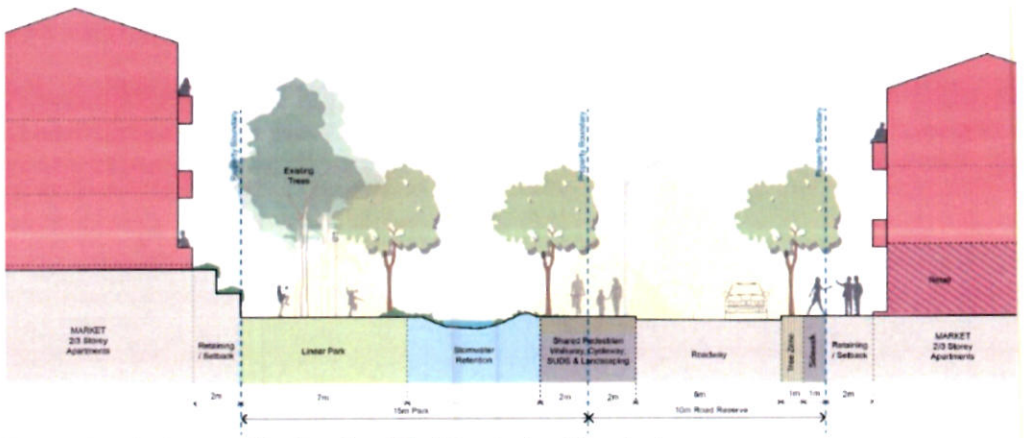


Figure 32 – Indicative Site Section FF - Structuring Streets



Figure 33 - Site Section FF

The design of the proposed development has responded to sloping topography of the site in that streets have been orientated with the contours and steep sloping areas (with a slope greater than 1 in 4) have been excluded from being developed as illustrated below:

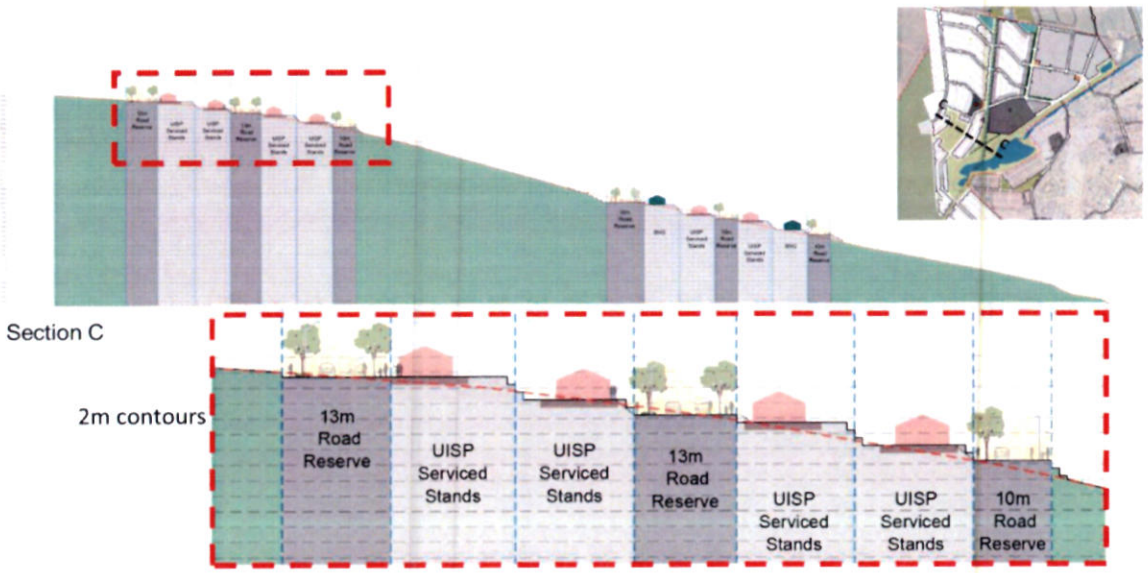


Figure 34 - Site Section CC

3.4.5 Approach to Neighbourhood Streets

Motivation for 8m Wide Shared Street

Streets often constitute a significant portion of developable land, sometimes accounting for up to 35% of the total land use of a development. They are frequently treated as utilitarian corridors in our urban landscape, almost always designed with the vehicle in mind. In developments with a residential nature, such as the Northern Extension, where people mostly move by foot, we suggest reducing the

minimum road width from 10m to 8m. This should only occur in areas with a residential focus, to **create a better living and walking environment while maximising the site's development potential.**

A 'shared street' is a residential street designed to eliminate the separations between walking, cycling, and vehicular movement, enhancing the street's liveability. While cars are permitted, they are considered "guests" and yield to other modes and activities. The shared surface design, typically a single surface with no level changes, disrupts the traditional hierarchy of mobility, naturally slowing down car movement, and allowing for a more efficient use of space.

In the South African context, creating safe, multifunctional spaces for children's recreation and play is crucial in housing layouts. By removing traditional distinctions between pedestrians and vehicles, the design encourages heightened awareness of surroundings, promoting physical safety. The concept of **"eyes on the street", underscores the importance of natural surveillance. A liveable street des**ign fosters increased safety by encouraging more people to be present and active, fostering a sense of community ownership and responsibility. This social connectivity can further contribute to safety, as people are more likely to look out for one another and report any suspicious activities.

In the **Northern Extension Integrated Mixed-Income Human Settlement Development** layout, there is a hierarchy of streets providing a range of street typologies and movement options. The higher-order street network facilitates thoroughfare of vehicular movement in standard roadways, while the strategic location of the shared-streets takes advantage of lower-order residential streets, primarily accessed by residents. Despite being lower-order streets, and narrower than the minimum Stellenbosch Municipal standard, these 8m wide streets still make provision for service vehicles.

In the Northern Extension, shared streets are associated with USIP stands (less formal residential zone). The less formal typology (USIP) is positioned adjacent to the shared street, as narrower streets demand less spatial definition, something that will only happen over time.

The inclusion of narrower 8m wide shared streets not only transforms the physical landscape but also encourages a shift in community dynamics. By reimagining streets as vibrant, shared spaces, we pave the way for safer, more inclusive environments. The integration of the 'eyes on the street' philosophy and the encouragement of active community participation not only enhances security but also fosters a sense of belonging.

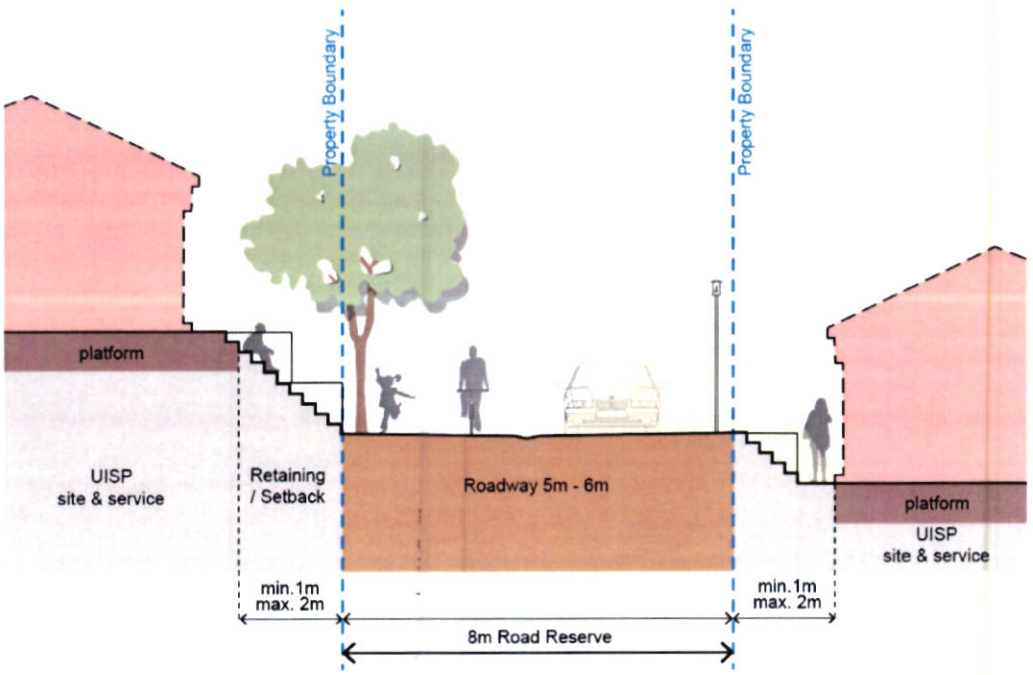
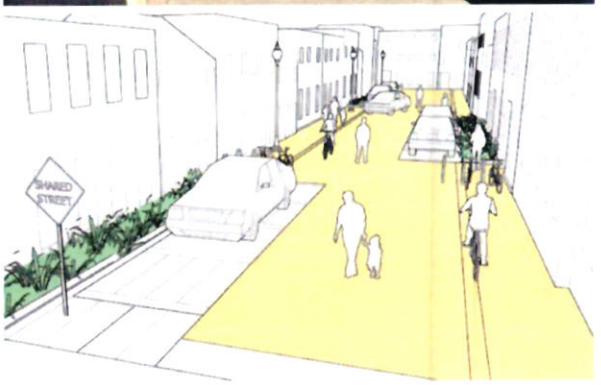


Figure 35: Indicative Street Section









Refer to the Urban Design Framework attached as **Annexure K**

4 APPLICATION PARTICULARS

The previous sections of this report has provided an overview of the site context and the various components of the site analysis undertaken to date, as well as an outline of the proposed development. Furthermore, previous sections of this report has detailed the potential impacts and the required approvals which will be needed for the legal implementation of the proposed development. However, in order to clarify the exact details of the application, this section will reiterate specifically what it is that is being applied for in this application.

Application is made for the consolidation, rezoning and subdivision of the following portions of the Farms 182 and 183 Stellenbosch in order to create an integrated mixed-income human settlement development:

- Portion 23 of Farm 183
- Portion 36 of Farm 183
- Remainder of Farm 182
- Portion of the Remainder of Farm 183
- Portion 1 of Farm 182
- Portion 1 of Farm 183
- Remainder of Portion 5 of Farm 183

An application is hereby submitted for the following:

i. In terms of Section **15(2)(e)** of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015, for the **consolidation** of Portion 23 of Farm 183, Portion 36 of Farm 183, Remainder of Farm 182, Portion of the Remainder of Farm 183, Portion 1 of Farm 182, Portion 1 of Farm 183, and the Remainder of Portion 5 of Farm 183 into one property.

ii. In terms of Section **15(2)(a)** of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015, for the **rezoning** of the consolidated property **from** "Agriculture and Rural Zone" **to a "subdivisional area" in order to allow for the following uses:**

- 1338 Conventional Residential Zone stands
- 1354 Less Formal Residential Zone stands
- 8 Multi-unit Residential Zone stands
- 25 Public Open Space Zone stands
- 2 Transport Facility Zone stands
- 4 Mixed Use Zone stands
- 2 Education Zone stands
- 2 Agriculture and Rural Zone stands
- 3 Utility Zone stands
- 6 Community Zone stands
- Public Roads and Parking

as shown on the proposed Subdivision plan (attached as **Annexure F**).

iii. In terms of Section **15(2)(d)** of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015, for the **subdivision** of the consolidated property in accordance with the attached Subdivision plan (attached as **Annexure F**), in order to give effect to the proposed land uses.

4.1 Proposed Consolidation

Application is made in terms of **Section 15(2)(e)** of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015, for the **consolidation** of Portion 23 of Farm 183, Portion 36 of Farm 183, Remainder of Farm 182, Portion of the Remainder of Farm 183, Portion 1 of Farm 182, Portion 1 of Farm 183, and the Remainder of Portion 5 of Farm 183 into one property.

CONSOLIDATION PLAN

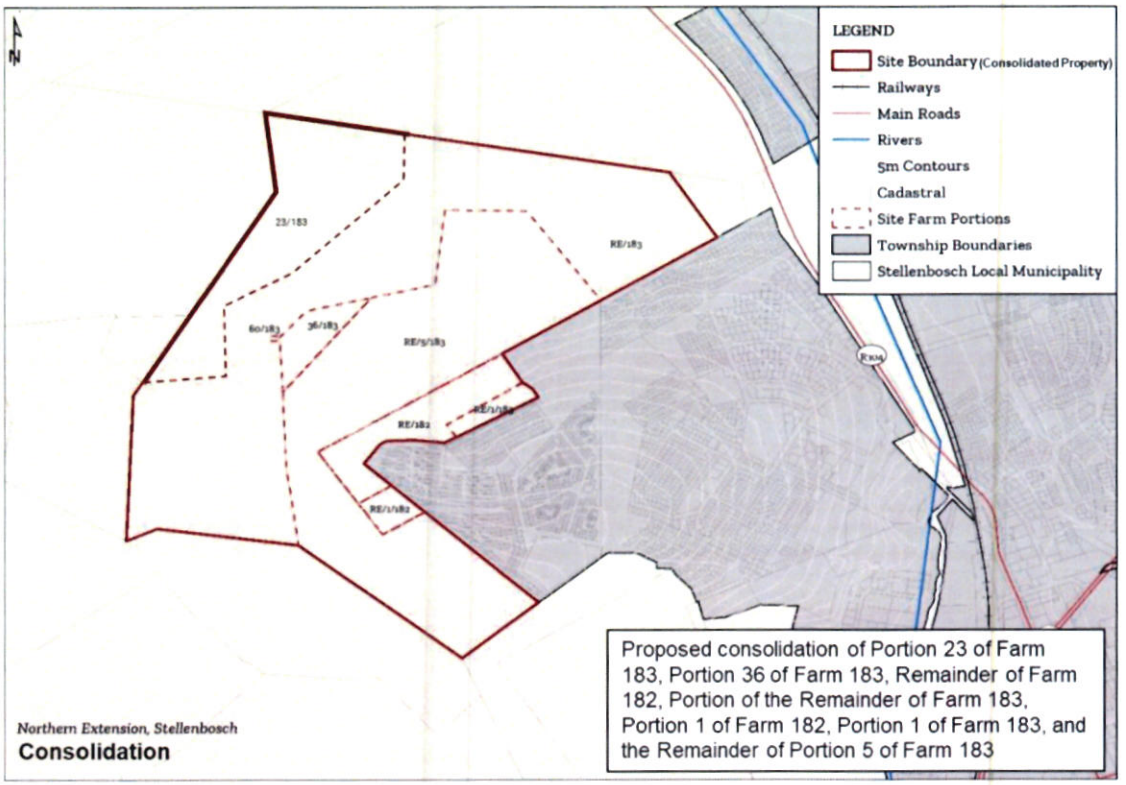


Figure 36 - Proposed Consolidation

Refer to the Consolidation Plan attached as **Annexure S**.

4.2 Proposed Rezoning

Application is made in terms of **Section 15(2)(a)** of the Stellenbosch Municipality Land Use Management By-laws, 2015 for the **rezoning** of the consolidated erf **from** "Agriculture and Rural **Zone" to a "subdivisional area" in order to allow for the following uses:**

- 1338 Conventional Residential Zone stands
- 1354 Less Formal Residential Zone stands
- 8 Multi-unit Residential Zone stands
- 25 Public Open Space Zone stands
- 2 Transport Facility Zone stands
- 4 Mixed Use Zone stands
- 2 Education Zone stands
- 2 Agriculture and Rural Zone stands
- 3 Utility Zone stands

- 6 Community Zone stands
- Public Roads and Parking

See the subdivisional layout plan attached as **Annexure G** for detail.

All the standard development parameters of the Stellenbosch Municipality: Zoning Scheme By-Law, 2019 (Density, Coverage, Height, etc.) will be applicable to the proposed development. No deviations or departures are being applied for.

4.3 Proposed Subdivision

Application is made in terms of Section **15(2)(d)** of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015, for the **subdivision** of the consolidated erf in accordance with the attached Subdivision plan (attached as **Annexure G**), in order to give effect to the proposed land uses.

4.4 Proposed land uses

The main objective was to undertake a Broad Conceptual Urban Design framework for the Northern Extension, Stellenbosch, for a mixed-income development, creating housing opportunities various income categories.

The proposed urban design framework of the Northern Extension Integrated Mixed-Income Human Settlement Development consists of the following projected land uses:

- 1338 Conventional Residential Zone stands
- 1354 Less Formal Residential Zone stands
- 8 Multi-unit Residential Zone stands
- 25 Public Open Space Zone stands
- 2 Transport Facility Zone stands
- 4 Mixed Use Zone stands
- 2 Education Zone stands
- 2 Agriculture and Rural Zone stands
- 3 Utility Zone stands
- 6 Community Zone stands
- Public Roads and Parking

The proposed layout plan the proposed subdivisional area into the mentioned land uses is shown in **Annexure G** attached.

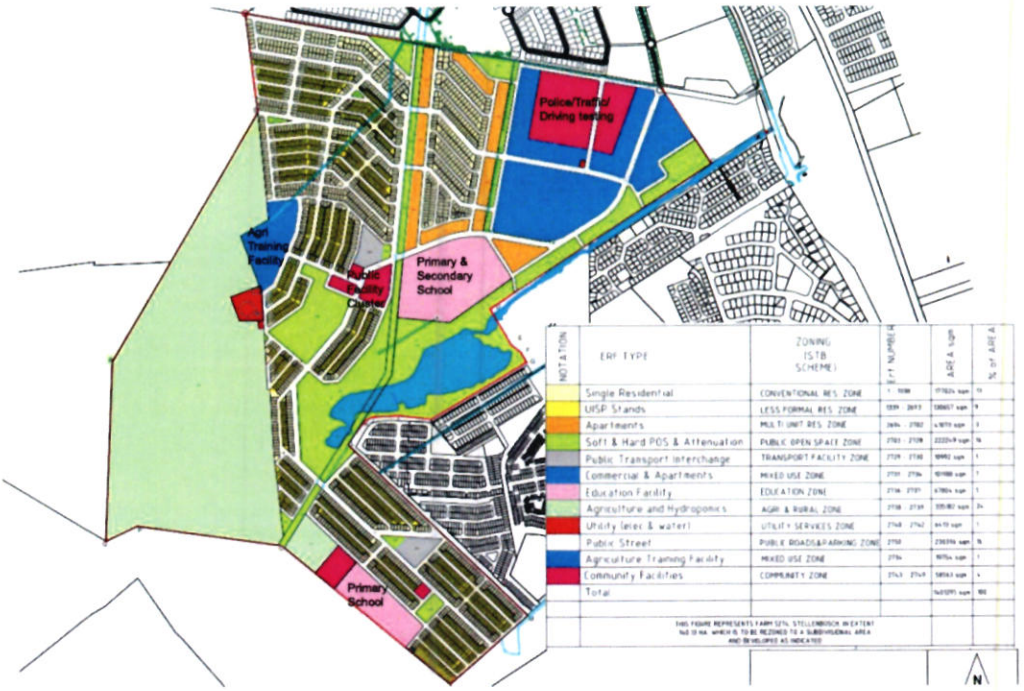


Figure 37 – Northern Extension Integrated Mixed-Income Human Settlement Development Subdivisional Layout Plan

There is a total of approximately 4500 planned residential opportunities across various typologies to cater for a wide range of income groups, as illustrated below:

Table 7 - Northern Extension Land Use and Yield

Northern Extension					
Land Use & Areas					
Zoning	**Description**	**Number of units**	**Area (sqm)**	**Area (ha)**	**% of area**
Conventional Residential Zone	Freestanding - GAP/FLISP/Subsidised	1,338	177024	17.70	12.63%
Less Formal Residential Zone	UISP - Serviced sites	1,354	130657	13.07	9%
Multi Unit Residential Zone	Apartments (Subsidised, priv rental, social housing)	739	41073	4.11	3%
Public Open Space Zone	Hard and soft public open spaces and attenuation ponds	na	222249	22.22	16%
Transport Facility Zone	Public Transport Interchange	na	10992	1.10	1%
Mixed Use Zone	Mixed Use - Commercial & Apartments	1,032	101188	10.12	7%
Education Zone	Education Facility (2 primary, 1 secondary)	na	67804	6.78	5%
Agricultural and Rural Zone	Hydroponics & agriculture	na	335182	33.52	24%
Utility Services Zone	Water and electricity	na	6413	0.64	0%
Public Roads and Parking Zone	Streets	na	230396	23.04	16%
Mixed Use Zone	Agricultural training facility	na	19754	1.98	1%
Community Zone	Worship, post office, clinic, hall, ICT, police, driving centre	na	58563	5.86	4%
TOTAL		**4463**	1401295	140.13	100%

Land Use Distribution

Land use includes:

- Range of housing typologies (+-/4700 units)
- Vertical mixed-use development (commercial, retail, resi)
- Public transport nodes
- Range of open space typologies
- Range of public facilities including:
  - 2 primary schools
  - 1 secondary school
  - 17 small creches/day cares
  - 5 Place of workshop
  - 1 post office
  - 1 community hall
  - 1 Primary health clinic
  - 1 ICT access point

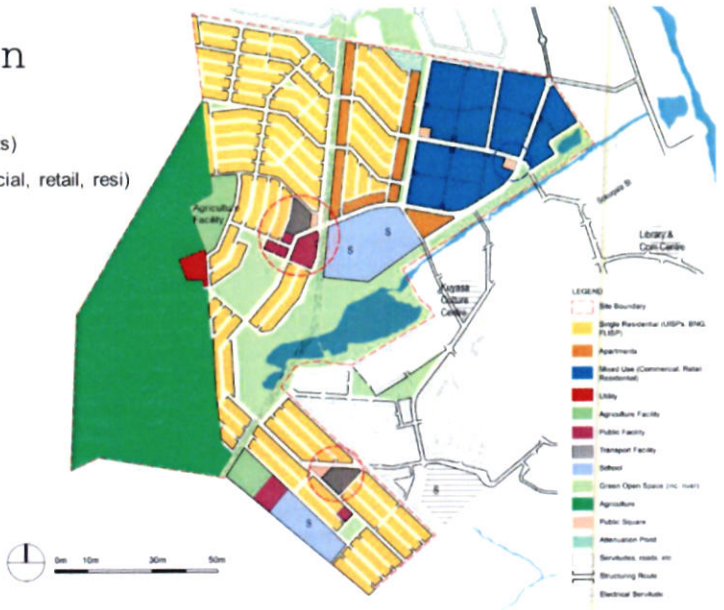


Figure 38 - Northern Extension Land Use Distribution

Some examples of the various land uses incorporated in the layout plan are provided in the images below. Refer to the Urban Design Framework attached as **Annexure K** for more details:

Design Elements

Agriculture Facilities



Figure 39 - Proposed Agricultural Facilities

Design Elements

Approach to Mixed-use

- Vertical and horizontal mixed-use
- The area assigned to mixed-use is +/-14ha. The blocks drawn are superblocks and will be broken up into smaller development parcels where necessary.
- Heights would vary between 3 – 5 storeys.
- Land use mix includes residential, office, retail, and public space.
- Retail could range from line shops to 'bigger box; stores such as Food Lover Market to even a small retail centre but as much as possible would include a vertical residential mix.



Figure 40 - Proposed Mix Use Development

Refer to the Urban Design Framework attached as **Annexure K**.

4.5 Proposed Phasing

The size and magnitude of the proposed development will require a phased approach to be taken in the implementation of the project. It is therefore envisioned that the development implementation (construction) will be executed in a number of phases that will be informed by market demand, as well as the availability of funding and infrastructure for the development of a specific. The Northern Extension Development has been divided into a number of phases as described in the section below that has provisionally been developed which will be further refined as the detailed design processes continue.

The sequence of how specific phases will be implemented will also be dependant on a number of factors such as the demand for a specific land use at any given time as well as the availability of funding. Due to the numerous sources of funding that will be accessed by the proposed development, some of the phases could also be implemented in parallel.

The provisional phasing plan is illustrated below:

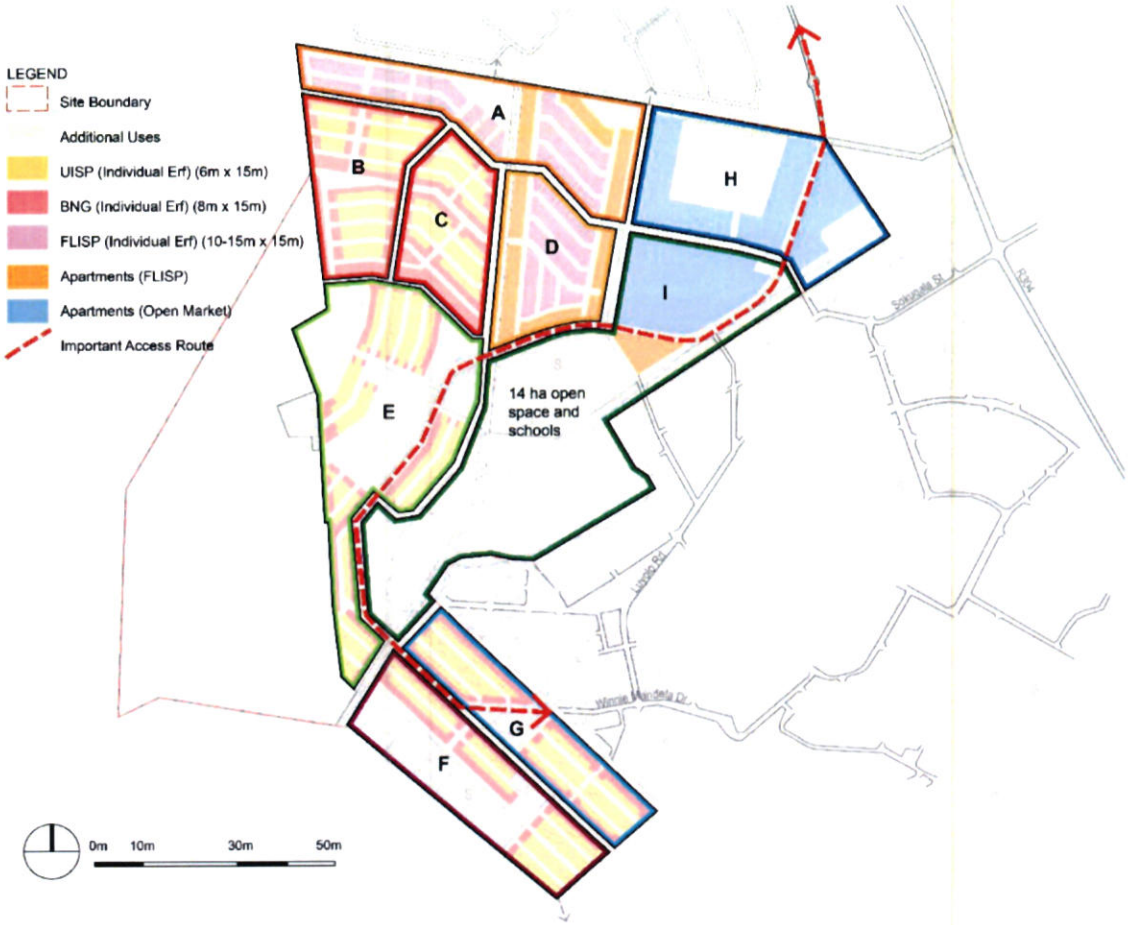


Figure 41 - Provisional Phasing Plan

The estimated number of units that could be developed per phase is provided in the table below:

Table 8 - Estimated number of residential units per phase

Precinct	Approximate Total Units per phase	Typology Mix
A	560	FLISP and apartments
B	500	BNG and UISP
C	**430**	**BNG (130) and UISP (300)**
D	460	FLISP and apartments
E	490	BNG, UISP, public facilities and space
F	440	BNG, UISP, primary school & hydroponics centre
G	450	BNG, UISP, taxi rank
H	470	Mixed-use, driver testing centre and police station
I	660	Mixed-use, apartments, open space, schools x2
TOTAL	4460	

It is envisaged that Phase C could potentially be developed as the first phase to create the fist subsidised housing opportunities, and the UISP serviced sites could as a first step be developed as a TRA facility to accommodate a number of households that can be provided with shared services as an interim step.

The infrastructure requirements will also need to be carefully considered when planning the implementation of a specific phase.

See the Provisional Phasing Plan attached as **Annexure L**.

5 MOTIVATION

5.1 Land development principles

The proposal is consistent with existing Policy and Planning Frameworks and adheres to the principles of the Spatial Planning and Land Use Management Act, 2015 (Act No 16 of 2013). (SPLUMA). This application complies with the following General Principles for development as stated in Chapter 2 of the Spatial Planning and Land Use Management Act, 2013 (Act No 16 of 2013):

- Section 7 (b): The principle of spatial sustainability, whereby spatial planning and land use management systems must:
    - (vi) promote land development in locations that are sustainable and limit urban sprawl; and
    - (vii) result in communities that are viable;

- Section 7 (c): The principle of efficiency whereby:
    - land development optimises the use of existing resources and infrastructure.

The proposal also sets out to meet the land development principles referred to in Section 42 of the Spatial Planning and Land Use Management Act (Act 16 of 2013) (SPLUMA) and Chapter VI of the Western Cape Land Use Planning Act (Act 3 of 2014) (LUPA):

- Spatial justice
- Spatial sustainability
- Efficiency
- Spatial resilience
- Good administration

5.1.1 Spatial justice

The principle of spatial justice relates to redressing the past development imbalances to improve access to, and use, of land. The goal of the proposed integrated housing development in the proposed Northern Extension Development is to provide a range of subsidised and affordable housing opportunities, in a well located neighbourhood close to community facilities and economic opportunities. The provision of housing opportunities and services in the area is intended to service people of different races, cultural backgrounds, religions, etc. to bring about community and social cohesion.

5.1.2 Spatial sustainability

The principle of spatial sustainability relates to land use management systems that promote land development that is within the fiscal, institutional and administrative means of South Africa, must protect prime and unique agricultural land, and must comply with environmental laws and limit urban sprawl. The land identified for the proposed development is ideally located within the urban edge of the municipality and in an area that is earmarked for urban expansion according to the Spatial Development Framework, in between already established neighbourhoods. This contributes to both spatial sustainability and spatial resilience.

5.1.3 Efficiency

The principle of efficiency relates to the optimal use of existing resources and infrastructure. The development of the study area will capitalise on the existing infrastructure. Such infrastructure includes the existing movement networks and bulk service connections. The development will also yield the least impact on the environmental resources of the area, and protect the open areas from being further invaded and degraded.

5.1.4 Spatial resilience

The principle of spatial resilience relates to the flexibility of spatial policies and land use management systems. The design of the development incorporates a maximum flexibility block approach to allow for street blocks to be broken up in different ways to accommodate varying approaches to land use, building typology and density. This flexible block approach creates room to accommodate changing needs over time.

5.1.5 Good administration

The principle of good governance relates to all spheres of government ensuring an integrated approach to land use and land development. The proposed development supports the principle of good administration as it is aligned to the overall strategic spatial development of the municipal area as indicated in the Stellenbosch Municipality Spatial Development Framework and the Integrated Development Plan.

5.2 Need and Desirability

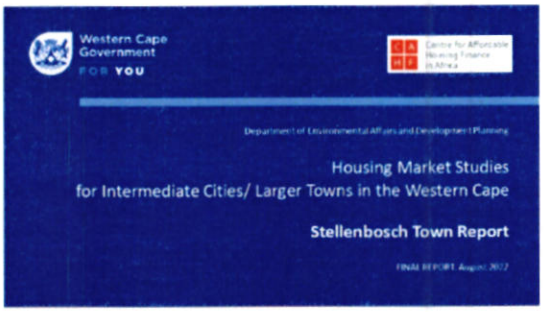
5.2.1 Need

According to the Stellenbosch Municipality Integrated Development Plan (IDP) 2016/2017, **"Stellenbosch faces a shortage of around ±20 000 housing units".**

In accordance with the housing need, Stellenbosch Municipality has identified the subject site for residential purposes.

A Northern Extension Draft Feasibility Report has already been completed in January 2017 where a clear demand for housing was shown and a need for the project established. The aim of the study was to conduct a due diligence assessment to establish whether it is suitable for the expansion of a mixed-use development to the north of Kayamandi. The key focus of the proposed development would be to provide different housing typologies (including flats) in the 'BNG, Lower-Gap, Gap and Upper-Gap' segments.

Housing Demand in Stellenbosch:



In a housing market study conducted by the Centre for Affordable Housing Finance in Africa, for the Western Cape Department of Environmental Affairs and Development Planning, it is stated that an estimated 25% of residents live in the 29 informal settlements in the municipality.

The data indicates that housing need is concentrated in particular areas of the town. Cloetesville, Idas Valley, Khayamandi, and Jamestown make up **nearly half of the municipality's total BNG housing need. Cloetesville (84%), and Idas Valley (88%)** have the highest proportion of applicants on the waiting list for 10 years or more.

Many people on the housing demand database have been waiting for housing assistance for years. According to the 2019 SDF, 74% of the applicants (for the entire municipality) had been on the waiting list for longer than 10 years, 24% of which are currently on the waiting list for more than 20 years.

The presence of informal settlements and backyard dwellings in Stellenbosch town, clearly demonstrates a housing demand, indicating the number of households unable to find alternate, adequate accommodation which is affordable. The location of these dwellings may indicate areas of opportunity for settlements, or may express preferences for location with respect to formal or informal employment.

As of November 2021, the number of households from Stellenbosch town on the waiting list was 11 396, of which 47% stay in Khayamandi.

Housing need is concentrated in particular areas of the town: Cloetesville, Idas Valley, Khayamandi, Jamestown, and central Stellenbosch. In addition to unmet housing needs for students reliant on financial aid, there is lack of housing for young families and young people starting their career. Technopark employees, university staff, teachers at local schools, lecturers, support staff at university are also another key market which is not sufficiently met.

The unmet housing need is most pronounced in the lowest segment, a large number of households with a monthly income below R7 300—approximately 17 900 households, or 51% of the total. However there are only 1 115 formal houses on the deeds registry valued below R300 000. This would suggest an unmet need for affordable formal housing: many of these households may currently be renting, and/or staying in informal settlements or backyard dwellings which are not reflected in the deeds data.

Similarly, in the income segments between R7 300/month and R22 200/month, there are far more households (approximately 8 500) than there are houses in the corresponding market segment which would be affordable to households with this income (around 2 800). One possibility may be that a number of these households are renting, or staying in informal dwellings. The data does suggest there is an undersupply of houses valued in the affordable and conventional market segments.

A clear need for a mixed use integrated development that will cater for a range of income categories and residential typologies is therefore clearly demonstrated. There is accordingly an urgent need for the Property to be developed so as to create an integrated residential environment, providing for a range of housing opportunities and choice by catering for a mix of types of housing.

Th e Stellenbosch Municipality's IDP an d Spatial Development Framework (SDF) have also identified the need for housing opportunities for the Kayamandi area. Kayamandi is currently subjected to pressure for outward expansion, mainly from new residents moving to Stellenbosch from elsewhere. This migration of people causes increased pressure on municipal services such as water, sanitation and electricity supply.

The proposed Northern Extension Integrated Mixed-Income Human Settlement Development will assist in providing much needed affordable housing opportunities in a location that is close to community facilities and economic opportunities.

5.2.2 Desirability

The site of development, the Northern Extension of Stellenbosch, is situated north of Khayamandi, adjacent to Cloetesville and Welgevonden Estate, within the Stellenbosch Municipal area. The site is located on the western side of the R304 (main arterial from the North) to Stellenbosch.

The proposed development will provide much needed housing to the local community, in an infill development area in between existing developments and thereby integrating with existing infrastructure. The community will as a result realize an increased sense of security and human well-being as the erf currently poses a threat of being invaded.

The proposed development will contribute to the character of the area and will create much needed housing opportunities that are close to community facilities and economic opportunities. The proposed development will promote safer urban environments. Generally, the utilisation of vacant and otherwise wasted space contributes to a safer residential environment. This is achieved through the elimination of loitering space for antisocial behaviour as well as the increase in surveillance brought about by additional frontages onto open space by residential infill.

The proposed development will further bring about an increase in the tax rate base for the Local Authority as well as reduced operational costs for maintenance of under-utilised land. The variation of erf sizes provided in the layout adds flexibility to the housing typologies that can be accommodated on the site, thereby catering for a range of different income groups.

The proposed development embraces economic development by creating an environment that is conducive to and encourages economic development is vital for the creation of a quality urban settlement. The proposed Public spaces are integrated with community facilities and services, thereby creating linkages of facilities adjacent to public open spaces to allow for resource sharing between activities, thereby promoting 'place-making'.

Public spaces will be created which will act as focal points for social interaction that are responsive, attractive and comfortable to the community. Therefore, a key objective is the creation of dignified public space precincts. Public Spaces are also as far as possible linked to one another via landscaped priority routes within the development, thus creating a pleasant environment and enabling local end users to easily navigate between public spaces.

The proposed Northern Extension Integrated Mixed-Income Human Settlement Development aims to achieve a feasible inclusionary development approach that provides for the integration of:

- Quality sustainable infrastructure according to municipal standards;
- mixed income residential environment;
- rich choice of housing modalities;
- various tenure options;
- quality built environment;
- economic opportunities;
- provision of full range of transport and social facilities; and
- delivered in one seamless development process.

5.3 Strategic National, Provincial and Local Planning Frameworks and Policies

The proposed housing development is aligned with the strategic local and provincial plans. This section discusses the plans that are applicable to this application and their relation to the proposed development. This section will explore various policy and strategic framework documents that are

relevant to the site and study area. This is critical in order to ensure that the strategies and proposals within the Northern Extension are aligned to Stellenbosch Municipality's overall strategic vision.

Various policies were reviewed to determine if there are any legislation, management strategies or frameworks pertaining to the site or the study area that need to be considered in the development of the Northern Extension. The relevant Acts, policies, frameworks and documents on the National-, Provincial-, District- and Local levels are discussed in the following sections.

There are several policies from the national- to local level impact future development. It is essential to ensure alignment between policies to ensure buy-in and political support at all spheres of Government. Both the Stellenbosch SDF and IDP indicate the need for housing in the form of integrated development. The vision of the Northern Extension project, therefore, supports the goals and objectives of these documents.

Stellenbosch experienced a relatively high population growth rate of 2.73% between 2016 and 2020, placing significant pressure on the limited housing stock. Although the Municipality can boast with a relatively high education force, the employment figures are relatively low, with less than 40% of the workforce being employed. Households, therefore, have a low income, and nearly 80% of households are classified as low-income earners, earning less than R3,200 per month.

5.3.1 National policy context

5.3.1.1 The National Development Plan 2030

The National Development Plan (NDP) 2030 was developed by the National Planning Commission (NPC) in the office of the President in 2012. The objectives stated within the NDP include the need for a strong and efficient planning system, integrated across the various spheres of government. The NDP sets out an integrated strategy for accelerating growth, eliminating poverty and reducing inequality, by 2030. It further provides a new focus for planning authorities to embrace several other policies of the government, developed since 1994. Accordingly, the NDP places spatial transformation as the key challenge and objective within South Africa and is seen as the foundation, and enabler, of economic growth and development.

Chapter 8 of the NDP 2030 deals with "Transforming Human Settlements", where specific provision is made for spatial planning, and which includes issues of importance for the review of a Spatial Development Framework (SDF). The NDP states that "planning in South Africa will be guided by normative principles to create spaces that are liveable, equitable, sustainable, resilient and efficient, and support economic opportunities and social cohesion". These principles for spatial development are premised on spatial justice, spatial sustainability, spatial resilience, spatial quality and spatial efficiency. These principles are regulated in Chapter 2 of the Spatial Planning and Land Use Management Act, 2013 (SPLUMA): Development Principles Sections 7(a), (b), (c), (d) and (e).

Furthermore, the NDP proposes that: "These principles need to be incorporated into operational principles that provide guidance on":

- Integrating rural and urban areas;
- Accommodating social diversity within the built environment;
- Creating more dense settlements without raising the cost of land and housing for the poor;
- Integrating transportation systems and land use;
- Broadening the economic base of towns and cities through the supply of reliable infrastructure, suitable land and property, connectivity, skills and logistics;
- Building community involvement and partnerships;
- Supporting the development of vibrant, diverse, safe, green and valued places; and
- Ensuring that governance arrangements and leadership deliver equitable and efficient decision-making."

The spatial interventions, concepts and principles underpinning the formulation of the Broad Conceptual Urban Design Framework for the Northern Extension is therefore aligned with the NDP objectives ensuring spatial transformation, liveable and equitable urban spaces.

5.3.1.2 Spatial Planning and Land Use Management Act

The Spatial Planning and Land Use Management Act (2013) (SPLUMA) is a law assented to by the President of the Republic of South Africa on 5 August 2013. SPLUMA replaced the Development Facilitation Act (DFA) and the Land Use Planning Ordinance, 15 of 1986 (LUPO), and came into effect on 1 July 2015. SPLUMA is a framework act for all spatial planning and land use management legislation in South Africa. It seeks to promote consistency and uniformity in spatial planning and management related procedures and decision-making. Other objectives include addressing historical spatial imbalances and integrating the principles of sustainable development into land use and planning regulatory tools and legislative instruments. SPLUMA requires national, provincial and municipal spheres of government to prepare SDFs that establish a clear vision that must be developed through a thorough inventory analysis based on national spatial principles and local long-term development goals and plans. SPLUMA was developed to legislate a single and integrated planning system for South Africa. Furthermore, SPLUMA provides a framework for spatial planning and land use management and, as such, it can be used as a tool to aid the spatial transformation of our rural and urban areas.

As it pertains to urban planning, SPLUMA provides for two pillars of planning, namely spatial forward planning and land use management, or land development administration. SPLUMA provides general development principles in Chapter 2, subsection 7(a)-(e) of the Act, that applies to spatial planning and land use management, including:

- Spatial justice: Past spatial, and other, development imbalances must be redressed through improved access to, and use of, land.
- Spatial sustainability: Spatial planning and land-use management systems must promote land development that is within the fiscal, institutional and administrative means of South Africa, protect prime and unique agricultural land, comply with environmental laws and limit urban sprawl.
- Efficiency: Land development should optimise the use of existing resources and infrastructure, and decision-making procedures must be designed to minimise negative financial, social, economic or environmental impact.
- Spatial resilience: Flexibility in spatial plans, policies and land-use management systems are accommodated to ensure sustainable livelihoods in communities that are most likely to suffer the impacts of economic and environmental shocks.
- Good administration: All spheres of government are to ensure an integrated approach to land-use and land development, that is guided by spatial planning and land-use management systems. All governmental departments are to provide sector inputs, comply with any other requirements and follow a transparent public process.



Figure 42: SPLUMA principles

Sustainable principles, regulations and practices are incorporated in the proposed development plans for the Northern Extension. The spatial interventions conform to these normative principles to ensure sustainable development and the promotion of natural, human, social and physical capital within Stellenbosch.

5.3.1.3 National Environmental Management Act

The National Environmental Management Act (Act.107 of 1998) (NEMA) provides for cooperative environmental governance by establishing principles for decision-making on matters affecting the environment. It also provides for certain aspects of administration and environmental management law enforcement to be undertaken by institutions that can promote cooperative governance and procedures for co-ordinating environmental functions exercised by organs of government.

NEMA is crucial in matters of environmental sustainability, resilience to climate change and the sustainable use of natural resources, as these are key to the current and future socio-economic well-being of residents within a municipal area. To this end, it is crucial that NEMA principles, in conjunction with the development principles set out in SPLUMA, are applied. Both NEMA and SPLUMA provide for an integrated and coordinated approach towards managing land use and development processes. This approach is based on co-operative governance and foresees the utilisation of spatial planning and environmental management instruments, such as SDFs and EMFs, to align the requirements of allowing development, while ensuring that biodiversity, as well as other sensitive natural elements, are protected.

The NEMA principles are considered and a spatial strategy that is environmentally sustainable, and which creates a balance between development and the protection of natural resources are presented.

5.3.1.4 National Heritage Resources Act

In terms of the National Heritage Resources Act (Act 29 of 1999) (NHRA), Section 30(5), it is a legal requirement for local authorities to compile an inventory of heritage resources within their areas of jurisdiction: "At the time of the compilation, or revision, of a town planning scheme or spatial development plan, or at any other time of its choosing…". It also requires that the planning authority submit the inventory to the relevant provincial heritage authority "which shall list in the heritage register" those heritage resources that fulfil certain heritage criteria, as stated in the Act.

When read in conjunction with Section 34 of the NHRA, this includes the identification, mapping and grading of structures older than 60 years. A consequence of Section 34 of the NHRA, is that approval for demolitions and alterations to buildings older than 60 years, currently falls within the jurisdiction of Heritage Western Cape (HWC), and not the local authority. This will remain the case until a local authority obtains competency from HWC to fulfil these functions. Significantly, the NHRA is structured to encourage decision-making on the management of heritage resources to be devolved to a local level, i.e. "where such resources are deemed to be of local significance." (Western Cape Government, 2013).

With regards to the National Heritage Resources Act (NHRA), Act 29 of 1999, certain activities may not be initiated without any prior approval/consent from the competent authority, which in this case would be Heritage Western Cape (HWC), if they have a potential to impact on the heritage or cultural features (structures older than 60 years, landscapes and natural features of cultural significance, geological sites of scientific or cultural importance, archaeological and palaeontological sites, graves and burial grounds, sites of significance relating to slavery or movable objects) considered to be a national estate and need to be preserved or protected. Section 38 (1) of the NHRA provides a list of the activities which should be authorised by Heritage Western Cape (HWC) and is quoted below:

38. (1) Subject to the provisions of subsections (7), (8) and (9), any person who intends to undertake a development categorised as-

(a) the construction of a road, wall, powerline, pipeline, canal or other similar forms of linear development or barrier exceeding 300m in length;

(c) any development or other activity which will change the character of a site—

(i) exceeding 5,000m2 in extent; or

(ii) involving three or more existing erven or subdivisions thereof; or

(iii) involving three or more erven or divisions thereof which have been consolidated within the past five years; or

(iv) the costs of which will exceed a sum set in terms of regulations by South African Heritage Resource Agency (SAHRA) or a provincial heritage resources authority;

(e) any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority.

The development of the Northern Extension site is therefore designed in such a way as to protect heritage areas, heritage resources and areas of cultural value. A comprehensive heritage impact assessment was completed and guided the development plan of the proposed development.

5.3.1.5 Integrated Urban Development Framework

The Integrated Urban Development Framework (IUDF) is the government's policy position, coordinated by the Department of Co-operative Governance and Traditional Affairs (COGTA), to guide the future growth and management of urban areas. The IUDF responds to the post-2015 Sustainable Development Goals (SDGs), particularly Goal 11, which focuses on making cities and human settlements inclusive, safe, resilient and sustainable.

An important outcome of the IUDF is that of spatial transformation. The policy levers that have been identified are crucial for maximising the potential of urban areas, by integrating and aligning investments in a way that improves the urban form. The IUDF adopted a Transport-Oriented Development (TOD) approach to urban design, where all development policies promote higher-density urban development along mass transit corridors. This approach should promote investment in human

settlements and other key economic infrastructure, further enabling mobility and accessibility to social and economic opportunities.

To reach its vision, the IUDF identifies four strategic goals (defined below) which will aid in achieving the transformative vision of restructured urban spaces, and compact, connected cities and towns:

- Spatial integration: To forge new spatial forms in a settlement, transport, social and economic areas.
- Inclusion and access: To ensure people have access to social and economic services, opportunities and choices.
- Growth: To harness urban dynamism for inclusive, sustainable economic growth and development.
- Governance: To enhance the capacity of the state and its citizens to work together to achieve spatial and social integration.

The range of public facilities proposed in the development will ensure that the Stellenbosch Municipality will expand facilities to be more accessible and offer improved services. There is an effective clustering of public facilities within each urban centre which will enable user convenience and efficient management. The proposed development will contribute to providing an inclusive, safe, resilient and sustainable human settlement, and will promote collaboration between local government and citizens and integrated development.

5.3.1.6 National Water Act

The National Water Act (NWA), Act 36 of 1998, aims to regulate the use of water and/or activities that may potentially impact water resources through the categorisation of water use activities as described in Section 21 of the said Act:

(a) Taking water from a water resource;

(b) Storing water;

(c) Impeding or diverting the flow of water in a watercourse;

(d) Engaging in a stream flow reduction activity contemplated in section 36;

(e) Engaging in a controlled activity identified as such in section 37(1) or declared under section 38(1);

(f) Discharging waste or water containing waste into a water resource through a pipe, canal, sewer, sea outfall or other conduits;

(g) Disposing of waste in a manner that may detrimentally affect a water resource;

(h) Disposing of in any manner of water which contains waste from, or which has been heated in any industrial or power generation process;

(i) Altering the bed, banks, course or characteristics of a watercourse;

(j) Removing, discharging or disposing of water found underground if it is necessary for the efficient continuation of an activity or the safety of people; and

(k) Using water for recreational purposes.

The provision of the National Water Act (NWA), Act 36 of 1998 will be complied with as part of the development rights applications for the proposed development.

5.3.1.7 Comprehensive plan for the development of sustainable human settlements (Breaking New Ground)

The Comprehensive Plan for the Development of Sustainable Human Settlements, alternatively referred to as "Breaking New Ground" (BNG) (August 2004), provides detailed information on the programmes commissioned by the National Department of Human Settlements. This plan is fundamentally about the need to move away from a housing-only approach, to a more holistic development of human settlements, including the provision of social and economic infrastructure, as well as to promote the achievement of a non-racial, integrated society through the development of sustainable human settlements and quality housing. This program aims to utilise housing delivery as a mechanism for the development of sustainable human settlements, in support of spatial restructuring. It moves beyond the provision of basic shelter, towards achieving the broader vision of integrated, sustainable and economically generative human settlement systems, at both local and regional scales. The following are fundamental points and principles of this new approach:

- Progressive informal settlement eradication;
- Promoting densification and integration in urban centres;
- Enhancing spatial planning in both urban and rural contexts;
- Enhancing the quality and location of new housing projects;
- Supporting urban renewal programmes; and
- Developing social and economic infrastructure.

BNG moves away from the current singular focus of housing delivery (numbers), towards more responsive mechanisms that address the multi-dimensional needs of sustainable human settlements. The proposed Northern Extension Integrated Mixed-Income Human Settlement Development is fully aligned with the principles of the Breaking New Ground policy.

5.3.2 Provincial policy context

5.3.2.1 Western Cape Provincial Spatial Development Framework

The Provincial Spatial Development Framework (PSDF) provides a shared spatial development vision for both the public and private sectors and serves as the guide to all sectoral considerations concerning space and place in the Western Cape. The PSDF serves to guide the location and form of

public investment and seeks to influence other investment decisions, by establishing a coherent and logical framework for spatial investment. The PSDF furthermore provides the spatial development policy framework through which the various provincial strategic goals will drive economic growth, improve natural resource management and resource use efficiencies, and develop more sustainable and integrated settlements.

The Provincial spatial agenda can be summarised as follows:

- Growing the Western Cape economy, in partnership with the private sector, non-governmental and community-based organisations;
- Using infrastructure investment as the primary lever to bring about the required urban and rural spatial transitions; and
- Improving oversight of the sustainable use of the Western Cape's spatial assets.

The PSDF includes four spatial themes, namely resources, space economy, settlement and spatial governance. The policies and strategies that flow from these themes focus on strategic investment in the space economy, settlement restructuring and the protection of the Province's natural and cultural resource base.

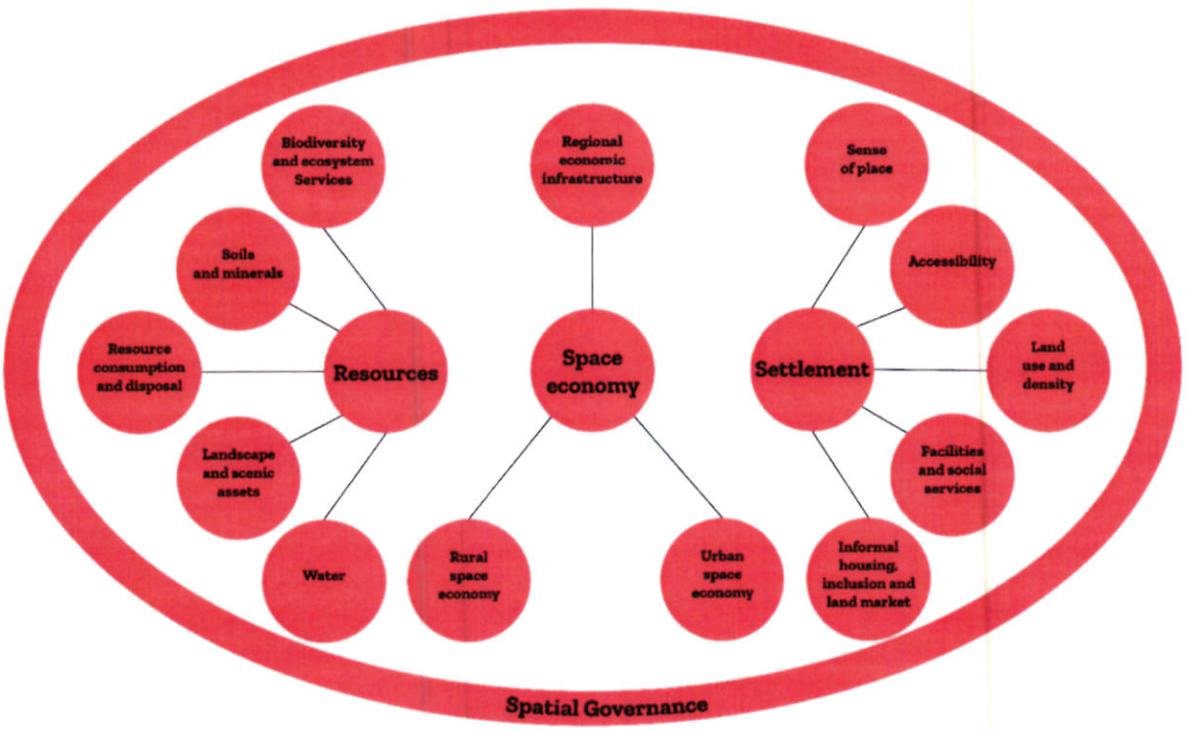


Figure 43: PSDF themes

The PSDF is an important spatial planning and land use management tool. It graphically portrays the Western Cape at a provincial level. The spatial planning principles and strategies underpinning the development of the Northern Extension aligns with the PSDF.

5.3.2.2 Western Cape Land Use Planning Act

The purpose of the Western Cape Land Use Planning Act (Act 3 of 14) (LUPA) is to consolidate legislation in the Western Cape Province that relates to spatial planning and to coordinate public

investment. It is strongly aligned with SPLUMA and governs spatial planning and land use management in the Western Cape.

5.3.2.3 OneCape 2040

OneCape 2040 is a vision for the Western Cape which envisages a transition towards a more inclusive, integrated and resilient economic future for the Western Cape region: "A highly-skilled, innovation-driven, resource-efficient, connected, high opportunity and collaborative society". The spatial vision that OneCape 2040 foresees, is: "creating a resilient, inclusive and competitive Western Cape with higher rates of employment, producing growing incomes, greater equality and an improved quality of life". This vision seeks to set a common direction to guide planning and action and to promote a common commitment to, and accountability of sustained long-term progress. To this end, the six transitions have been identified, as summarised in Table 9.

Table 9: The role of local government in achieving the OneCape 2040 vision

Educated Cape	Every person will be appropriately educated for an opportunity. Recognised centres of ecological, creative, science and social innovation excellence.
Enterprising Cape	Anyone who wants to be economically active can work. The entrepreneurial destinations of choice.
Connecting Cape	Welcoming, inclusive and integrated communities. Global meeting place and connector.
Living Cape	Healthy, liveable, accessible, high opportunity neighbourhoods and towns. Ranked as one of the greatest places to live in the world.
Green Cape	Functioning ecosystems working for and with communities. Leader and innovator in Green Economy.
Leading Change	Collaboration. Innovation mechanisms. Supportive roles.

Source: Western Cape Government OneCape 2040 presentation

OneCape 2040 has a strong focus on inclusive, integration and the creation of job opportunities. The proposed Northern Extension development is therefore aligned with these principles to provide an integrated, mixed-use development that will stimulate job creation.

5.3.2.4 Western Cape Biodiversity Spatial Plan Handbook

The Western Cape Biodiversity Spatial Plan (WCBSP) (2017), developed by the Western Cape Department of Environmental Affairs and Development Planning, and the Western Cape Nature Conservation Board (CapeNature), was used as a biodiversity informant by the Stellenbosch Municipality.

As per this plan, biodiversity refers "to the variety of life on earth, including genes, species and ecosystems, and the ecological and evolutionary processes that allow these to persist over time". The plan highlights the importance of conserving biodiversity, as it is important, not only because of its essential value but also because it is the natural resource that enables human communities to build sustainable livelihoods and attain an adequate quality of life.

The handbook is a spatial tool and includes the Biodiversity Spatial Plan (BSP) Map of biodiversity priority areas.

It is written to enable users to proactively identify ecological opportunities and constraints and use them to manage and plan infrastructure development and land use appropriately. For this decision-making, the WCBSP provides up-to-date plans that identify Critical Biodiversity Areas (CBAs) and Ecological Support Areas (ESAs).

The BSP Map and guidelines should be used for development applications, proactive forward-planning (include SDFs), proactive conservation and restoration planning. It should not, however, replace on-site evaluations, or be used in isolation, and it is not a multi-sectoral planning tool.

The PSDF states that local SDFs should divide its landscape into Spatial Planning Categories (SPCs) "to reflect a vision of how the area should develop spatially, to ensure sustainability". The Precinct Plan should incorporate policies, management objectives and guidance for appropriate land use within each SPC. As such the proposed Northern is taking cognisance of the SPCs to protect any environmental sensitivities.

5.3.2.5 Western Cape Green Economy Strategic Framework

The Western Cape Green Economy Strategic Framework (WCGESF), also referred to as the "Green is Smart" Strategic Framework, positions the Western Cape as the leading green economic hub in Africa. The framework outlines the risks posed to the Province by climate change, as well as the economic opportunity presented by a paradigm shift in infrastructure provision. The framework centres around six strategic objectives that influences the development of the Northern Extension site, namely:

- Becoming the lowest-carbon Province;
- Increasing the use of low-carbon mobility;
- Developing a diversified, climate-resilient agricultural sector and expanded value chain;
- Becoming an emerging market leader in resilient, liveable and smart built environments;
- Encouraging a high growth of green industries and services; and
- Securing ecosystem infrastructure.

Alternative building technologies should be explored in the implementation of the Northern Extension Development and consider any mitigation measures as part of the project.

5.3.3 District policy context

5.3.3.1 Cape Winelands District Spatial Development Framework

The vision of the Cape Winelands District is described as "a Unified Cape Winelands of excellence for **sustainable development"**. The SDF defines the spatial logic that should be applied to areas with growth potential to achieve the strategic vision. The greater Stellenbosch is one of these areas with great development and growth potential. The spatial logic is to:

- Capitalise on the knowledge economy;
- Consolidate investment in economically vibrant areas;
- Connect the regional economic infrastructure; and
- Clustering investment of economic infrastructure.

The SDF promotes growth that minimises impact on the environment, on the municipal urban edge and on the competition between different land uses. It also encourages the development of a conducive policy environment to facilitate land uses that strengthen economic growth sectors. The Northern Extension project will assist the Stellenbosch Municipality to achieve the spatial logic through a mixed-use development. The development of the Northern Extension site within the urban edge will minimise environmental impact.

5.3.3.2 Cape Winelands Integrated Development Plan

The vision for the Cape Winelands District Municipality is "a Unified Cape Winelands of excellence for **sustainable development". The District aims to achieve this vision through various strategies, including** the promotion and facilitation of investment the retainment of existing businesses, identifying new opportunities as well as attracting new investment into the area. The strategic objectives of the IDP are:

- Strategic Objective 1: Creating an environment and forging partnerships that ensure social and economic development of all communities, including the empowerment of the poor in the Cape Winelands District;
- Strategic Objective 2: Promoting sustainable infrastructure services and a transport system that fosters social and economic opportunities; and
- Strategic Objective 3: Providing effective and efficient financial and strategic support services to the Cape Winelands District Municipality.

The spatial strategies identified for the Northern Extension aligns with the Cape Winelands IDP to create enabling environments.

5.3.3.3 Cape Winelands Regional Socio-Economic Strategy

The Cape Winelands Regional Socio-Economic Strategy (CWDM RSES) provides various strategies aimed at promoting social and economic development within the district through collaboration with key stakeholders and communities through the strengthening of existing businesses to create employment opportunities while also supporting the establishment of new businesses.

The CWDM RSES is based on the following strategic goals:

- Goal 1: Working towards building safe, healthy, active and productive communities together;
- Goal 2: Growing and thriving entrepreneurship and innovation;
- Goal 3: Facilitating investment attraction, retention and opportunities;
- Goal 4: Environmental protection that promotes sustainable development and economic growth; and
- Goal 5: Promoting culture, diversity and vibrant places.

The following strategies form part of the CWDM RSES and they aim at achieving the above-mentioned strategic goals:

- Social Investment Strategy;
- The Local Economic Development Strategy;
- Investment Attraction, Retention and Opportunities Strategy;
- Rural Economic Development Strategy; and
- Tourism Sector Plan.

The proposed Northern Extension development will incorporate economic and social opportunities to create a sustainable environment for future generations.

5.3.3.4 Cape Winelands Rural Development Plan

The Rural Development Plan (RDP) has been formulated to improve the quality of life and economic well-being of people in the District, especially those in relatively isolated and sparsely populated areas. These areas are usually characterised by a large proportion of populations that live in impoverished conditions and underdeveloped areas. As such, the RDP aims to address these challenges and enhance the livelihoods of people, as well as integrate spatial, economic, social and environmental objectives. Moreover, the RDP will assist in identifying opportunities to promote sustainable development and create decent employment opportunities in rural areas. In light of this, the RDP focuses on the Cape Winelands District as a rural development node and seeks to unpack the need for a rural development plan in this region.

The proposed Northern Extension development incorporates a mix of economic and social opportunities to create an integrated and sustainable environment.

5.3.4 Municipal policy context

5.3.4.1 Stellenbosch SDF

The spatial development and management vision of the SDF is aligned to the Stellenbosch Municipality's of the "Valley of Opportunity and Innovation". To achieve the SDF vision, the concept for spatial development and management in Stellenbosch is based on the following key tenets:

- Maintain and grow our natural assets;
- Respect and grow our cultural heritage;
- Direct growth to areas of lesser natural and cultural significance as well as movement opportunity;
- Clarify and respect the different roles and functions of settlements;
- Clarify and respect the roles and functions of different elements of movement structure;
- Ensure balanced, sustainable communities; and
- Focus collective energy on critical lead projects.

The priority spatial development areas within the Stellenbosch Municipality are Stellenbosch town and Klapmuts. These developments include the Adam Tas Corridor that stretches from the Droë Dyke and the Old Sawmill sites in the west along Adam Tas Road and the railway line, to Kayamandi, the R304, and Cloetesville in the north. The development offers residential accommodation within the Stellenbosch town while protecting and enhancing the town as well as the surrounding nature and agricultural areas. The SDF also identifies Kayamandi as an area currently pressured for an outward expansion due to migration.

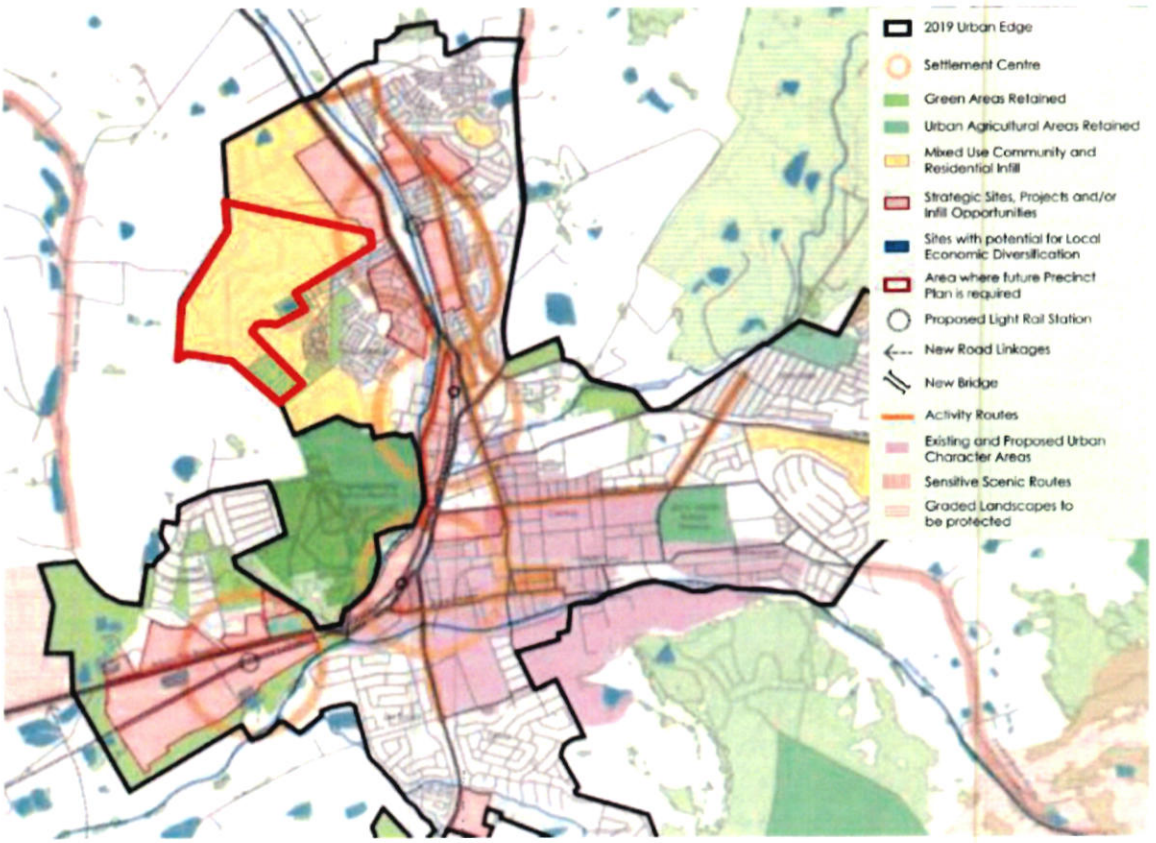


Figure 44 - The Northern Extension site is earmarked for Mixed Use Community and Residential infill in terms of the Stellenbosch MSDF 2019

The development of the Northern Extension site for residential opportunities including the required social amenities and public facilities will assist the municipality to achieve its developmental goals for the area.

5.3.4.2 Stellenbosch IDP

The greater Stellenbosch area strategic vision is described as "Valley of Opportunity and Innovation". The municipality aims to achieve this vision through "cost-effective services that will provide the most enabling environment for civil and corporate citizens". The IDP strategic focus areas for the 2019 review are as follows:

- 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; and
- Strategic Focus Area 5: Good Governance and Compliance.

The spatial strategies identified for the Northern Extension project aligns with the Stellenbosch IDP and will create vibrant and enabling environments.

5.3.4.3 Stellenbosch Local Economic Development strategy

The Local Economic Development (LED) Strategy and Action Plan aims at improving the municipality's economic future of the Stellenbosch Local Municipality to achieve their goals through encouraging innovation e.g. through strategy development for vacant land which ultimately provides an enabling and conducive environment for the local community.

Stellenbosch LED strategy and action plan through an integrated and cooperative approach by all identified key stakeholders and institutions. The strategy is guided by the following objectives:

- Increase the overall size of the economy to increase the money circulating in the local economy;
- Make it easier for small enterprises to succeed in competitive markets;
- Grow citizen net worth by making markets work better to increase property values;
- Build a public sector that values and supports its citizens who convert economic opportunity into reality, and creating jobs, wealth and increasing municipal revenue.

The proposed Northern Extension Development will provide an enabling and conducive environment for the local community.

5.3.4.4 Stellenbosch Integrated Human Settlements Plan

The Integrated Human Settlements Plan (IHSP) is aligned to the Urban Development Strategy which sets the growth and development path of the Stellenbosch Municipality. It also aims to achieve the IDP vision. The IHSP addresses the socio-economic and price gradients associated with housing within the municipal area. The IHSP identified change tools that are crucial for effecting the vision for urban growth and development in the municipal area:

- Integrate urban planning;
- Integrate transport modes, including its management;
- Promote, where practicable greater socio-economic integration of human settlements;
- Steer appropriate land use and expected land development;
- Facilitate economic development; and;
- Efficient allocation of municipal resources

According to the IHSP, Transformation Zones are targeted to accommodate the bulk of the new residential supply in the municipal area. The Northern Extension site is located north of the Adam Tas Corridor Transformation Zone. It will, therefore, contribute to the government-driven land development programme in the area that aims at developing new residential sites.

5.3.4.5 Stellenbosch Municipality Zoning Scheme By-Law

The Stellenbosch Municipality Zoning Scheme By-Law, 2019 was adopted by the Municipal Council on 29 May 2019 and took effect on 1 November 2019. The Zoning Scheme By-Law provides detailed land-use planning information, indicating for which purposed properties may be used as well as the regulatory process(es) to follow for development applications.

The proposed development is planned in strict accordance with the prescripts of the Stellenbosch Municipal Zoning Scheme By-Law, 2019.

5.4 Natural Environment

5.4.1 Environmental Impact

An environmental due diligence study of the Northern Extension Site was conducted by Guillaume Nel Environmental Consultants. Their findings are as listed below.

5.4.1.1 Vegetation

The original vegetation types found on the site are Swartland Shale Renosterveld (FRs9) and Swartland Granite Renosterveld (FRg2). According to Mucina and Rutherford (2006), Swartland Shale Renosterveld generally found in areas of the Swartland and the Boland on the West Coast lowlands. From Het Kruis in the north, southwards between the Piketberg and Olifantsberge, widening appreciably in the region around Moorreesburg between Gouda and Hopefield and encompassing Riebeek-Kasteel, Klipheuwel, Philadelphia, **Durbanville, Stellenbosch to the south and Sir Lowry's Pass village near Gordon's Bay.**

Additionally, Mucina and Rutherford (2006) noted that Swartland Granite Renosterveld is found largely around Darling from Ratelberg in the north to Dassenberg near Mamre and Pella as well as east of Wellington from Micha to Valencia, lower surrounds of Paarl Mountain, Joostenberg, Muldersvlei, Bottelaryberg, Papagaaiberg (Stellenbosch West) to Firgrove and northern Somerset West. The Swartland Shale Renosterveld and Swartland Granite Renosterveld vegetation types are classified as Critically Endangered and Endangered in terms of the National Vegetation Map, 2018.

As previously mentioned, the site has been cultivated and therefore completely transformed from its natural state. Furthermore, the southern portion of the site has also been invaded by informal dwellers. Therefore, it is highly unlikely that any indigenous vegetation occurs on the site.

Please refer to the figure below for a vegetation map of the site.

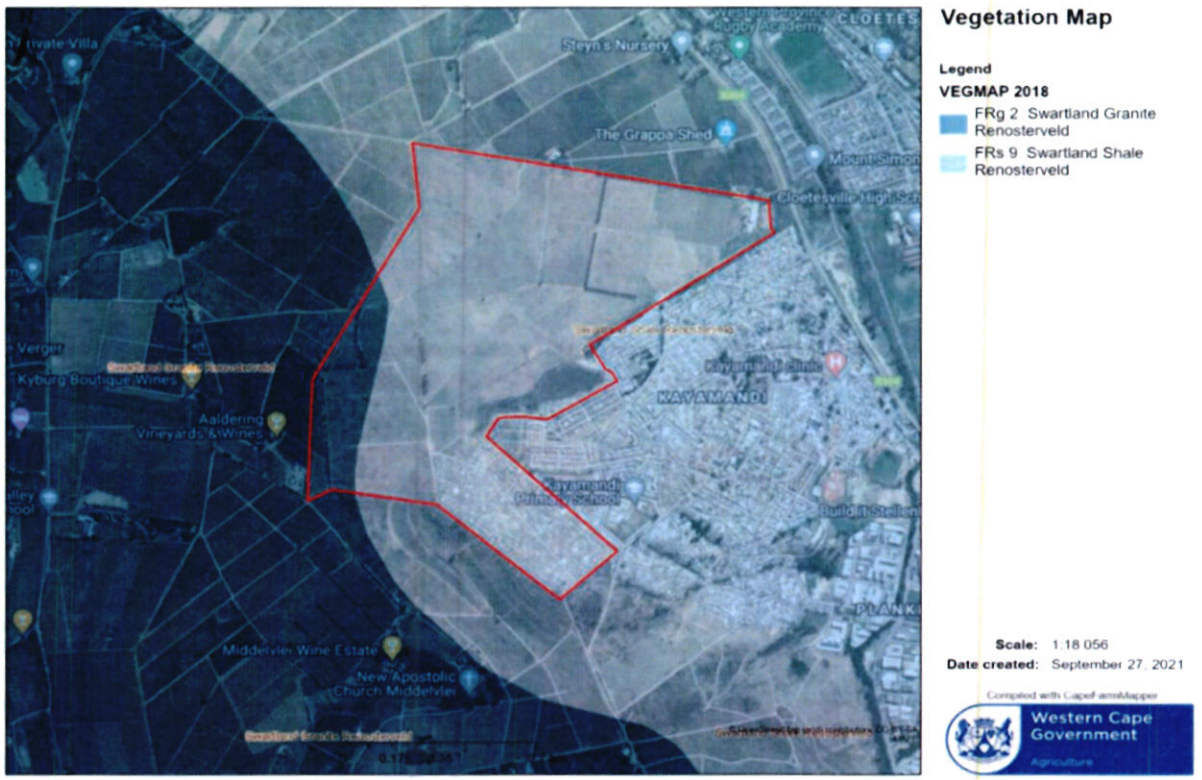


Figure 45: Site vegetation map

5.4.1.2 Freshwater Sources

Freshwater sources are of particular importance to take into consideration. A non-perennial watercourse was identified along the southern border of the site. Portions of the watercourse are **located within the site's south**-eastern border. Additionally, an artificial channelled valley bottom wetland is located in the southern portion of the site (Remainder Farm 182, Watergang).

It is essential that a Freshwater Specialist be appointed in order for a Freshwater Verification Assessment to be conducted to delineate the on-site watercourses and to identify any no development areas from a freshwater point of view.

Refer to the figure below for the mapped freshwater resources map of the site.

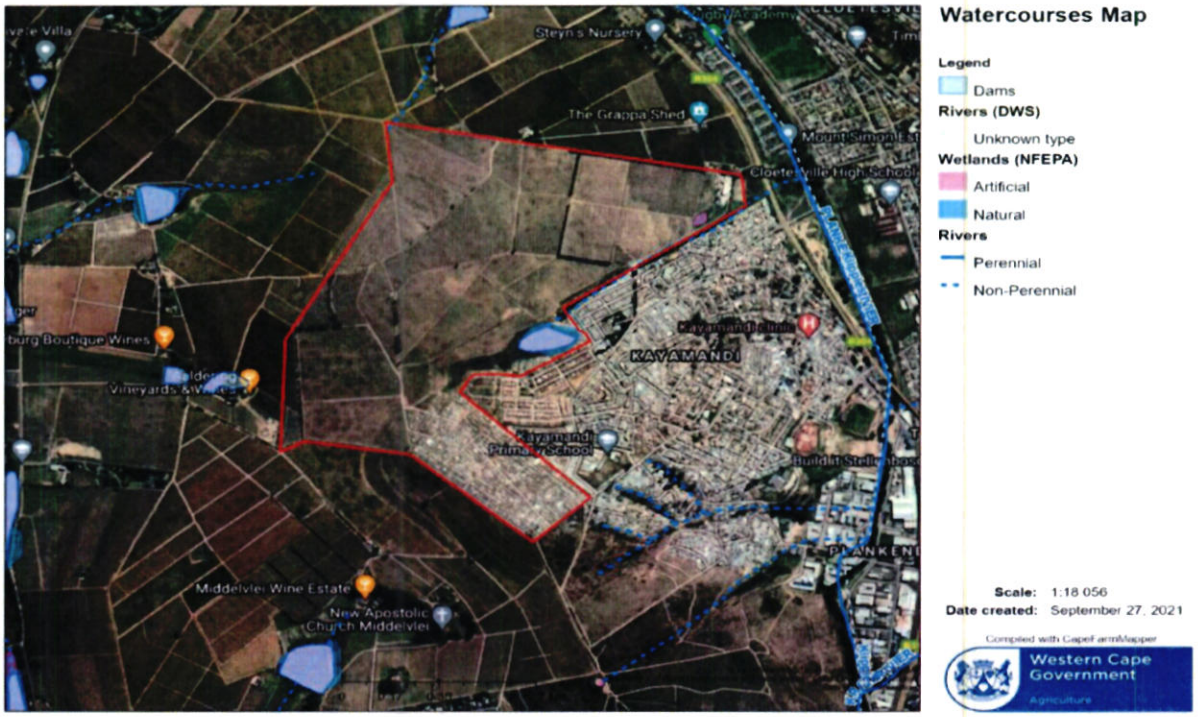


Figure 46: Watercourse map

The site was previously used for agricultural purposes and has therefore been transformed from its natural state. Furthermore, the southern portion of the site was invaded by informal dwellers in 2018. Additionally, watercourses were also identified on the site. A Freshwater Specialist conducted a Freshwater Verification Assessment of the site in order for the watercourses to be delineated.

The proposed development will result in listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act No. 107 of 1998) Environmental Impact Assessment (EIA) Regulations, 2014 (as amended April 2017), being triggered. Therefore, an Environmental Impact Assessment (EIA) Basic Assessment application process is underway.

Additionally, a Water Use Authorisation in terms of the National Water Act, 1998 (Act No. 36 of 1998) will possibly have to be applied for at the Department of Water and Sanitation (DWS). The Freshwater Assessment and Risk Assessment Matrix will determine the application process that will have to be followed, i.e. General Authorisation (shorter process) or Water Use License (longer process).

An application in terms of Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) will also be triggered by the proposed development. A Notice of Intent to Develop (NID) application have been submitted to Heritage Western Cape in terms of Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999).

5.4.2 Cultural Heritage and Archaeology

A Heritage Impact Assessment has been conducted by Lize Malan, Janine Herholdt & David Gibbs in October 2023. Refer to the Heritage Impact Assessment attached as **Annexure M** for full details of the application that is made in terms of Section 38(8) of the National Heritage Resources Act, as the development is subject to the requirements of the National Environmental Management Act.

Although the site has very little intrinsic heritage significance, development of the site could impact on the experience of the rural landscape as one approaches Stellenbosch along the R304 and also the Devon Valley landscape. In this regard it is noted that R304 approach has already been impacted by new high-density development to the east of R304 and in addition the development of Cloetesdal will largely negate the role of the site in landscape. As a result, it is argued that the IIIb grading for the eastern portion of the site is overstating its significance and the suggested grading is IIIc. However,

the western portion of the site where it crests the ridgeline and forms part of the Devon Valley, with its exceptional aesthetic significance should be considered part of the larger IIIb landscape.

From the assessment of the significance of the site and associated heritage resources, it is evident that the only issue of concern would be the impact of the proposed development on the cultural landscape. Furthermore, it is acknowledged that the site, being bounded by development to its south and north (albeit under construction) does in fact make a limited contribution to the cultural landscape that comprises the setting for the town of Stellenbosch, apart from the portion that forms part of the Devon Valley.

FINDINGS AND RECOMMENDATIONS OF THE HIA:

The site can potentially absorb a significant extent and intensity of development, without impact negatively on heritage resources. These resources are restricted to the visual amenity of the cultural landscape, particularly that of the Devon Valley.

Overall, the significance of the impact of the proposed development is regarded as moderate reducing to medium to low with mitigation.

The authors are confident that although the concerns raised with respect to certain aspects of the development are valid, these can also be addressed further down the line within the approval processes.

Thus, it is recommended that the preferred development option is supported, subject to the following:

•Development guidelines aimed at enforcing height restrictions as per the indicators (to a maximum of 5 storeys on the lower eastern portion) and addressing the massing of buildings to avoid over-scaled monolithic structures are prepared and submitted to the Stellenbosch Municipality, Heritage Section for approval.

•A landscape framework plan that addresses at least tree planting and fencing, particularly at the interface of the site with rural landscapes is prepared by a suitably qualified landscape architect and submitted to the Stellenbosch Municipality, Heritage Section for approval.

•Development of any structures within the eastern portion of the site that may protrude above the ridgeline, and/or development of any structures on the western portion of the site (to the west of the ridgeline) should be subject to the submission of site development plans to the local authority for approval by the Stellenbosch Municipality, Heritage Section. These SPDs should indicate building placement, massing and landscaping and should include 3D modelling, where appropriate.

The yellow-highlighted area below indicates the portions of the site where new structures will require submission of SDPs/sketch plans to the Stellenbosch Municipality, Heritage Section for approval. Proposals for new public/community facilities will require detailed SDPs to be submitted, and all new houses proposed within the yellow area will require the submission of sketch plans which must also indicate landscaping.

The Stellenbosch Municipality, Heritage Section should have the power to restrict the height of structures to one storey, to direct the placement of buildings on these sites and prescribe landscaping requirements.

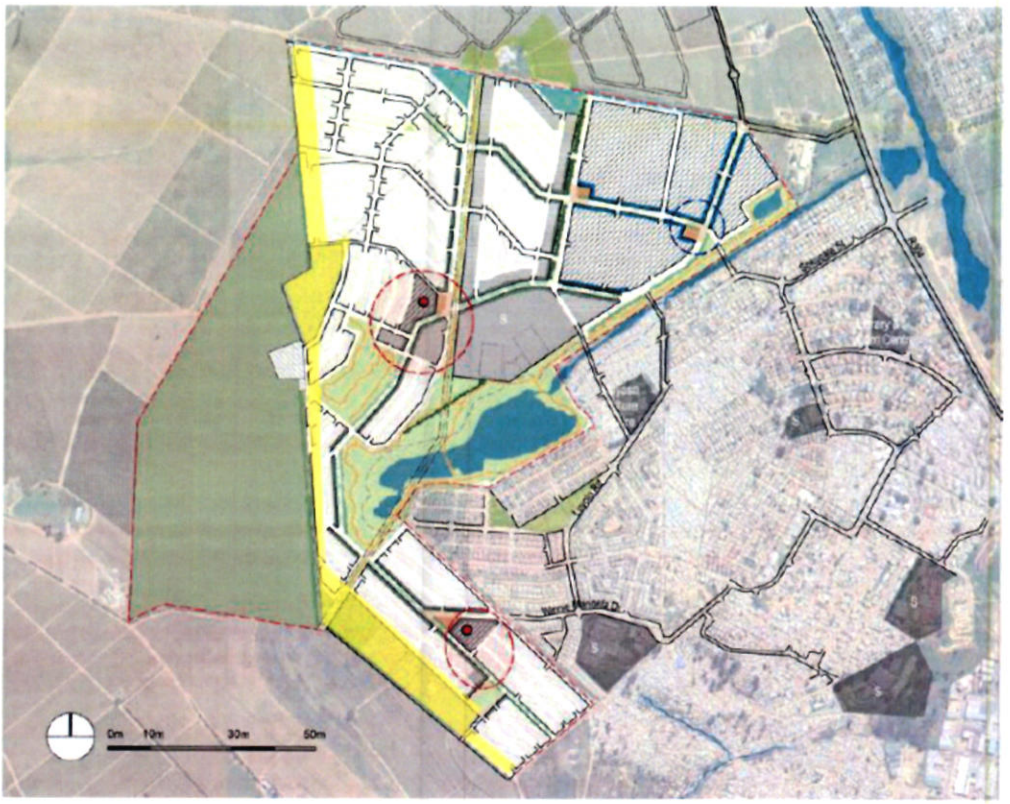


Figure 47 – Recommendations of HIA: UDF to be approved, subject to submission of SDPs/sketch plans for development in the yellow area for approval by Stellenbosch Municipality, Heritage Section

Refer to the Heritage Impact Assessment attached as **Annexure M**

5.4.3 Geotechnical Conditions

A geotechnical survey of the Northern Extension Site was conducted by Kantey & Templer Consulting Engineers. Refer to the Geotechnical Report attached as **Annexure N**. Their findings are as listed below.

The development area is located on farms 182 and 183 situated to the north of Stellenbosch. The site is bounded by agricultural land to the north, west and south. The existing Kayamandi residential area is located to the immediate east of the site.

Topographically the development area includes a substantial hill at the centre of the site with footslopes fanning out towards the erf boundaries. A small wetland exists in the north-eastern part of the site.

There is evidence of past agricultural activities across the entire site with derelict vineyards still present. Vegetation largely comprises low grasses and old vines. Mature trees are located along pre-existing farm roads.

Two earth dams are situated along the eastern side of the site separating the proposed development and the existing Kayamandi residential area.

The field investigation comprised the excavation of fifty-five (55) machine dug trial holes (Figure 15) put down to depths of up to approximately 3.0m below existing ground level at pre-selected readily accessible locations across the site.

Subsoil conditions were assessed by detailed examination of the in-situ materials exposed in the trial holes using standard visual and tactile procedures. Disturbed soil samples were extracted from selected soil horizons in the trial holes, these submitted to Messrs Steyn Wilson Laboratories for testing to determine the engineering properties of the site soils.

In addition, Dynamic Cone Penetrometer (DCP aka DPL) tests were carried out next to the trial holes. The tests were all carried out from ground level. In this test, a cone tipped steel rod is driven into the ground by means of a standardised falling weight, the penetration per blow providing a useful indication of in-situ density.

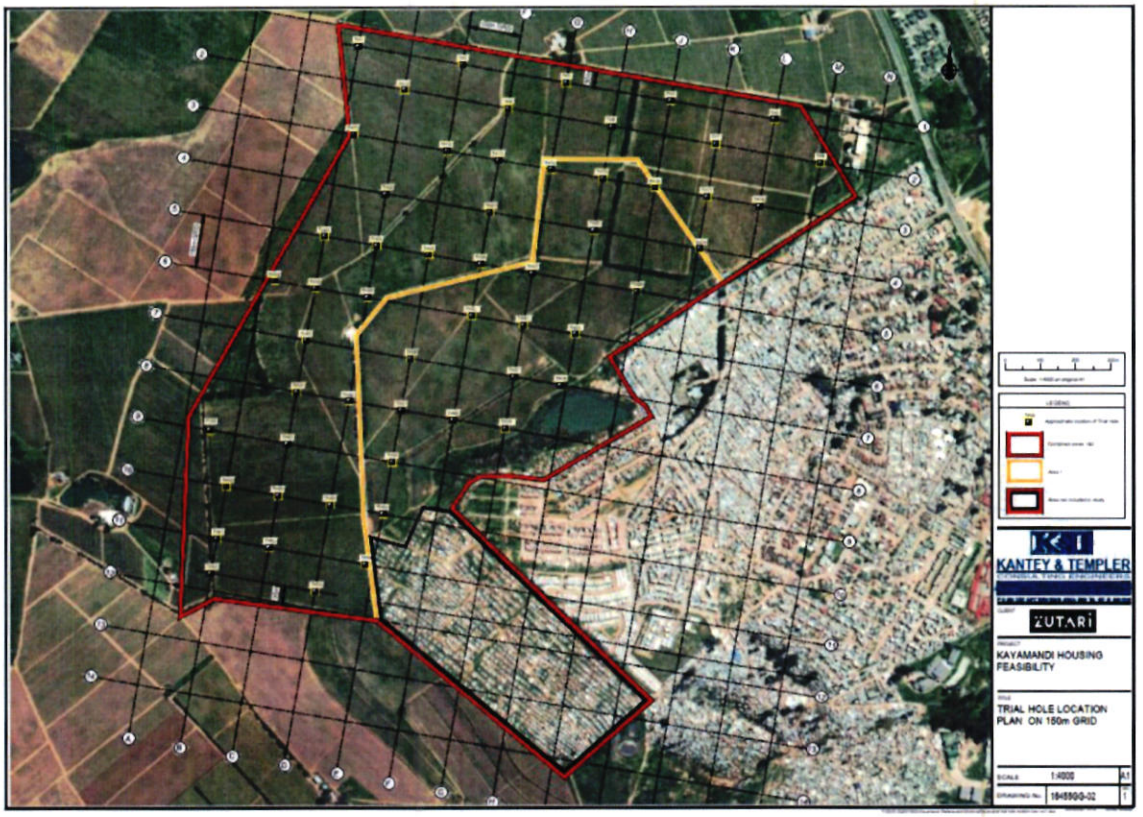


Figure 48: Trial hole location plan

The site is underlain by shales of the Malmesbury Group which are mantled by residual and transported soils of variable thickness. The upper up to 1,55m of the soils profile has been extensively reworked (during past agricultural activities).

Building foundation settlement of the order of 10 to 20mm is anticipated where founding conventionally. Founding improvements include soil densification followed by founding at depth and/or the use of stiffened concrete raft foundations.

Base, subbase, selected subgrade and pipe bedding must all be imported.

Groundwater levels are anticipated to deteriorate and rise to within 1,0m of ground level during the rainy season.

Excavation conditions will classify as 'soft excavation' in terms of South African National Standards (SANS) 1200D for naturally transported and residual soils with some intermediate material occurring **locally. Excavation in the more competent rock will classify as "hard excavation".**

The site development area will classify as 'S1' in terms of the National Home Builders Regional Council (NHBRC) residential site class designation.

Given the low shear strength of the upper reworked soils as well as the fissured/shattered nature of the residual material, all excavations and trenches will have to be suitably battered/shored to ensure safe working conditions.

During periods of high rainfall, the upper site soils can become saturated and lead to difficult underfoot conditions. Having regard for the sloping nature of the site the potential for soil saturation and softening must be bourne in mind when selecting plant during construction.

- The site is underlain by shales of the Malmesbury Group which are mantled by residual and transported soils of variable thickness. The upper up to 1,55m of the soils profile has been extensively reworked (during past agricultural activities).
- Building foundation settlement of the order of 10 to 20mm is anticipated where founding conventionally. Founding improvements include soil densification followed by founding at depth and/or the use of stiffened concrete raft foundations.
- Base, subbase, selected subgrade and pipe bedding must all be imported.
- Groundwater levels are anticipated to deteriorate and rise to within 1,0m of ground level during the rainy season.
- **Excavation conditions will classify as 'soft excavation' in terms of SANS 1200D for naturally** transported and residual soils with some intermediate material occurring locally. Excavation in the **more competent rock will classify as "hard excavation".**
- **The site development area will classify as 'S1' in terms of the NHBRC residential site class** designation.

The recommendations and discussions presented in the geotechnical report are based on the subsurface conditions encountered during the site work at the time of investigation and on the result of the limited field and laboratory testing on samples obtained from the trial holes. There may be, however, conditions pertaining to the site which have not been taken into account due to the frequency of the trial holes. The recommendations and discussions presented in this report should be considered preliminary and presented for guidance purposes only.

It is expected that once terracing of the site has commenced and the proposed buildings have been designed and set out, further inspections of foundation excavations etc. will be undertaken with the assistance of the geotechnical engineers and/or soils tests be carried out for approval of subgrade and founding conditions throughout.

Refer to the Geotechnical Report attached as **Annexure N.**

5.4.4 Floodline determination

Graeme McGill Consulting was appointed to determine the 1:50 and 1:100 floodlines for the proposed Stellenbosch Northern Extension.

Refer to the Floodline Determination Study attached as **Annexure O**.

The study undertaken comprised the following:

5.4.4.1 River hydraulics

Modelling the central watercourse using the water surface profile software package HECRAS. This required inputs from field observations, the survey data, any constraints and the peak flows, for floods of various return intervals. Water surface profiles and flow velocities for a range of flows in the river are to be determined.

Determination of floodlines and demarcating of these in plan on drawings.

5.4.4.2 Flood hydrology

Determination of flow peaks for return periods of 1:50 year and 1:100 year, calculated using standard hydrological methods namely, Rational Method, Standard Design Flood Method, and HEC-HMS using the SCS Runoff Method.

The catchments which drain to the site are depicted in Figure 26. The overall catchment has been sub-divided in order to determine flood peaks at 3 locations:

- Start point upstream of the dam (SC1)
- The upper and lower catchments upstream of R304 (SC1 + SC2)

- The total catchment, upstream of R304 (SC1 + SC2 + SC3)

The parameters for these three sub-catchments are listed in Table 10.

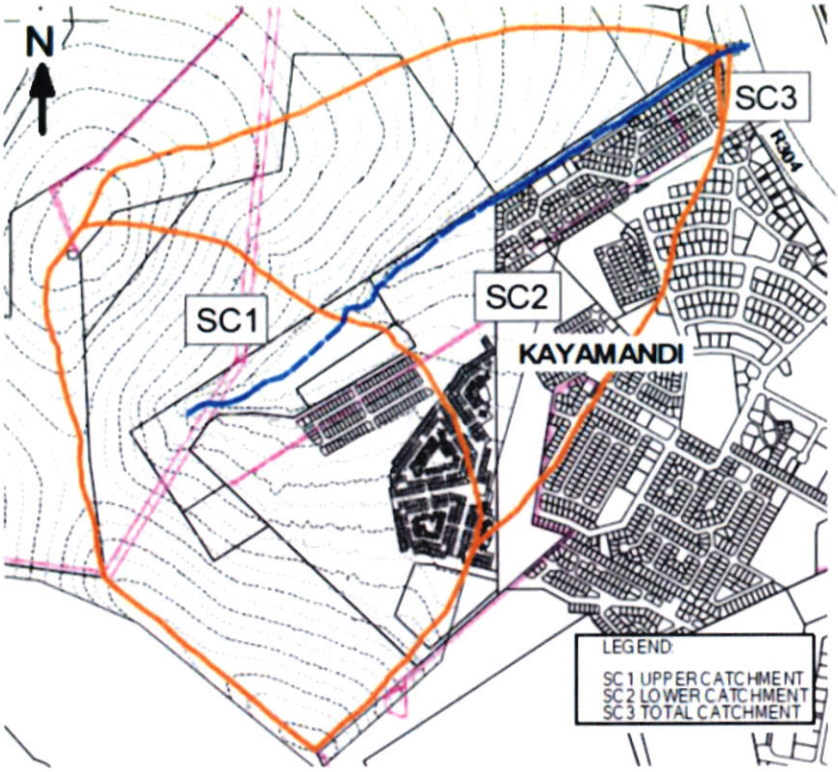


Figure 49: Sub-catchment boundaries

Table 10: Catchment Parameters

PARAMETER	SC1	SC1+SC2	SC1+SC2+SC3
AREA (km²)	0.641	1.309	1.311
Average slope	11.85%	9.40%	9.34%
Length of longest collector (km)	0.95	1.92	1.94
Time of concentration (min)	5.9	13.2	13.4
Basin lag (min)	3.5	7.9	8.0
Runoff factor CN (SCS method)	77	77	77
NOTE: Sub-catchments at the dam, upstream & downstream boundary of Stellenbosch Northern Extension: SC1, SC2, SC3			

5.4.4.3 Storm data

The City of Cape Town commissioned the University of Kwazulu Natal to investigate the likely effect of climate change on storm intensities in the Western Cape. The recommendation from this investigation was that an increase of 15% over the existing IDF curves be allowed for. This was accepted by the City and a set of point storm rainfall depths has been prepared for a one minute by one minute grid covering the Western Cape.

5.4.4.4 Floodlines

The software package HEC-RAS (Ver 5.0.7) was used to compute the water surface profiles for the 1:50 and 1:100 year recurrence intervals as follows, using cross-sections from the two surveys and the flood peak flows as illustrated in Table 11.

Table 11: Average peak flows along the river

	AVERAGE PEAK FLOWS		
RI(YEARS)	DAM	X	DOWNSTREAM
10	10.1	12.0	14.0
20	13.0	15.6	18.1
50	17.3	20.7	24.1
100	20.7	24.8	29.0

The upstream boundary condition was deemed to be the normal depth as defined by the river grade and the R304 with its culvert was the downstream control.

The estimated Manning n roughness coefficients, based on field inspections, for the river are given in the Floodlines Report attached.

The results of the water surface profiles analysis and floodline energy levels have been plotted on the accompanying drawing MC356-C400 contained in the report.

Refer to the Floodline Determination Study attached as **Annexure O**.

5.5 Engineering & Bulk Services

Refer to the Civil Engineering Services Report attached as **Annexure P**.

5.5.1 Water Infrastructure

The general area of Kayamandi is currently supplied with water from the Kayamandi Reservoir through a rising main from the Kayamandi pump station and sump. Water can also be pumped from the Klienvlei reservoir to the existing Kayamandi reservoir. The existing system does not have sufficient capacity for the proposed development to proceed. According to the capacity analysis report by GLS Consulting, it is proposed that the Northern Extension development area is supplied with water from a new 10 ML higher lying reservoir (the so called Kayamandi Northern reservoir). New supply pipelines from the proposed Kayamandi Northern reservoir will be required to services the proposed development.

The following new 13eservoirr, main supply pipelines, pressure reducing valves and booster pump stations will be required in future to service the Kayamandi Northern Extension:

- New 10.0 ML reservoir at 245m top water level (SSW.B31);
- 215 m x 400 mm Ø Pipe to be installed (SSW18.1);
- 160 m x 400 mm Ø Pipe to be installed (SSW18.2);
- 850 m x 200 mm Ø Pipe to be installed (SSW18.3);
- 115 m x 355 mm Ø Pipe to be installed (SSW18.4);
- 825 m x 250 mm Ø Pipe to be installed (SSW18.5);
- 985 m x 200 mm Ø Pipe to be installed (SSW18.6);
- 190 m x 160 mm Ø Pipe to be installed (SSW18.7);
- New 150 mm Ø PRV to be installed (SSW19.1a);
- New 200 mm Ø PRV to be installed (SSW19.1b);
- 445 m x 250 mm Ø Pipe to be installed (SSW19.2);
- New 150 mm Ø PRV to be installed (SSW19.3);

- 240 m x 250 mm Ø Pipe to be installed (SSW19.4);
- 70 m x 160 mm Ø Pipe to be installed (SSW20.1);
- 6.5 L/s @ 30 m new booster pump station (SSW20.2);
- 6.5 L/s @ 30 m new booster pump station (SSW21.1);

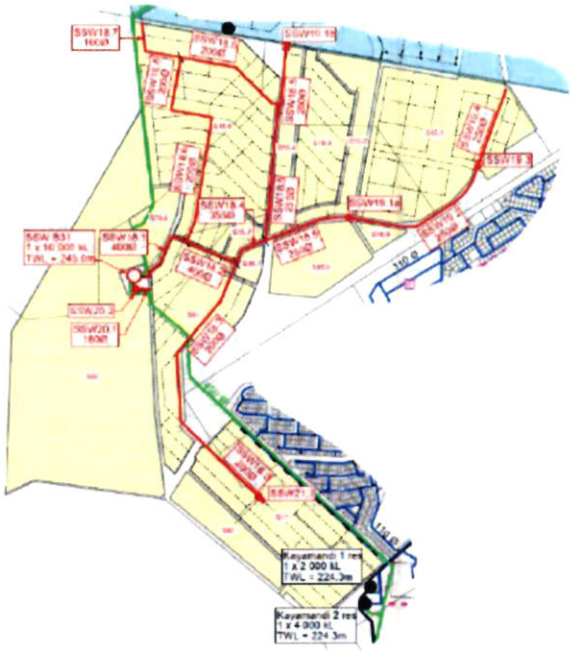


Figure 50 - Bulk Water upgrades (GLS Master Plan 2023)

New bulk supply infrastructure should be constructed from the existing Papegaaiberg reservoir site to the Kayamandi Northern reservoir to supply the development area with bulk water and Helshoogte system phase 1, which includes a pipeline from the Idas Valley no.2 reservoir to the Papegaaiberg reservoir. The following bulk water augmentation project is proposed in the water master plan in order to supply bulk water for the proposed Kayamandi Northern reservoir:

• 150 L/s @ 135 m pump station to be constructed at Papegaaiberg reservoir (SSW.B23);

• 3,145 m x 450 mm Ø Pipe to be installed from Papegaaiberg reservoir to the new Kayamandi Northern reservoir (SSW.B30);

• 245 m x 550 mm Ø Pipe to installed from Idas Valley no.2 reservoir to the Papegaaiberg reservoir (SSW6.8a);

• 4,560 m x 450 mm Ø Pipe to installed from Idas Valley no.2 reservoir to the Papegaaiberg reservoir (SSW.B20a).

As alternative to the bulk supply augmentation project from the Idas Valley WTP to the Papegaaiberg reservoir (Helshoogte project, Phase 1), the bulk pipeline from the Skilpadsvlei reservoir to Papegaaiberg can be implemented. Increase of the storage capacity at the Papegaaiberg reservoir site is not seen as a minimum requirement to accommodate the proposed development in the existing system, but it is recommended that additional storage capacity is provided in the near future at the Papegaaiberg reservoir site.

5.5.2 Sewer Infrastructure

The Kayamandi Northern Extension development area falls within the existing Adam Tas drainage system area, which gravitates directly towards the Stellenbosch Wate Water Treatment Plant (WWTP). The development area is situated within the sewer priority area.

New collector sewers will be required to service the northern areas (areas S15.1 to S15.9 & S81). It is proposed that these areas connect to the existing 450 mm diameter bulk sewer adjacent to the R304 Main Road (Koelenhof Road). The southern areas of the site (S82 and S17) will be connected to the existing sewer system of Kayamandi. Figure 12 indicates the distribution upgrades required for the proposed development.

Sewer distribution system upgrades required for the proposed development are as follows:

- 310 m x 160 mm Ø New Gravity pipeline (SSS27.2)
- 200 m x 400 mm Ø New Gravity pipeline (SSS27.3)
- 205 m x 250 mm Ø New Gravity pipeline (SSS27.5)
- 960 m x 200 mm Ø New Gravity pipeline (SSS27.6)
- 425 m x 200 mm Ø New Gravity pipeline (SSS27.8)
- 460 m x 160 mm Ø New Gravity pipeline (SSS27.10)
- 710 m x 160 mm Ø New Gravity pipeline (SSS27.11)
- 330 m x 160 mm Ø New Gravity pipeline (SSS27.13);



Figure 51 - Bulk sewer distribution upgrades (Municipal Master Plan 2023)

The bulk sewer system downstream of Kayamandi has sufficient spare capacity to accommodate more than 50% of the total development area. Upgrading of the bulk system will however be required to accommodate the full development area. Figure 13 indicates the bulk infrastructure upgrades required for the proposed development.

The following upgrades to the bulk sewer system downstream of Kayamandi is proposed in the sewer master plan to accommodate the full development area:

- 760 m x 600 mm Ø upgrade existing gravity (SSS1.2)
- Upgrade existing flow diversion (SSS1.4)

- 185 m x 600 mm Ø upgrade existing gravity (SSS1.5)
- Upgrade existing flow diversion (SSS1.6)
- 450 m x 600 mm Ø upgrade existing gravity (SSS1.7)

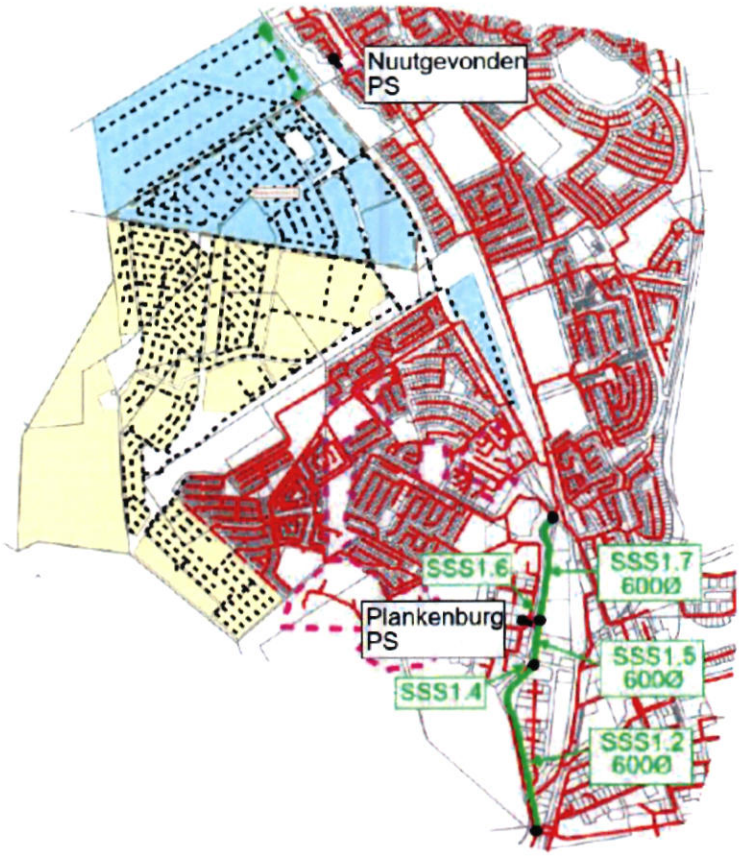


Figure 52 - Bulk sewer outfall upgrades (Municipal Masterplan 2023)

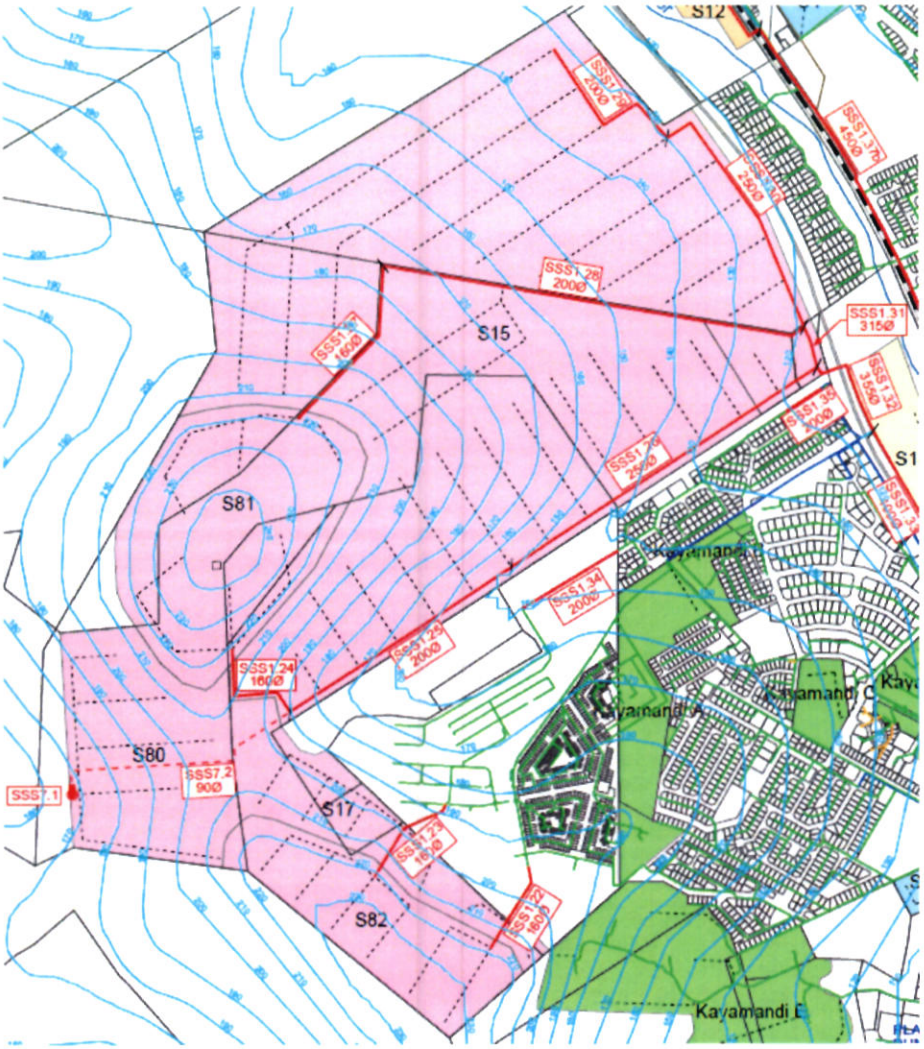


Figure 53: Bulk Sewer Upgrades (GLS Master Plan 2019)

5.5.3 Stormwater Infrastructure

The in-situ ground conditions are considered semipermeable open space with silty clay soils, grassland vegetation and light bush. Majority of the site slope towards the existing dam and river. The river flows from the Watergang dam along the south-east boundary in the direction of the regional road, R304 and crosses the road through a 2.46m x 2.5m concrete box culvert, creating a buffer between the proposed development and existing Kayamandi.

Figure 17 illustrates the high point and watershed essentially dividing the proposed development into two main catchment areas. The southern catchment will drain to the existing Watergang dam and river, and the Northern catchment will drain to proposed attenuation ponds.

Integrated stormwater systems in the open spaces, together with the natural features will be used to treat and accommodate stormwater flow. SuDS (Sustainable Design Systems) will be implemented within the street section and linear parks to reduce stormwater runoff. Three attenuation ponds are proposed along the north-western boundary of the site, which will ultimately discharge into the Plankenburg River.

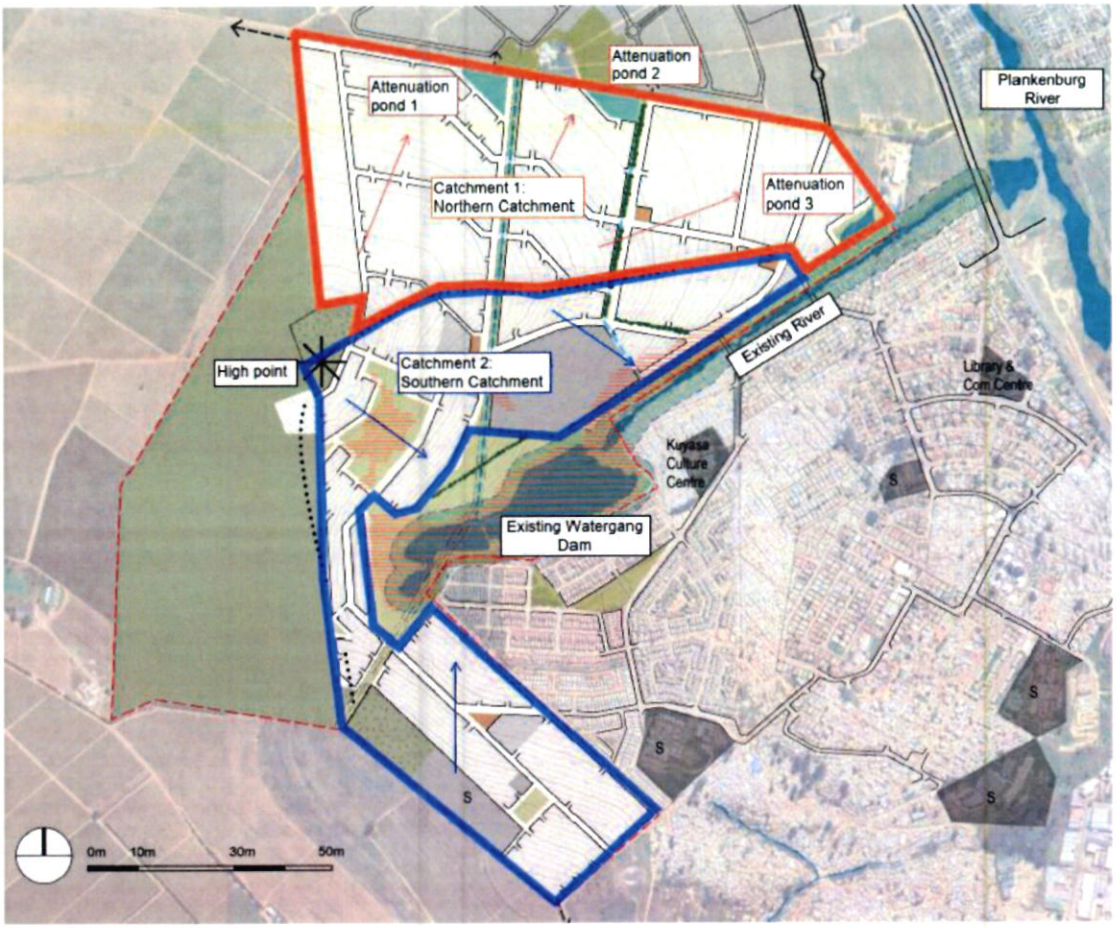


Figure 54: Overland stormwater flow

In line with the Red Book (CSIR, 2019) and Municipal Design Guidelines (Municipality, 2015), the proposed stormwater design will be based on restricting post-development peak flows to pre-development peak flows, for the same recurrence interval. The proposed stormwater design concept will comprise of smaller subdivided catchment areas conveying runoff generated from roads and parking areas to sustainable drainage systems such as grassblock areas, bio-retention gardens and dry swales incorporated in the road servitudes and open spaces. Attenuation of the difference between the pre- and post-development peak flows will be accommodated in the three attenuation ponds and in the existing dam.

Community facilities, commercial, and mixed-use sites within the development will be required to treat and attenuate the difference between their pre- and post-development peak run-off generated from the specific site on the site before discharging into the main stormwater system of the greater development.

Refer to the Civil Engineering Services Report attached as **Annexure P**.

5.5.4 Electrical engineering

Refer to the Electrical Engineering Services Report attached as **Annexure Q**.

Services analysis to determine bulk and reticulation services was conducted by De Villiers & Moore. The availability of the estimated 18.8MVA electrical supply to the development was discussed with the Stellenbosch Municipality. The municipality indicated that they are busy with infrastructure upgrades to the proposed development area, which will cater for the required load. The required capacity for the development will be made available as per the rolling out plan of the development.

• The primary 11kV feed will be from Cloetesville 66kV/11kV substation. The development will require two switching substations and the secondary 11kV network supplying the development will feed from these two switching substations. Two 14m x 20m sites are required to allow for the switching substations. The positions of the substation sites are to be finalised during the detailed design stage of the project.

• A 3m wide servitude is to be registered along the southern boundary of the development, to allow for the future upgrades and cable routes.

Each phase / area will be supplied with a low-voltage cable-network and kiosks, municipal metering and distributing consumer cables to each dwelling and building. All cabling will be done in accordance with Stellenbosch Municipal standards.

• All LV infrastructure will be installed in the municipal road reserve.

• The LV network will be supplied from minisubs connected to MV rings between the switching substations.

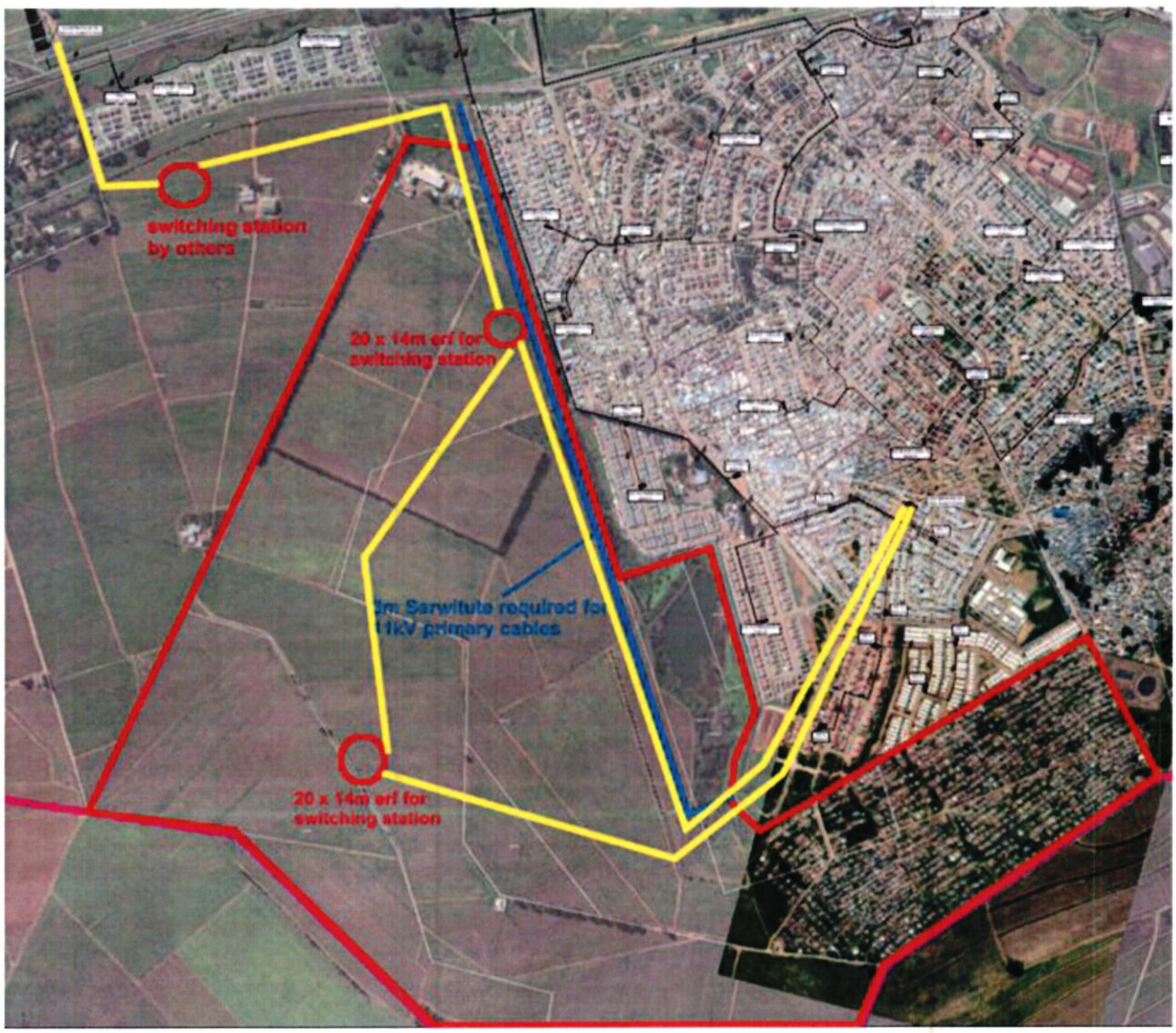


Figure 55: Bulk electrical reticulation

Refer to the Electrical Engineering Services Report attached as **Annexure Q**.

5.5.5 Transport Planning

Refer to the Traffic Impact Assessment attached as **Annexure R**.

The study area of this TIA and the road network classification is shown in the figure below. This figure also shows the roads that will be affected by the proposed development.

The development will gain access from the larger road network via the R304, which is a provincial road, and the road network of the greater Kayamandi. The existing intersection spacing along R304 in the vicinity of the Kayamandi all comply with the Access Management Guidelines, which stipulates that the spacing between intersections (signalised or unsignalized) should be 270 m:

• **Welgevonden Boulevard Signalised Intersection** - Sokuqala Street Unsignalised Intersection is spaced a 1500 m from each other.

• **Sokuqala Street Unsignalised Intersection** - Masitandane Road Signalised Intersection is spaced a 680 m from each other.

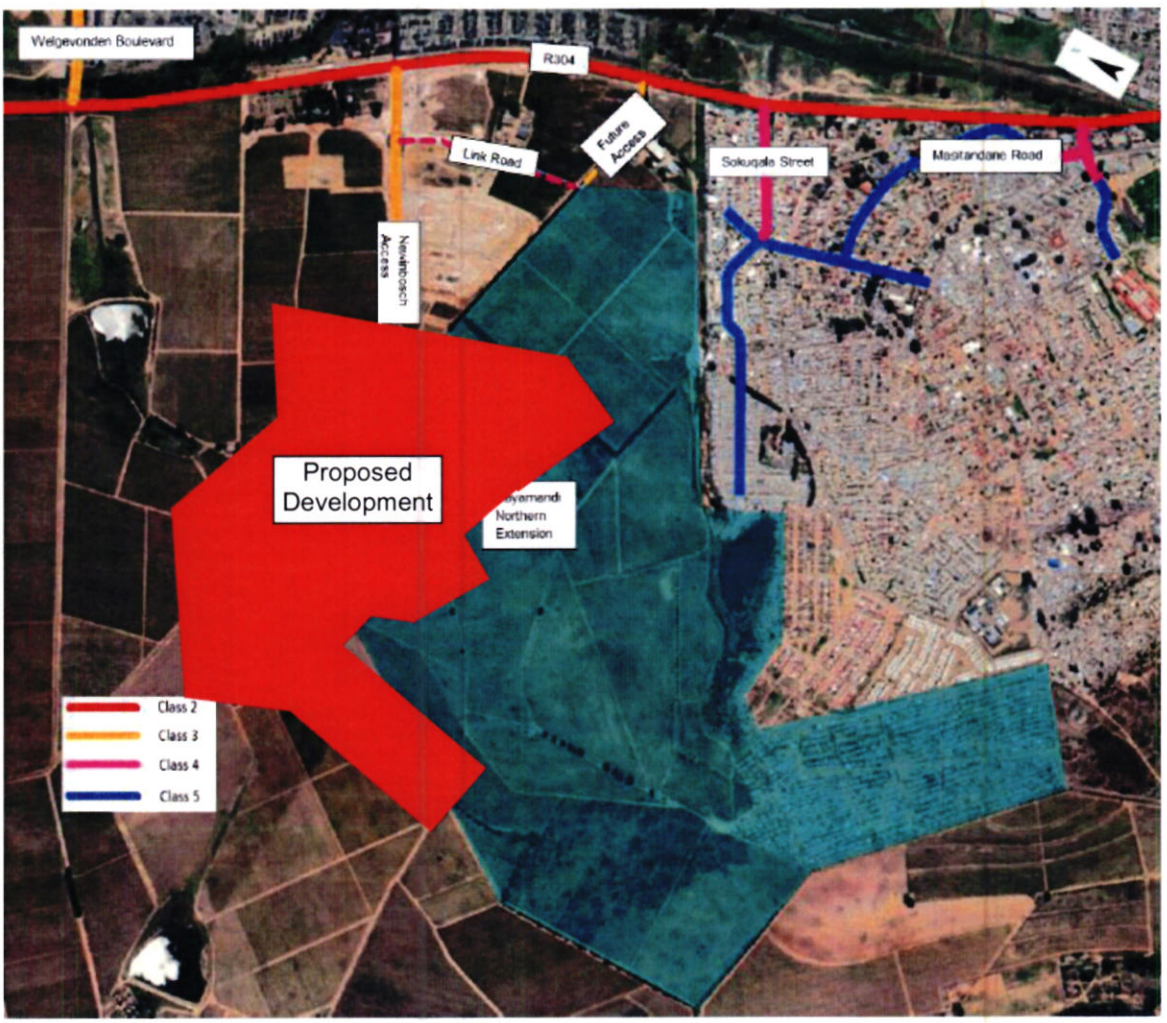


Figure 56 - TIA study area

5.5.5.1 Road network

The dualling of the R304 between Kayamandi and the R44 intersection has been on the cards for several years. The Stellenbosch Roads Masterplan (dated 2019) and the latest CITP (2022-2026) recommends that this road be upgraded to a dualled carriageway with two lanes per direction.

Below an extract form the CITP:

"R304/Bird Street Link – The link to Stellenbosch from the N1 through the R304 (provincial responsibility) is one of the five major road links into central Stellenbosch – see Chapter 3. The first development which is part of the proposed Adam Tas Corridor proposals (Precinct 10 – referred to as Newinbosch) is in fact starting at this time and a new access road from the R304 to the site, as well as partial dualling of the R304, is almost completed – refer to Figure 7-5. This development will put further pressure on the R304 leading into Stellenbosch from the west. It is being addressed through the planned doubling of the R304 between Kayamandi and the R44. Exactly how the current **bottleneck of the R44/Bird intersection will be upgraded, is not known.'**

In addition to the dualling of the R304, the R304 Arterial Management Plan for the section of the R304 between Klipheuwel and Stellenbosch, recommends that the intersection between the R304 and Sokuqala Street be upgraded to a signalised intersection.

5.5.5.2 Traffic and Transport Considerations

The trips generated by die proposed development were distributed onto the existing road network. The assumed trip distribution is shown in Appendix C.

The assignment exercise was based on the following assumptions:

► Incoming traffic: It was assumed that 45% of the trips attracted to the Development will be generated from the north/west of the development (from the N1 side), accessing the development from the R304 and 35% will be generated south/east of the development (from Stellenbosch), accessing the development from the R304. The remainder of the traffic (20%) is assumed to be generated from the greater Kayamandi area.

► Outgoing traffic: It was assumed that 35% of the outgoing traffic would head north/west, away from Stellenbosch towards the N1. 45% of the outgoing traffic was distributed to the south/east towards Stellenbosch. The remaining 20%, was distributed into the greater Kayamandi road network. Of that 20%, 10% will desipate into the greater Kayamandi and 10% will head towards Stellenbsoch via the R304/Masitandane intersection.

The capacity of the existing road infrastructure was used to inform the phasing of the development. Initially the full development traffic was added to the existing road network, Sidra results indicated that this is not feasible and will lead to a complete breakdown of the road network in the vicinity of the development, specifically intersections along the R304.

Then a stepwise approach was followed in which development traffic were added incrementally over a period of time and the road upgrades required for each phase of the development identified

Table 12 - Summary of Development Phasing

Phase	Development Proportion	Assumed Year	Infrastructure required
1	25% of Development	2026	Dualling of R304 and the signalization of R304 / Sokuqala Steet intersection.
2	75% of Development	2030	Dualling of R304 and the signalization of R304 / Sokuqala Steet intersection.
3	100% of Development	2033	Dualling of R304 and the signalization of R304 / Sokuqala Steet intersection. A second access. Dedicated left turn lane on the R304 of the southern approach of the R304 / Masitandane intersection. Double right turn lane on Masitandane Road at the R304 / Masitandane intersection.

5.5.5.3 Access and Spacing Requirements

The newly constructed Newinbosch Access, via Link Road, will be used as primary access route into the Development. A second access will be built in the future.

The existing and future intersections along the R304, between Welgevonden Boulevard and Masitandane Road, are:

- R304/Welgevonden Boulevard – an existing signalised intersection
- R304/Newinbosch Access Road – a proposed signalised intersection
- R304/Future Proposed Access Road – a proposed signalised intersection
- Sokuqala Street – an existing unsignalized intersection, future proposed signalised intersection
- R304/Masitandane Road – an existing signalised intersection

Considering the actual and required distances between the intersections along the R304, the proposed distances between signalised intersections will not comply with the AMG and the location of the Future Proposed Access (the second access to the Development) may not be feasible.

5.5.5.4 Non-Motorised Transport andPublic Transport

Residents of Kayamandi relies heavily on NMT and PT modes. It is therefore essential that the internal roads of the Development cater for these modes.
The internal roads of the Development will have road reserves ranging from 8m wide residential **streets to a 16m wide "primary boulevard"**.

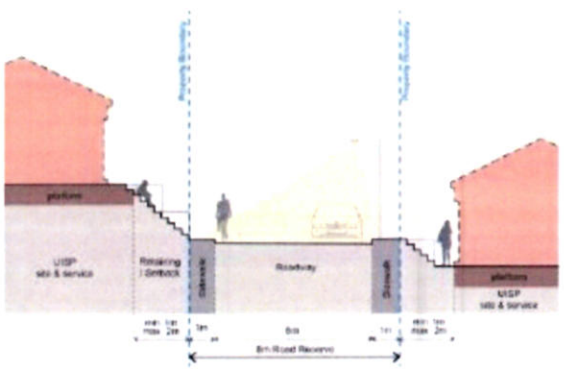


Figure 25: Residential Street (8m road reserve)

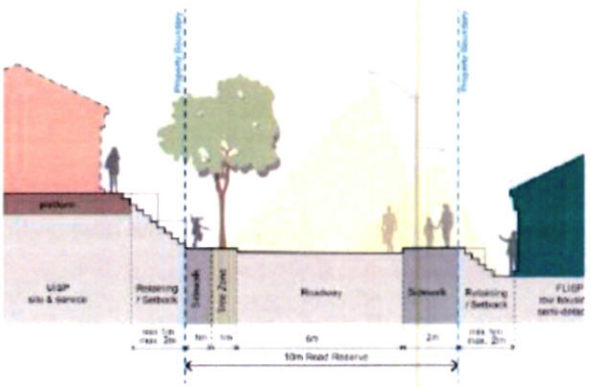


Figure 26: Tertiary Route (10m road reserve)

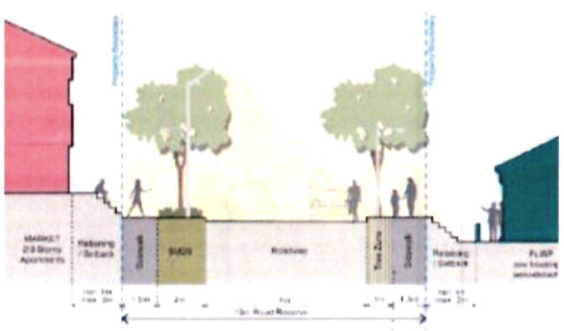


Figure 27: Secondary Route (13m road reserve)

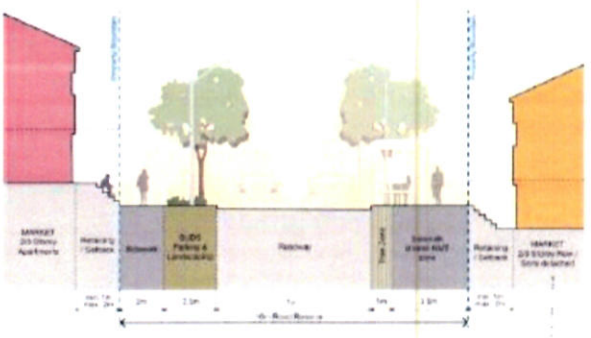


Figure 28: Tertiary Route (16m road reserve)

It is recommended that NMT facilities along the external network (shown in Chapter 7) be extended along the Link Road to tie into the internal roads and the NMT facilities provided as part of the Development.

Two sites have been identified to be future taxi ranks, this is in addition to the existing taxi rank on the corner of the R304 and Masitandane intersection

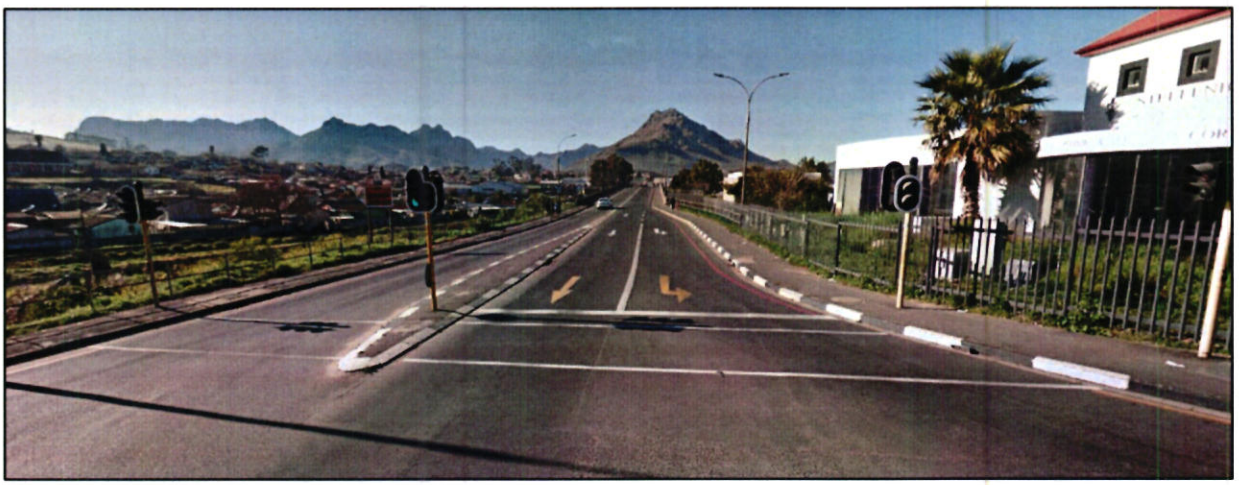


Figure 57: Existing signalised pedestrian crossing along R304

5.5.5.5 Traffic Impact Assessment

The Traffic Impact Assessment supports the development of the Kayamandi Northern Extension. There are however limitations to the existing road network which need to be addressed in order to accommodate the full extent of the Development.

Refer to the Traffic Impact Assessment attached as **Annexure R**.

6 PUBLIC PARTICIPATION

The public participation process followed for the application is in accordance with Section 41(7) of the Stellenbosch Municipal Land Use Planning Bylaw (2015).

The prescribed period which must be allowed for the submission of inputs and comments on an application is 30 days for interested and affected parties, and 60 days for any organ of state.

7 CONCLUSION

Stellenbosch has grown significantly as an educational, commercial and tourism node. This growth and influx of people resulted in the need for an integrated mixed-income human settlement project. Stellenbosch Municipality identified the Northern Extension site as an ideal site for an integrated mixed-income human settlement development.

The main objective was to undertake a Broad Conceptual Urban Design framework for the Northern Extension, Stellenbosch, for a mixed-income development, creating housing opportunities for a wide range of income categories. Zutari was appointed to evaluate the development potential of the site from an engineering, planning and environmental perspective.

Extensive investigations and studies conducted by the multi-disciplinary professionals identified all site sensitivities and opportunities and informed the urban design framework and ultimately the subdivisional layout plan that formed the basis of this application.

The proposed Northern Extension Integrated Mixed-Income Human Settlement Development makes provision for approximately 4500 residential opportunities across various typologies to cater for a wide range of income groups, together with a range of other land uses such as mixed uses, business sites, educational facilities, and community facilities.

The report provides a motivation for the proposed consolidation, rezoning and subdivision of the following portions of the Farms 182 and 183 Stellenbosch in order to create an integrated mixed-income human settlement development:

- Portion 23 of Farm 183
- Portion 36 of Farm 183
- Remainder of Farm 182
- Portion of the Remainder of Farm 183
- Portion 1 of Farm 182
- Portion 1 of Farm 183
- Remainder of Portion 5 of Farm 183

The proposal is made in accordance with the provisions of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015 as well as the Stellenbosch Municipality: Zoning Scheme By-Law, 2019. Based on the evidence presented and the need for additional housing opportunities in the area, it can be argued that the proposed development will provide a much-needed service to the local residents of Stellenbosch.

In view of the above, it is recommended that the Stellenbosch Municipal Council look favourably upon this application.

We thank you for your consideration of the proposed application and look forward to your response.

By my signature below I certify the correctness of the information above.

Rudolf Schröder Pr. Pln A/151/2009

Professional Planner

CR Schröder

30 November 2023

Signature

Date

Annexures

ANNEXURE	DESCRIPTION
A	Application Form, completed and signed by Applicant
B	**Power of Attorney (Zutari's Appointment Letter & SLA)**
C	Proof of Registered Ownership (Title Deed)
D	Conveyance Certificates
E	Copy of the Surveyor-**General's Diagrams**
F	Locality Plan
G	Subdivisional Layout Plan
H	Zoning Certificates
I	SACPLAN Registration Certificate
J	Contour Cadastral Basemap
K	Urban Design Framework
L	Phasing Plan
M	Heritage Impact Assessment
N	Geotechnical Report
O	Floodline Determination Report
P	Civil Engineering Services Report
Q	Electrical Engineering Services Report
R	Traffic Impact Assessment Report
S	Consolidation Plan

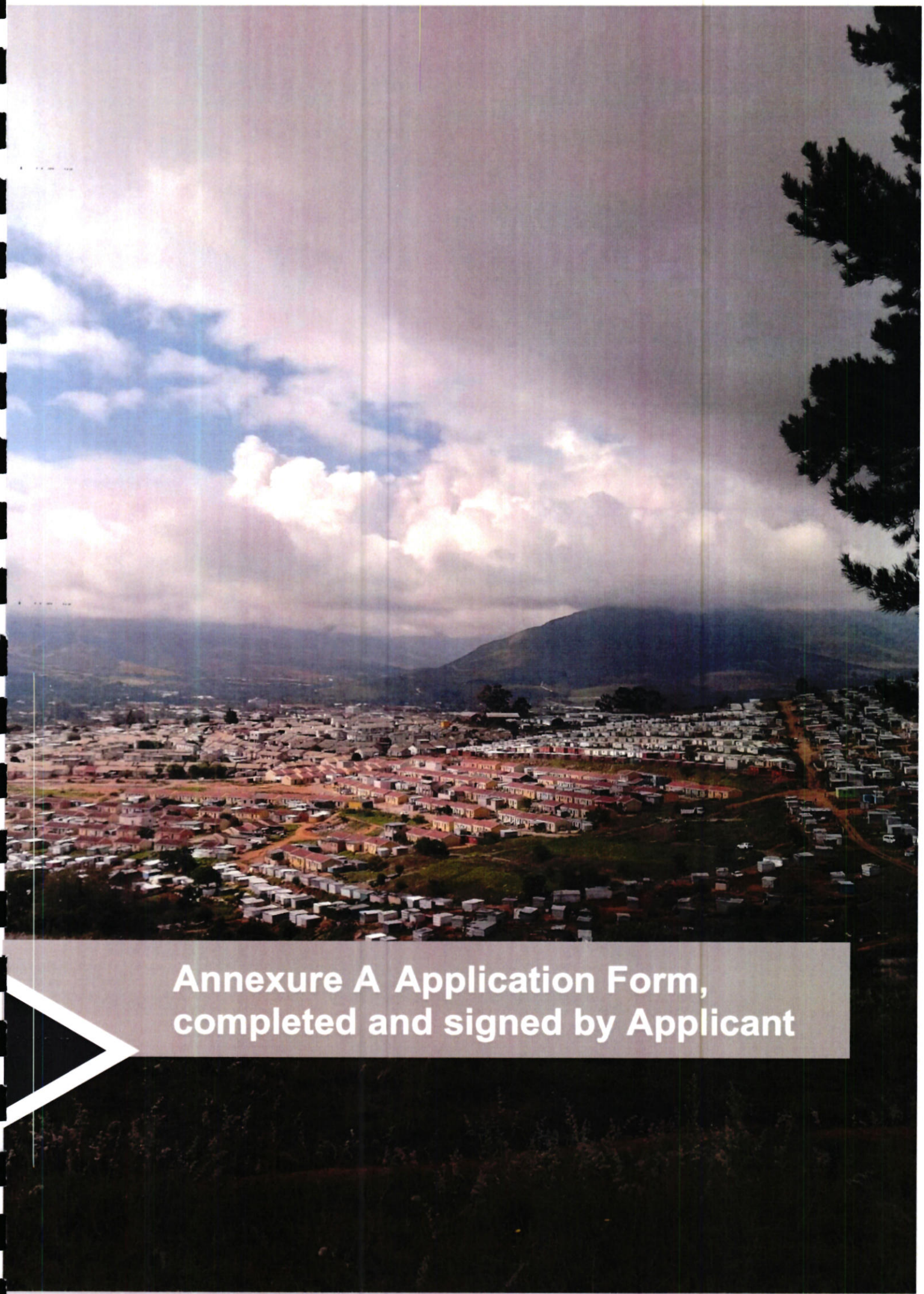
In diversity there is beauty and there is strength.

MAYA ANGELOU

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ZUTARI
IMPACT. ENGINEERED.



Annexure A Application Form, completed and signed by Applicant

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

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

LAND USE PLANNING APPLICATION FORM

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

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

PART A: APPLICANT DETAILS

First name(s)	Rudolf				
Surname	Schröder				
Company name *(if applicable)*	Zutari				
Postal Address	65 York Street				
	George			Postal Code	6529
Email	rudolf.schroder@zutari.com				
Tel	0448055400	Fax		Cell	0833906963

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

Registered owner(s)	Stellenbosch Municipality				
Physical address	NPK Building, corner of Rynveld and Van Riebeeck Streets, 2nd Floor				
	Stellenbosch			Postal code	7600
E-mail	Shaun.October@stellenbosch.gov.za				
Tel	+27 21 808 8756	Fax		Cell	0827889891

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

Erf / Erven / Farm No.	182 & 183	Portion(s) if Farm		Allotment area	Stellenbosch
Physical Address	• Portion 23 of Farm 183 • Portion 36 of Farm 183 • Remainder of Farm 182 • Portion of the Remainder of Farm 183 • Portion 1 of Farm 182 • Portion 1 of Farm 183 • Remainder of Portion 5 of Farm 183				
Current Zoning	Agriculture and Rural Zone	Extent	351,8075 m^2 / ha	Are there existing buildings?	Y X
Applicable Zoning Scheme	Stellenbosch Municipality: Zoning Scheme By-Law, 2019				

Current Land Use	vacant / informal settlements										
Title Deed number and date	T	T17996/1962, T35138/1974, T50743/2019, STF8-18/1908, T50743/2019									
Attached Conveyance's Certificate	Y X	N	Any Restrictions ito the Attached Conveyance's Certificate? If yes, please list condition(s) as per certificate No Restrictive conditions								
Are the restrictive conditions in favour of a third party(ies)?	Y	N X	If Yes, list the party(ies):								
Is the property encumbered by a bond?	Y	N X	If Yes, list the bondholder(s):								
Is the property owned by Council?	X	N	If Yes, kindly attach a power of attorney from the Manager Property Management								
Is the building located within the historical core?	Y	N X	Is the building older than 60 years?	Y	N X	Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999)[1]	Y	N X	If Yes, kindly indicate which section are triggered and attached the relevant permit if applicable.		
Any existing unauthorized buildings and/or land use on the subject property(ies)?				Y	N X	If yes, is this application to legalize the building / land use[2]?			Y	N	
Are there any pending court case(s) / order(s) relating to the subject property(ies)?				Y	N X	Are there any land claim(s) registered on the subject property(ies)?			Y	N	

PART D: PRE-APPLICATION CONSULTATION AND OR SCRUTINY

Has there been any pre-application consultation?	X	N	If Yes, please attach the minutes of the pre-application consultation.
Has the pre-application scrutiny form been submitted?	Y	N X	If yes, please attach the written feedback received.

** The submission of a pre-application scrutiny form is compulsory for this type of application as listed below and written feedback must be attached to the land use planning application.*

PART E: LAND USE PLANNING APPLICATIONS AND APPLICATION FEES PAYABLE

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

Type of application: *Cost are obtainable from the Council Approved tariffs*	**Tick**
15(2)(a) rezoning of land*	✓
15(2)(b) a permanent departure from the development parameters of the zoning scheme	
15(2)(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land	
15(2)(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement*	✓
15(2)(e) a consolidation of land that is not exempted in terms of section 24*	✓
15(2)(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit*	

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

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

15(2)(g) a permission required in terms of the zoning scheme	
15(2)(h) an amendment, deletion or imposition of conditions in respect of an existing approval*	
15(2)(i) an extension of the validity period of an approval	
15(2)(j) an approval of an overlay zone as contemplated in the zoning scheme	
15(2)(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram*	
15(2)(l) a permission required in terms of a condition of approval	
15(2)(m) a determination of a zoning*	
15(2)(n) a closure of a public place or part thereof	
15(2)(o) a consent use contemplated in the zoning scheme	
15(2)(p) an occasional use of land	
15(2)(q) to disestablish a home owner's association	
15(2)(r) to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services	
15(2)(s) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	
15(2)(6) when the Municipality on its own initiative intends to conduct land development or an activity	
15(2)(l) amendment of Site Development Plan	
15(2)(l) Compilation / Establishment of a Home Owners Association Constitution / Design Guidelines	

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

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

Tick	Notification of application in media	Type of application	Cost
	SERVING OF NOTICES	Delivering by hand; registered post; electronic communication methods	R
	PUBLICATION OF NOTICES	Local Newspaper(s); *Provincial Gazette*; site notice; Municipality's website	R
	ADDITIONAL PUBLICATION OF NOTICES	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
	NOTICE OF DECISION	*Provincial Gazette*	R
	INTEGRATED PROCEDURES	T.B.C	R
		TOTAL B:	**R**
NO FEES PAYABLE		**TOTAL APPLICATION FEES**** **(TOTAL A + B)**	**R**

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

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

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

BANKING DETAILS

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

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

DETAILS FOR INVOICE

Name & Surname/Company name (details of party responsible for payment)	N/A
Postal Address	
Vat Number (where applicable)	

PART F: DETAILS OF PROPOSAL

	Building line encroachment	Street		From	m	To	m
		Street		From	m	To	m
		Side		From	m	To	m
		Side		From	m	To	m
		Aggregate side		From	m	To	m
		Rear		From	m	To	m
	Exceeding permissible site coverage			From	%	To	%
	Exceeding maximum permitted bulk / floor factor / no of habitable rooms			From		To	
	Exceeding height restriction			From	m	To	m
	Exceeding maximum storey height			From	m	To	m
	Consent/Conditional Use/Special Development To permit..... in terms of Section.....of the.....Zoning Scheme Regulations						
	Other (please specify)	_____ _____ _____					

Brief description of proposed development / intent of application:

Application in terms of Section 15(2) for the consolidation, rezoning and subdivision of 7 Portions of the Farms 182 and 183 Stellenbosch,
in order to create the Northern Extension Integrated Mixed-Income Human Settlement Development.
Refer to the attached motivation for full details of the proposal.

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

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

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

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

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

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

SECTION I: DECLARATION

I hereby wish to confirm the following :

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

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

Applicant's signature: CRSchröder Date: 30 November 2023

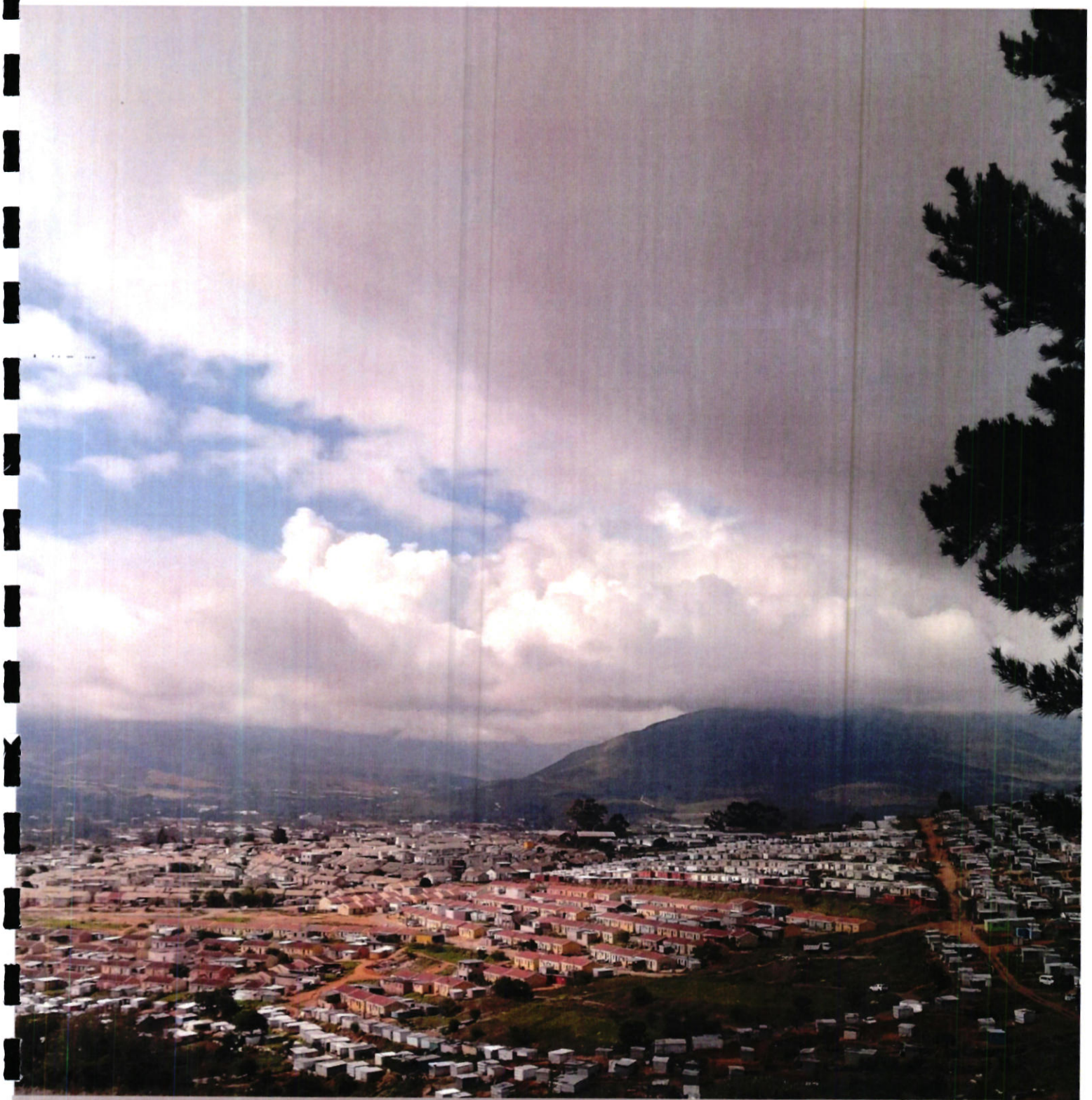
Full name: Cornelis Rudolf Schröder

Professional capacity: Professional Planner (SACPLAN A/151/2009)

FOR OFFICE USE ONLY

Date received: _____

Received By: _____



Annexure B Power of Attorney (Zutari's Appointment Letter & SLA)

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Your ref:
Our ref: 17/4/4/3/3

2020-05-07

Zutari (Pty) Ltd
264 Main Rd
PAARL
7646

Email: Buks.Zeeman@zutari.com

ATTENTION: Mr Zeeman

Dear Sir

LETTER OF APPOINTMENT: B/SM 39/21: TO APPOINT A PROFESSIONAL SERVICE PROVIDER TO ASSEMBLE A MULTI-DISCIPLINARY TEAM OF PROFESSIONALS TO UNDERTAKE A BROAD CONCEPTUAL URBAN DESIGN FRAMEWORK FOR THE NORTHERN EXTENSION, STELLENBOSCH, AND TO OBTAIN TOWN PLANNING AND DEVELOPMENT RIGHTS.

It is our pleasure to inform you that Zutari (Pty) Ltd has been appointed as Project Manager to assemble a multi-disciplinary team of professionals in order to undertake a Broad Conceptual Urban Design framework for the Northern Extension, Stellenbosch, and to obtain town planning and development rights. The total amount for the work to be carried out by the lead consultant together with the professionals is R 4 224 159.30 (15% VAT included).

The appointment is in accordance with the specifications as set out in the scope of work. If there is any uncertainty regarding the scope of work, it should be addressed as soon as possible.

This document consists of the following sections:

1. BACKGROUND
2. SCOPE and OBJECTIVES
3. TERMINATION
4. BREACH
5. DISPUTES
6. REMUNERATION
7. CASHFLOW
8. PROGRAMME
9. PERFORMANCE CRITERIA
10. DATA
11. COMMUNICATION
12. PROFESSIONAL INDEMNITY INSURANCE
13. CONFIRMATION OF ACCEPTANCE OF THIS LETTER OF APPOINTMENT

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

SERVICE LEVEL AGREEMENT

AGREED AND ENTERED INTO BY AND BETWEEN

STELLENBOSCH MUNICIPALITY

Herein represented by **Anthony Barnes** in his capacity as Director: Planning and Economic Development,

being duly authorised

(hereinafter called the "Municipality")

AND

ZUTARI (PTY) LTD

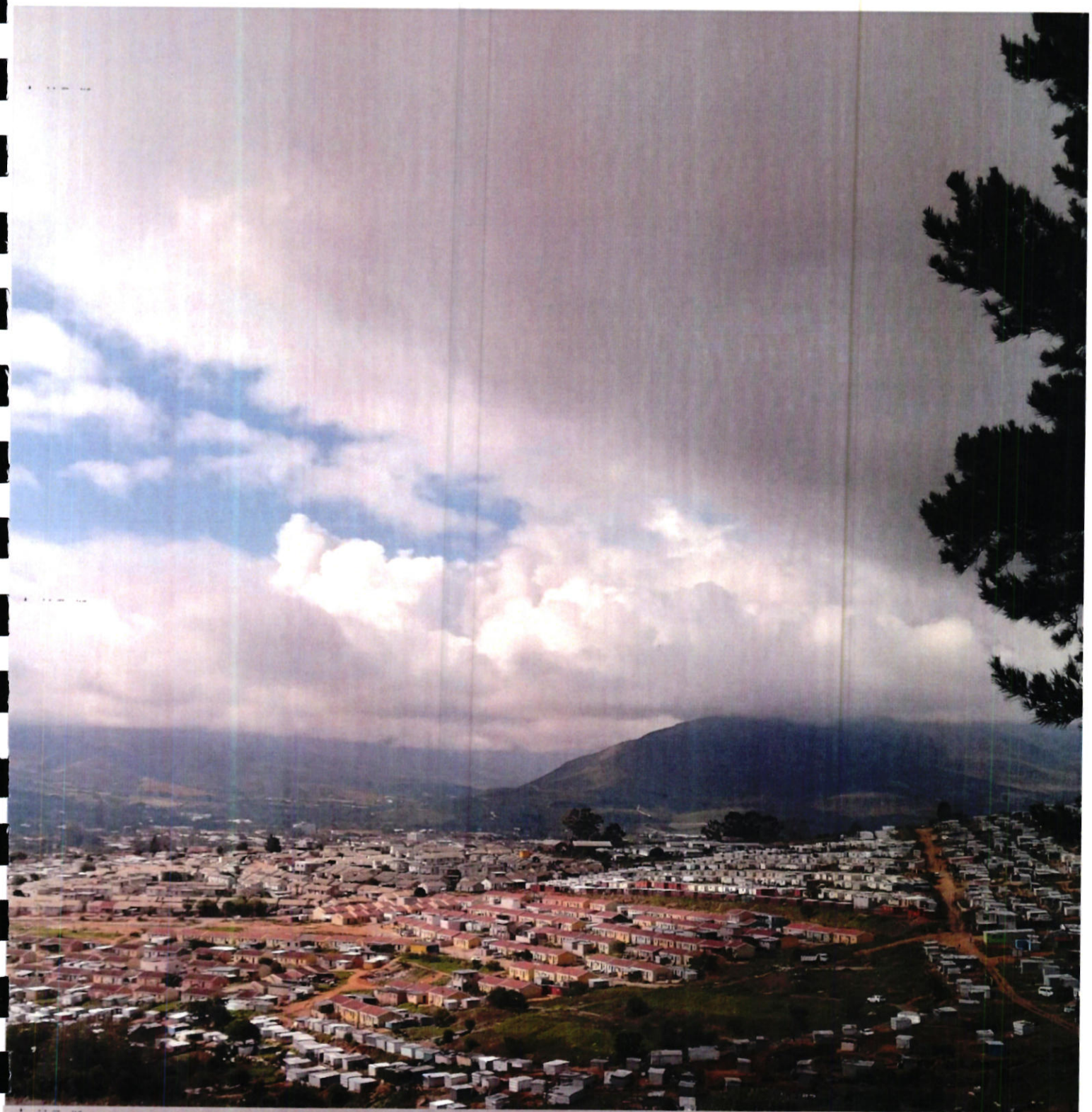
Herein represented by **Buks Zeeman** in his capacity as Director

being duly authorised

(hereinafter called the "Service Provider")

WITH REGARD TO:

TENDER NUMBER: B/SM 39/21: APPOINTMENT OF A SUITABLE, QUALIFIED AND EXPERIENCED PROFESSIONAL SERVICE PROVIDER TO ASSEMBLE A MULTI-DISCIPLINARY TEAM OF PROFESSIONALS TO UNDERTAKE A BROAD CONCEPTUAL URBAN DESIGN FRAMEWORK FOR THE NORTHERN EXTENSION AND TO OBTAIN TOWN PLANNING AND DEVELOPMENT RIGHTS



Annexure C Title Deeds

7 -08- 1974

30-08-1974.

VIR ENDOSSEMENTE KYK BLADSY 6 ET SEQ.
FOR ENDORSEMENTS SEE PAGE

R 1720-10-1974

ORIGINAL
DOOR PROKRELIKE
STAMPED
CESEËL
DUTY
SEËLREG R 3,00
FEES
FOOR ~~R 2,50~~
TRANSFER DUTY
HEREREGTE Uitgestel.

5 ONTHEFFINGS IN 16b 5 x R1,25 = R6,25
1 ONTHEFFING IN 16b. UITGESTEL.

T 35138 | 1974

TRANSPORTAKTE

VAN DER SPUY & VENNOTE
KAAPSTAD

Opgestel deur my,
Transportbesorger.

Hiermee word bekend gemaak dat

Transportbesorger,

~~MELT TERTIUS VAN DER SPUY~~ JEAN-MARY BRECHIN

voor my Registrateur van Aktes in Kaapstad, verskyn het, behoorlik daartoe gemagtig deur 'n VOLMAG

ten gunste van hom verly te STELLENBOSCH

op die 6de dag van JUNIE 19 73 deur

REG.	NO.	INITIAL
R	6644	
S		
P		
CHECKED		

WYNAND STEPHANUS SMIT
(gebore op 8 November 1926)

- BLANKE GROEP -

EN DIE KOMPARANT ALDUS GEMAGTIG HET VERKLAAR DAT: NADEMAAL / ...

For information Only

NADEMAAL die transportgewer die transportnemer en W.S. SMIT BOERDERY (EIENDOMS) BEPERK op 3 Januarie 1969 ooreengekom het dat eersgenoemde se eiendom beskryf as:

SEKER stuk grond, geleë in die Munisipaliteit en Afdeling STELLENBOSCH, synde Gedeelte 36, 'n gedeelte van Gedeelte 5 van die plaas Nr. 183;

GROOT: 2,8272 (TWEE komma Agt Twee Sewe Twee) Hektaar.

GEHOU kragtens Transportakte nr. 11814 gedateer 9 Augustus 1963.

oorgedra sal word aan die transportnemer terwyl die transportnemer gelyktydig sal oordra aan W.S. SMIT BOERDERY (EIENDOMS) BEPERK die volgende eiendom:-

SEKER stuk grond, geleë in die Munisipaliteit en Afdeling STELLENBOSCH, synde Gedeelte 37 van die Plaas nr. 183;

GROOT: 3,1995 (DRIE komma Een Nege Nege Vyf) Hektaar.

GEHOU kragtens Grondbrief 8 - 15 gedateer 22 Junie 1908.

NOU DERHALWE sedeer en transporteer die Komparant in sy voormelde hoedanigheid hiermee in volle en vrye eiendom aan en ten gunste van:-

DIE MUNISIPALITEIT STELLENBOSCH

of Gemagtigdes:

SEKER stuk grond, geleë in die Munisipaliteit en Afdeling STELLENBOSCH, synde Gedeelte 36, 'n gedeelte van Gedeelte 5 van die Plaas nr. 183;

~~GROOT: 2,8272 (TWEE komma Agt Twee Sewe Twee) Hektaar.~~

oorspronklik / ...
~~UITSTREKKENDE / ...~~

For Information Only

oorspronklik getransporteer aan C.F.H. Scherer op 20 September 1938, nr. 9729 en laastelik gehou deur Komparant se Prinsipaal kragtens Akte van Transport nr. 11814 gedateer 9 Augustus 1963.

GROOT: 2,8272 (TWEE komma Agt Twee Sewe Twee) Hektaar.

SOOS MEER VOLLEDIG SAL BLYK uit die aangehegte Kaart nr. 6332/68.

ONDERHEWIG:

(1) aan die voorwaardes vervat in Akte van Toekenning gedateer 22 Junie 1908 (Stellenbosch Erfpagte Boekdeel 8 nr. 15) uitgereik kragtens diebepalings van Wet 15 van 1887, paragraaf III waarvan as volg lees:-

III. That all rights to gold, silver and precious stones found or discovered at any time on or in the said land, shall be reserved to the State, together with a right of ingress to and egress from any mines or works undertaken for mining or prospecting purposes by any person or persons authorised by the Minister; but subject always to the provisions of any law for the time being regulating the prospecting and mining for precious stones and minerals.

(2) aan die volgende voorwaarde vervat in Akte van Toekenning gedateer 22 Junie 1908 (Stellenbosch Erfpagte Boekdeel 8 nr. 15) uitgereik kragtens die bepalings van Wet 15 van 1887, wat as volg lees:-

"Subject, however, to all such duties and regulations as are either already or shall in future be established with regard to such lands."

(5) aan / ...

For Information Only

(5) aan die volgende terme van sekere Notariële Akte van Serwituut,'n verwysing waarna verwys word in die endossement gedateer 28 November 1956 op Transportakte nr. 9729 gedateer 20 September 1938, wat as volg lees: -

Para 1

"By Notarial Deed no. 657/1956 dated 9 November 1956, the "Owner" of the land held under Para. 1 herein has granted to the Electricity Supply Commission the right in perpetuity:-

(a) to convey electricity across the said land by means of cables and/or wires underground or overhead along the line of route shown on Servitude Diagram No. 9178/55 annexed to the aforesaid Notarial Deed and marked 1.m. thereon;

(b) to lay or construct and also to use, inspect, relay, maintain, repair, alter and/or remove along the aforesaid line of route, all such cables, wires, poles, standards, posts or appurtenances as may be required for the aforesaid purposes.

Subject to conditions as will more fully appear on reference to aforesaid Not. Deed, a copy of which is annexed hereunto."

WESHALWE / ...

For Information Only

WESHALWE die Komparant afstand gedoen het van alle eiendoms- en ander regte wat die gesegde Transportgewer tot op hede op gemelde vaste eiendom gehad het en gevolglik ook erken het dat hy daarvan heeltemal onteien is, en geen eiendoms- en ander regte daarop besit nie; en dat, kragtens hierdie Akte, die gesegde Transportnemer Munisipaliteit ~~Eiegenaar, Eksekuteur, Administrateur~~ of Gemagtigdes tans is en voortaan op die volle eiendomsregte daarop geregtig sal wees, ooreenkomstig plaaslike gebruik, onder voorbehoud nogtans van die Regte van die Staat en eindelik erken het dat hierdie transaksie vrygestel is van die betaling van Hereregte kragtens Artikel 9(1)(b) van Wet 40/1949 en dat seëlregte betaal word op R1 120,00 (EENDUISEND EENHONDERD EN TWINTIG) RAND), synde verklaarde waarde van vermelde eiendom.

AS BEWYS WAARVAN EK die genoemde Registrateur, saam met die Komparant q.q. hierdie Akte onderteken het en die Ampseël daarop laat aanbring het.

ALDUS GEDAAN EN UITGEVOER aan die Kantoor van die Registrateur van Aktes, te **KAAPSTAD,** op hede die 18 Dag van die Maand OKTOBER in die Jaar van Onse Heer Eenduisend Negehonderd Vier-en-Sewentig (1974).

q.q. sy prinsipaal

In my teenwoordigheid:

REGISTRATEUR VAN AKTES.

Geregistreer in die Plase *Register van* Stellenbosch

Folio 183/36/1

E. M. Beetge
Klerk.

For Information Only

Prokureur.
Transportbesorger.

Prokurasie om Transport uit te maak

Ek , die ondergetekende

WYNAND STEPHANUS SMIT

Gebore op 8 November 1926

(BLANKE GROEP)

benoem, konstitueer en stel hiermee aan

met mag van substitusie om my wettige Prokureur en Agent te wees, in my naam en namens my te verskyn in die Kantoor van die Registrateur van Aktes te K A A P S T A D en dan en daar namens my transport uit te maak aan DIE MUNISIPALITEIT STELLENBOSCH

van die volgende eiendom, naamlik:-

SEKER stuk grond geleë in die Munisipaliteit en Afdeling Stellenbosch synde Gedeelte 36 en gedeelte van Gedeelte 5 van die Plaas Nommer 183;

GROOT 2,8272 (twee komma agt, twee, sewe, twee) hektaar;

GEHOU kragtens Transportakte Nommer 11814 gedateer 9 Augustus 1963.

welke eiendom oorgedra word aan die MUNISIPALITEIT STELLENBOSCH kragtens 'n ooreenkoms aangegaan op 3 Januarie 1969 ingevolge waarvan voormelde transportgewer voormelde eiendom oordra aan DIE MUNISIPALITEIT STELLENBOSCH en DIE MUNISIPALITEIT STELLENBOSCH aan W.S. SMIT BOERDERY (EIENDOMS) BEPERK die volgende eiendom oordra naamlik:-

SEKER stuk grond geleë in die Munisipaliteit en Afdeling Stellenbosch synde Gedeelte 37 van die plaas Nommer 183;

GROOT 3,1995 (Drie komma een nege nege vyf) Hektaar;

GEHOU kragtens Transportakte Nommer 8 - 15 gedateer 22 Junie 1908

BOA

For Information Only

MUNISIPALITEIT - MUNICIPALITY
STELLENBOSCH

Registrasie van oordrag gemagtig
Registration of transfer authorised
Hierdie volmag verstryk op 30.9.74
This authority expires on

Stadstesourier/Town Treasurer

Datum/Date 24.6.74

The Divisional Council STELLENBOSCH
Die Afdelingsraad van

Registration of Transfer authorised
Registrasie van Oordrag gemagtig
This authority expires on 31/10/74
Hierdie volmag verstryk op

25/6/1974

Secretary & Treasurer/Collector
Sekretaris & Tesourier/Invorderaar

MUNISIPALITEIT MUNICIPALITY
STELLENBOSCH

Registrasie van oordrag gemantig
Registration of transfer authorised
Hierdie volmag verstryk op 30/12/74
This authority expires on

Stadstesourier/Town Treasurer

Datum/Date 7/1974

The Divisional Council STELLENBOSCH
Die Afdelingsraad van

Registration of Transfer authorised
Registrasie van Oordrag gemagtig
This authority expires on 31/12/74
Hierdie volmag verstryk op

25/6/1974

Secretary & Treasurer/Collector
Sekretaris & Tesourier/Invorderaar

For Information Only

(13)

S E R T I F I K A A T

OORDRAGGEWER : WYNAND STEPHANUS SMIT, GEBORE OP 8 NOVEMBER 1926

OORDRAGNEMER : DIE MUNISIPALITEIT STELLENBOSCH

EIENDOM : SEKER stuk grond geleë in die Munisipaliteit en Afdeling Stellenbosch synde Gedeelte 36 'n gedeelte van gedeelte 5 van die plaas Nommer 183;

GROOT 2,8272 hektaar.

Ek, die ondergetekende, sertifiseer hiermee dat indien hereregte betaalbaar was ten opsigte van bogemelde oordrag, ek hereregte sou aanvaar het op R1120,00 (EENDUISEND EENHONDERD EN TWINTIG RAND). synde die billike verklaarde waarde van die eiendom vir die doeleindes van seëlreg.

GETEKEN te STELLENBOSCH op hierdie 23 ste dag van Augustus 1973.

LANDDROS/MAGISTRATE STELLENBOSCH.

LANDDROS/MAGISTRATE * 23-8-1973 * STELLENBOSCH

For Information Only

(4)

UITSTREKKENDE soos blyk uit die Transportakte met kaart daaraan geheg, gemaak ten gunste van C.F.H. Scherer op 20 September 1938, nr. 9729 en gehou deur die Komparant se Prinsipaal kragtens Transportakte nr. 11814 gedateer 9 Augustus 1963.

REJECTED DEED
VERWORPE AKTE

ONDERHEWIG:-

(1) aan die voorwaardes vervat in Akte van Toekenning gedateer 22 Junie 1908 (Stellenbosch Erfpagte Boekdeel 8 nr. 15) uitgereik kragtens die bepalings van Wet 15 van 1887, paragraaf III waarvan as volg lees:-

III. That all rights to gold, silver and precious stones found or discovered at any time on or in the said land, shall be reserved to the State, together with a right of ingress to and egress from any mines or works undertaken for mining or prospecting purposes by any person or persons authorised by the Minister; but subject always to the provisions of any law for the time being regulating the prospecting and mining for precious stones and minerals.

REJECTED DEED
VERWORPE AKTE

(2) aan die volgende voorwaarde vervat in Akte van Toekenning gedateer 22 Junie 1908 (Stellenbosch Erfpagte Boekdeel 8 nr. 15) uitgereik kragtens die bepalings van Wet 15 van 1887, wat as volg lees:-

"Subject, however, to all such duties and regulations as are either already or shall in future be established with regard to such lands."

REJECTED DEED
VERWORPE AKTE

For Information Only

(5) aan / ...

P. DE VILLIERS THEE

G.P.S. 97—1971-72—192 500. S

J 700

NOTAS VAN ONDERSOEKERS/EXAMINERS' NOTES

Vir Kans / For Canc ..... Vir Gel. Afbet. / For Pt. Pmnt .....
Vir ... / For ... ... Vir Sessie / For Session .....
Vir Subst. / For Substn .....

(1) SERTIFISEER DAT EIENDOM SYNDE 'N GEPROKLAMEERDE GROEPS-GEBIED GELEË IS OF DIENOOR ... SERTIFIKAAT IN EN INDIEN NODIG 'N 31 (3) (a) SERTIF... W.V. WET 36/1966.

* RUBENSTEIN

(2) DEURSTREEP RUIMTES. U/L aub

(3) UITSKEKKINGS KLOPSULE FOUTIEF IN AKTES. HIERDIE IC ... ONDERVERDELING. HOTIK AKTES. HIERDIE ... NOU DIE KAART AKTE. Bladsy 3 Item

INTERDIKTE / INTERDICTS CHECKED ... DATUM / DATE 13/8 74/9

(4) LAAT KAARTE GEREGISTREER DEUR L. G. gedoen

(5) Datum van ... op kaarte moet verskyn word gedoen

(6) Verwys ... Item 4 ... hiermee ... van para 3. gedoen

(7) Nota of Aantekening of
Vert 11/89/69 in 1 (a)
gedoen

(8) Volmag was uitgevoer in 1973
-Wysig

(9) NOTA 2 STAAN.

(10) PAAFOOR BLADSY 3 VAN AKTES.

(11) Bewys

Ek sertifiseer dat volgens my persoonlike kennis en/of as gevolg van ondersoek deur my ingestel ek oortuig is dat die oorleden en alle partye tot hierdie transaksie lede is van die BLANKE GROEP soos beskryf in Wet 36/66.

Jean-Mary Fred

Aktebesorger.

(12) Kopie van Eiendom volg nie dié KAARTE nie. Verbeter aktes en verbeter ook te sert. op volmag op Bladsy 2 per Nota 1 & 2.

(13) Die gelagte Belasting sert. van nuw. Stellenbosch in nuwe dokument 2.

For Information Only

G.P.-S.63743—1971-72—170 000 S

A. RUBENSTEIN (6)

J 700

NOTAS VAN ONDERSOEKERS—EXAMINERS' NOTES

(14) Die juiste omskepping van 3,3007 morg is 2,8272 ha. Verwys kaarte na 2/4 vir verbetering. — sedert

(15) munisipale belastingsertifikaat het reeds op 30/9/74 vervaldatum Hermanus verleng

(16) Papier akte x bladsy 2. sedert

(17) Lek dak gesk. R toeg.

For information only

SYE Kaapse Voet		RIGTINGS -HOEKE	KOÖRDINATE Y Stelsel Lo. 19° X		
		Kon:		+ 40000.0	+11920000.0
ab	570.7	255.01.20	a	+ 8475.0	+ 2828.0
bc	1234.5	38.05.50	b	+ 7923.7	+ 2680.5
cd	576.8	176.52.00	c	+ 8685.4	+ 3652.0
da	346.5	224.16.20	d	+ 8716.9	+ 3076.1
be	570.0	255.01.20	e	+ 7373.1	+ 2533.2
cf	810.0	356.52.00	f	+ 8641.1	+ 4460.8
		Stel 1	Δ	+ 8718.4	+ 3055.1

L.G. No. 6332/68

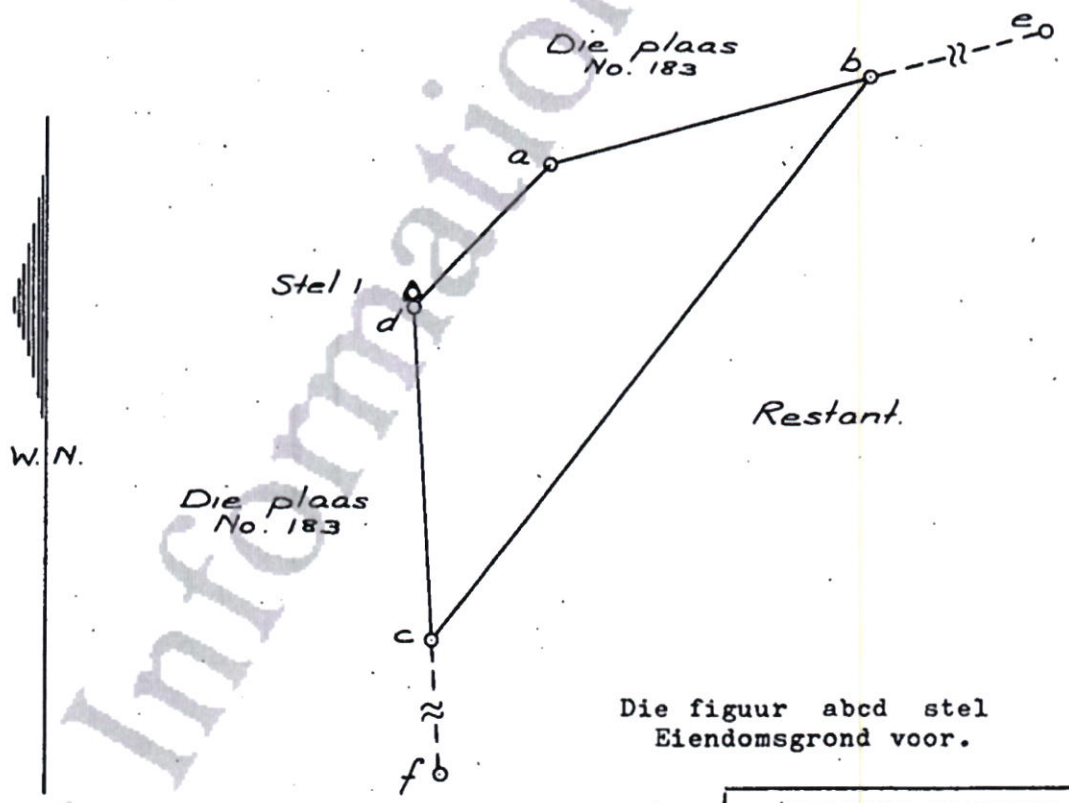
Goedgekeur

Landmeter-generaal

8.11.68

Beskrywing van Bakens:

a,b,c, d,e,f: Swaarysterhoekdraadpaal wat 3' uitsteek.



Die figuur abcd stel Eiendomsgrond voor.

Skaal: 1 : 4000

METRIEKE GROOTTE 2,8272 HEKTAAR

Die figuur a b c d

stel voor 3.3007 morg grond, synde

GEDEELTE 36 'n gedeelte van Ged. 5 van die Plaas No. 183.

geleë in die Munisipaliteit en Administratiewe Distrik

Stellenbosch Provinsie Kaap die Goeie Hoop.

Opgemeet in Junie 1968

deur my,

Landmeter

Hierdie kaart is geheg aan Transportakte No. gedateer 35138 t.g.v. Munisipaliteit Stellenbosch

18-10-1974

Registrateur van Aktes

Die oorspronklike kaart is.

No. 2332/1938 geheg aan Transport/~~Grondbrief~~

No. 1938.179.9729

Lêer No. STEL 183.

M.S. No. E. 1860/68

Komp. BH-8DAD.

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MUNISIPALITEIT STELLENBOSCH

Die wettige vereistes van my Raad ten opsigte van hierdie onderverdeling is nagekom.

H.S.P. Nell. 14-8-73

Mns. Sekretaris Datum

Goedgekeur kragtens

Art. 8 Ord. 33/1934
Art. 10 Ord. 17/1952
Art. 2 Ord. 44/1937

Voorwaardes
Met
So...

Verwysing N/A

Magtiging

Gedateer 5-4-68 22.8.1974

8.11.68

Landmeter-Generaal

For Information Only

A. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE:

(a) Gelyktydiges met ander registrasiekantore/deeltitels: Simuls with other registries/sectional titles:

	Kode	Firma/Firm	Eiendom/Property	Kantoor/Office
1.				
2.				
3.				
4.				

(b) Kliënt afskrifte van aktes permanent in Aktekantoor geliasseer:
Client copies of deed filed permanently in Deeds Office:

Aard en nommer van akte Nature and number of deed	Cover No. Omslag Nr.	Parawe van ondersoekers Initials of Examiners

(c) Notas/Notes:

B. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:

BLACKBOOK
26 -11- 2019
NOLUVO MTYATYAMBA

Interdikte nagesien deur
Interdicts checked by

Datum
Date

	Opmerkings Remarks	Paraaf Initials
(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)		
(2) Begiftigingserwe Endowment erven		
(3) Begiftiging Endowment		
(4) Voorwaardes Conditions		
(5) Mikro Micro		
(6) Algemene plan General Plan		
(7) Titelakte Title Deed		
(8) Verbande teen dorpstitel Bonds against township title		
(9) Datum nagesien Date checked		

Interdikte nagesien deur
Interdicts checked by

Datum
Date

Kantoor instruksies/Office instructions:

Seksie/Section:

Deeds Reg / AC No.
CTN
220
Akte Kant Rek. Nr

MADELEYN INC
ATTORNEYS·PROKUREURS
8 Vrede Street / Vrederstraat 8
P.O. Box 1481 / Posbus 1481
Durbanville 7551
Tel: (021) 975 2587
Fax/Faks: (021) 975 8734

UITVOERING/EXECUTION

Ref. No. Verw. Nr. VV08

Datum van indiening/Date of lodgement

LODGED 19 41 2019
ENGEDIEN 08-11-2019
INGEDIEN

A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE

RATES CLEARANCE CERTIFICATE EXPIRES 05.SI.2020

26 NOV 2019

Ondersoekers/Examiners	Kamers/Rooms	Skakeling/Linking		Verwerp/Reject	Passeer/Pass
1. M.FABRIK	1354	3	1		
2. R.Harris 1352					
3. M. HANSLO 1124					

B. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE

Aard van Akte/Nature of Deed: Transfer

WS Smit Watergang Trust
Lg.v.A.f.o
Stellenbosch Municipality

Verw. No/Ref. No.:

T 000050743/2019

Skakeling/Linking		Titelaktes, ens, binne/Title deeds, etc. within
3	1	T 4960/1993 (in no. 2 of batch)

(Kort beskrywing van eiendom (slegs para 1 in Akte) Brief description of property (merely para 1 in Deed)

1. Remainder of the Farm Watergang No. 182
2. Portion 1 of the Farm Watergang No. 183
3. Portion 1 of the Farm No. 183
4. Remainder of Portion 5 of the Farm No. 183

GELYKTYDIGES/SIMULS

No. in stel/batch	Kode Code	Name van Party/Names of Parties	Naam van Firma/Name of Firm	Firma No. Firm No.
1.	T	WS Smit Watergang Trust / Stellenbosch Municipality	Registrar of Deeds Cape Town	220
2.	BC	WS Smit Watergang Trust / Boland Bank	Smal Inc	1509
3.	BC	WS Smit Watergang Trust / Nedbank	Smal Inc	1509
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				

26 NOV 2019
CAPE TOWN
HANDED IN FOR EXECUTION

EXAMINER'S NOTES INSIDE

Registrasie versoek deur: INGRID MARÉ
Registration requested by:

Datum: 27 NOV 2019
Date:

(12)

(14)

(1) Redraw the conditions at para 1 in deed as a separate conditions as indicated. Refer to both examiners. ✓ done

(2) Amend the extent at para 2 in deed, PA & docs to follow title - 1,3673ha. Redraw. ✓ done

(3) Amplify ~~ppty~~ in para 3 of deed, ~~PA~~ & docs to follow title ✓ done ✓

(4) Make para 1 & 3 in deed subject to K66/2001S Redraw ✓ done

M. FABRIK 20

(5) Make para 3 in deed subject to Ex 70/93 Redraw. ✓ done

(7)

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220

MADELEYN ING

Opgestel deur my

TRANSPORTBESORGER
LEANDRI KRÜGER

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 45 710 000,00	R 5104,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

DATA / VERIFY
29-11-2019
DEBRA TALJAARD

T 000050743 / 2019

TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

~~HENNO NOTHNAGEL~~ **INGRID MARÉ**

voor my verskyn het, REGISTRATEUR VAN AKTES te KAAPSTAD, hy/sy die genoemde komparant synde behoorlik daartoe gemagtig kragtens 'n Volmag aan hom/haar verleen deur

Die Trustees INDERTYD van W S SMIT WATERGANG TRUST
Registrasie Nommer IT1112/1992

geteken te PAARL op 30 Julie 2019

DATA / CAPTURE
29-11-2019
FATGEYAH LARNEY

For Information Only

En genoemde Komparant het verklaar dat sy/haar prinsipaal, op 26 April 2019, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy/sy, in sy/haar voorgenoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

STELLENBOSCH MUNISIPALITEIT

diese Opvolgers in titel of Regverkrygendes, in volkome en vrye eiendom

1. DIE RESTANT VAN DIE PLAAS WATERGANG NR. 182
IN DIE MUNISIPALITEIT EN AFDELING STELLENBOSCH
PROVINSIE WES-KAAP

GROOT 7,2986 (SEWE KOMMA TWEE NEGE AGT SES) Hektaar

OORSPRONKLIK OORGEDRA kragtens Grondbrief gedateer 23 Augustus 1907 met Kaart daaraan geheg (Stellenbosch Eiendomsgrond Volume 8 Nr. 1) en gehou kragtens Transportakte Nommer T4960/1993.

A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Transportakte Nr. T9431/1932 en;

B. **ONDERHEWIG** aan en geregtig op die voordeel, soos die geval mag wees, in terme van Notariële Akte van Serwituut Nr. T7758/1932, wat betref waterregte en 'n reg van weg waarna verwys word in die endossement gedateer 8 Julie 1935 in gesegde Transportakte Nr. T7758/1932.

C. **ONDERHEWIG** aan die voorwaardes van 'n Notariële Akte van Serwituut 'n verwysing waarna verwys word in die Endossement gedateer 1 Februarie 2001 in gesegde Transportakte Nr. T4960/1993 wat as volg lui :

Para 2

Deur middel van Notariële Akte Nr. 66/2001 gedateer 12 Desember 2000, het die "Eienaar" van die grond gehou deur Para 2 hierin aan die Elektrisiteits Voorsienings Kommissie (Eskom) die reg in perpetuteit verleen soos hier onder vermeld :

(a) 'n ewigdurende serwituut van elektriese kragleiding 18 meter wyd oor Die Restant van die Plaas Watergang Nr. 182, die bogemelde eiendom Nr. 2, van welke serwituut die hartlyn op die aangehegte serwituutkaart Nr. 3032/1999 voorgestel deur die onderbroke lyn a B b;

(b) onderworpe aan enige bestaande serwituut of ander saaklike reg, om elektrisiteit oor die eiendom Nr. 2 te gelei deur middel van een oorhoofse kraglyn bestaande uit geleiers op pale of strukture met sodanige hulpdrade en ander struktuur ondersteunings meganismes as wat nodig of gereiflik mag wees.

Onderhewig aan die voorwaardes soos meer volledig sal blyk met verwysing na die voorgenoemde Notariële Akte.

2. GEDEELTE 1 VAN DIE PLAAS NR. 183
IN DIE MUNISIPALITEIT EN AFDELING STELLENBOSCH
PROVINSIE WES-KAAP

GROOT 1,3673 (EEN KOMMA DRIE SES SEWE DRIE) Hektaar

For Information Only

OORSPRONKLIK OORGEDRA kragtens Transportakte Nommer T9509/1908 met Kaart wat daarop betrekking het en gehou kragtens Transportakte Nommer T4960/1993.

ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte Nr. T4042/1909.

3. DIE RESTANT VAN GEDEELTE 5 (LOUISENHOF) VAN DIE PLAAS NR. 183 IN DIE MUNISIPALITEIT EN AFDELING STELLENBOSCH PROVINSIE WES-KAAP

GROOT 50,8432 (VYFTIG KOMMA AGT VIER DRIE TWEE) Hektaar

OORSPRONKLIK OORGEDRA kragtens Transportakte Nommer T9729/1938 met Kaart wat daarop betrekking het en gehou kragtens Transportakte Nommer T4960/1993.

ONDERHEWIG

(1) .....

(2) aan die verdere voorwaarde vervat in Grondbrief gedateer 22 Junie 1908 (Stellenbosch Eiendomsgrond Volume 8 Nr. 1), wat as volg lui :

"Subject, however to all such duties and regulations as are either already or shall in future be established with regard to such land."

(3) aan die volgende spesiale voorwaardes vervat in Transportakte Nr. T9729/1938, opgelê deur die Munisipaliteit Stellenbosch :

"That the transferor and its successors in title of the remaining extent of Lot XLVIII held under Deed of Grant dated 22nd June 1908 (Stellenbosch Freeholds Volume 8 No. 15) shall have the use of a right-of-way 24 feet wide over the property hereby transferred, and marked zhg and 1,2 on the diagram thereof joining up with the right-of-way from g to l as indicated thereon and referred to under paragraph 2 hereof."

(4) aan die volgende voorwaarde, opgelê in gesegde Transportakte Nr. T9729/1938 ten gunste van die Munisipaliteit Stellenbosch as eienaar van die restant van die grond hierkragtens gehou ingevolge die gesegde Grondbrief gedateer 22 Junie 1908 (Stellenbosch Eiendomsgrond Volume 8 Nr. 15), naamlik :

"That a strip of land 20 feet wide along the boundary c.p. of the property hereby transferred, shall not be cultivated by the said Transferee, and shall be kept free from any trees, busches or any growth, but the said transferee shall, however, have the right to use the strip of land for road purposes."

(5) aan die voorwaardes van 'n Notariële Akte van Serwituut 'n verwysing waarna verwys word in die Endossement gedateer 28 November 1966 in gesegde Transportakte No. T9729/1938 wat as volg lui :

<u>Para 1</u>

"By Notarial Deed No. 657/1956 dated 9 November 1956, the "Owner" of the land held under Para 1. herein has been granted the Electricity Supply Commission the right in perpetuity :

(a) to convey electricity across the said land by means of cables and/or wires underground or overhead along the line of route shown on Servitude

Lexis® Convey 17.1.14.6

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diagram No. 9178/55 annexed to the aforesaid Notarial Deed and marked l.m. thereon;

(b) to lay or construct and also to use, inspect, relay, maintain, repair, alter and/or resort along the aforesaid line or route all such cables, wires, poles, standards, posts or appurtenances as may be required for the aforesaid purposes.

Subject to conditions as will more fully appear by reference to aforesaid Notarial Deed."

(6) Para 1

Deur middel van Notariële Akte Nr. 66/2001 gedateer 12 Desember 2000, het die "Eienaar" van die grond gehou deur Para 2 hierin aan die Elektrisiteits Voorsienings Kommissie (Eskom) die reg in perpetuteit verleen soos hier onder vermeld :

(a) 'n ewigdurende serwituut van elektriese kragleiding 18 meter wyd oor Die Restant van Gedeelte 5 (Louisenhof) van die Plaas Nr. 183, die bogemelde eiendom Nr. 1, van welke serwituut die hartlyn op die aangehegte serwituutkaart Nr. 3066/1999 voorgestel deur die onderbroke lyn a b ... c C onderworpe vir sover dit van toepassing mag wees aan die onteiening voormeld en ;

(b) onderworpe aan enige bestaande serwituut of ander saaklike reg, om elektrisiteit oor die eiendom te gelei deur middel van een oorhoofse kraglyn bestaande uit geleiers op pale of strukture met sodanige hulpdrade en ander struktuur ondersteunings meganismes as wat nodig of gereiflik mag wees.

Onderhewig aan die voorwaardes soos meer volledig sal blyk met verwysing na die voorgenoemde Notariële Akte.

(7) Kragtens Onteieningskennisgewing Nr. EX 170/93 is gedeelte groot ongeveer 1,9 hektaar van gedeelte 5 van die Plaas Nr. 183 onteien deur die Provinsiale Administrasie gehou kragtens Transportakte Nr. T4960/1993.

4. GEDEELTE 1 VAN DIE PLAAS WATERGANG NR. 182
IN DIE MUNISIPALITEIT EN AFDELING STELLENBOSCH
PROVINSIE WES-KAAP

GROOT 1,4175 (EEN KOMMA VIER EEN SEWE VYF) Hektaar

OORPSRONKLIK OORGEDRA kragtens Transportakte Nr. T9508/1908 met Kaart wat daarop betrekking het en gehou kragtens Transportakte Nommer T4960/1993.

A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Transportakte Nr. T9508/1908.

B. **ONDERHEWIG VERDER** aan die volgende spesiale voorwaarde opgelê deur die Munisipaliteit Stellenbosch in Transportakte Nr. T9729/1938, naamlik :

"That the transferor and its successors in title of the remaining extent if the said Lot No. XLVIII shall be entitled to a right-of-way 24 feet wide along its North-Western boundary from the beacon D to the beacon A on the property hereby transferred and joining up with the right-of-way referred to in condition (3), Paragraph 3, above, as indicated on the diagram thereof."

For information only

WESHALWE die komparant afstand doen van al die regte en titel wat

Die Trustees INDERTYD van W S SMIT WATERGANG TRUST
Registrasie Nommer IT1112/1992

voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat hulle geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

STELLENBOSCH MUNISIPALITEIT

diese Opvolgers in titel of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken dit dat die verkoopprys die bedrag van R45 710 000,00 (VYF EN VEERTIG MILJOEN SEWE HONDERD EN TIEN DUISEND RAND) beloop.

TEN BEWYSE WAARVAN ek, genoemde Registrateur, tesame met die Komparant hierdie Akte onderteken en dit met die Ampseël bekragtig het.

ALDUS GEDOEN EN VERLY op die Kantoor van die REGISTRATEUR VAN AKTES te KAAPSTAD op hede die 27 NOV 2019

q.q.

In my teenwoordigheid

REGISTRATEUR VAN AKTES

For Information Only

220

MADELEYN ING

Opgestel deur my

TRANSPORTBESORGER
LEANDRI KRÜGER

VOLMAG OM TRANSPORT TE GEE

Ek, die ondergetekende

HESTER FRANCINA BLACKBURN
behoorlik hiertoe gemagtig kragtens 'n resolusie geneem deur die Trustees INDERTYD van
W S SMIT WATERGANG TRUST
Registrasie Nommer IT1112/1992
aangestel kragtens Magtigingsbrief deur die Meester van die Hooggeregshof van Suid-Afrika Wes-Kaap Afdeling, Kaapstad te Kaapstad op 02 Julie 2019

benoem hiermee HENRY GEORGE MADELEYN EN/OF LEANDRI KRÜGER EN/OF MICHELLE SMIT EN/OF CHRISTO PHILIP NOTHNAGEL EN/OF HENNO NOTHNAGEL EN/OF EMILE GREYVENSTEIN EN/OF LYNNE BOTHA EN/OF ARNO WATSON EN/OF ALLAN JOHN ROBERT BAKER EN/OF CLARE WENDY FARIA EN/OF INGRID MARÉ EN/OF NICOLAAS JOHANNES PRETORIUS EN/OF TANIA VAN TOORN

met mag van substitusie om as my ware en wettige Gemagtigde en Agent te verskyn voor die REGISTRATEUR VAN AKTES te KAAPSTAD, en daar en dan namens my transport uit te maak aan

STELLENBOSCH MUNISIPALITEIT

van die volgende eiendom

1. DIE RESTANT VAN DIE PLAAS WATERGANG NR. 182
IN DIE MUNISIPALITEIT EN AFDELING STELLENBOSCH
PROVINSIE WES-KAAP

GROOT 7,2986 (SEWE KOMMA TWEE NEGE AGT SES) Hektaar

GEHOU KRAGTENS Transportakte Nommer T4960/1993

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2. GEDEELTE 1 VAN DIE PLAAS WATERGANG NR. 182
IN DIE MUNISIPALITEIT EN AFDELING STELLENBOSCH
PROVINSIE WES-KAAP

GROOT 1,4175 (EEN KOMMA VIER EEN SEWE VYF) Hektaar

GEHOU KRAGTENS Transportakte Nommer T4960/1993

3. GEDEELTE 1 VAN DIE PLAAS NR. 183
IN DIE MUNISIPALITEIT EN AFDELING STELLENBOSCH
PROVINSIE WES-KAAP

GROOT ~~1,3856~~ 1,3673 (EEN KOMMA DRIE ~~AGT VYF SES~~ SES SEWE DRIE) Hektaar

GEHOU KRAGTENS Transportakte Nommer T4960/1993

4. DIE RESTANT VAN GEDEELTE 5 (Louisenhof) VAN DIE PLAAS NR. 183
IN DIE MUNISIPALITEIT EN AFDELING STELLENBOSCH
PROVINSIE WES-KAAP

GROOT 50,8432 (VYFTIG KOMMA AGT VIER DRIE TWEE) Hektaar

GEHOU KRAGTENS Transportakte Nommer T4960/1993

wat verkoop is aan die koper/s deur die verkoper/s op 26 April 2019, vir die bedrag van R45 710 000,00 (Vyf en Veertig Miljoen Sewe Honderd en Tien Duisend Rand) beloop insluitend BTW vir die bedrag van R0,00 (NUL RAND), en as sulks die totale vergoeding betaal deur die koper en verkoper is die bedrag van R45 710 000.00 (Vyf en Veertig Miljoen Sewe Honderd en Tien Duisend Rand); welke bedrag die vergoeding betaalbaar insluit ten opsigte van die verkryging van die bogenoemde eiendom, in volle en vrye eiendom.

Wat behoorlik betaal of verseker is, en in die algemeen, ten einde voorgenoemde doeleindes uit te voer of te laat doen as wat nodig is, net so volmaak en doeltreffend asof ekself teenwoordig was en hierin gehandel het, en hiermee word bekragtig en toegestaan en word belowe en ooreengekom om te bekragtig en toe te staan, alles en wat ook genoemde Prokureur en Agent kragtens hierdie akte wettiglik doen en laat doen.

GETEKEN TE PAARL op 30 Junie 2019
in die teenwoordigheid van die ondergetekende getuies.

AS GETUIES:

1. _____

2. _____

_____
HESTER FRANCINA BLACKBURN
namens W S SMIT WATERGANG TRUST

For Information Only

SARS

Transfer Duty Declaration

TDREP

Reference Details

Transfer Duty Reference Number: TDE0341AFC

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name	W S SMIT WATERGANG TRUST	Full Name	W S SMIT WATERGANG TRUST
Company / CC / Trust Reg No.	IT1112/1992	Marital Status	

Details of Purchaser / Transferee

Full Name	STELLENBOSCH MUNICIPALITY	Surname / Registered Name	STELLENBOSCH MUNICIPALITY

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD)	2019-04-26		
Total Fair Value	R 45710000.00	Total Consideration	R 45710000.00

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person	R	0.00

Property Description

1	THE REMAINDER OF THE FARM WATERGANG NO 182 IN THE MUN ICIPALITY AND DIVISION STELLENBOSCH PROVINCE WESTERN CAPE IN EXTENT 7,2986 (SEVEN COMMA TWO NINE EIGHT SIX) Hectares
2	PORTION 1 OF THE FARM WATERGANG NO. 182 IN THE MUNICI PALITY AND DIVISION STELLENBOSCH PROVINCE WESTERN CAP E IN EXTENT 1,4175 (ONE COMMA FOUR ONE SEVEN FIVE) He ctares
3	PORTION 1 OF THE FARM NO. 183 IN THE MUNICIPALITY AND DIVISION STELLENBOSCH PROVINCE WESTERN CAPE IN EXTEN T 1,3856 (ONE COMMA THREE EIGHT FIVE SIX) Hectares
4	THE REMAINDER OF PORTION 8 (LOUISENHOF) OF THE FARM N O. 183 IN THE MUNICIPALITY AND DIVISION STELLENBOSCH PROVINCE WESTERN CAPE IN EXTENT 50,8432 (FIFTY COMMA EIGHT FOUR THREE TWO) Hectares

Exemption Certificate

Exemption Certificate Details

Transfer Duty Reference No.	TDE0341AFC	Exempt in terms of Section 9 of the Transfer Duty Act	OTHER
Exemptions allowed by another Act	SECTION 9(15)		

Declaration by Conveyancer / Attorney

Leandri Kriegel

I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.

xxxxxxxxxxxxxxxxxxxxxxxx
xxxxxxxxxxxxxxxxxxxxxxxx

Please ensure you sign over the 2 rows of "X"s above

6131113a9a64de75ea5cc c28225516f8784a4400

Date (CCYYMMDD) 20191107

For enquiries go to www.sars.gov.za or call 0800 00 SARS (7277)

For Information Only

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT:
MUNICIPAL SYSTEMS ACT, 2000(ACT No. 32 of 2000)
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY STELLENBOSCH MUNICIPALITY

Authority is hereby granted in terms of Section 118 of the Local Government Municipal Systems Act, 2000 (32 of 2000), for the registration of the transfer of the property/ies mentioned herein.

Property Description:
THE REMAINDER OF THE FARM WATERGANG NO. 182
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
PROVINCE WESTERN CAPE

IN EXTENT: 7, 2986 (SEVEN COMMA TWO NINE EIGHT SIX) Hectare

Municipal Reference Number/ 21 Digit Code: 10496381

Registration division/Administrative District: STELLENBOSCH MUNICIPALITY

Registered Owner:
W S SMIT WATERGANG TRUST
Registration Number: IT1112/1992

Name and Identity/ Registration number of all purchaser/s:
STELLENBOSCH MUNICIPALITY

This certificate is valid until: ...06 January 2020...

Given under my hand at ...Stellenbosch.., on ...06 November 2019....

MUNISIPALITEIT STELLENBOSCH
2019 -11- 06
FINANSIELE DIENSTE

Date Issued: .....

.....
For: Municipal Manager
Stellenbosch Municipality

Authorised Official: L. Anthony

For Information Only

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT:
MUNICIPAL SYSTEMS ACT, 2000(ACT No. 32 of 2000)
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY STELLENBOSCH MUNICIPALITY

Authority is hereby granted in terms of Section 118 of the Local Government Municipal Systems Act, 2000 (32 of 2000), for the registration of the transfer of the property/ies mentioned herein.

Property Description:
PORTION 1 OF THE FARM WATERGANG NO. 182
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
PROVINCE WESTERN CAPE

IN EXTENT: 1, 4175 (ONE COMMA FOUR ONE SEVEN FIVE) Hectare

Municipal Reference Number/ 21 Digit Code: 10448474

Registration division/Administrative District: STELLENBOSCH MUNICIPALITY

Registered Owner:
W S SMIT WATERGANG TRUST
Registration Number: IT1112/1992

Name and Identity/ Registration number of all purchaser/s:
STELLENBOSCH MUNICIPALITY

This certificate is valid until: ...06 January 2020...

Given under my hand at ...Stellenbosch.., on ...06 November 2019....

MUNISIPALITEIT STELLENBOSCH
2019 -11- 06
FINANSIELE DIENSTE

Date Issued: .....

.....
For: Municipal Manager
Stellenbosch Municipality

Authorised Official: L. Anthony

For Information Only

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT:
MUNICIPAL SYSTEMS ACT, 2000(ACT No. 32 of 2000)
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY STELLENBOSCH MUNICIPALITY

Authority is hereby granted in terms of Section 118 of the Local Government Municipal Systems Act, 2000 (32 of 2000), for the registration of the transfer of the property/ies mentioned herein.

Property Description:
PORTION 1 OF THE FARM NO. 183
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
PROVINCE WESTERN CAPE

IN EXTENT: 1, 3856 (ONE COMMA THREE EIGHT FIVE SIX) Hectare

Municipal Reference Number/ 21 Digit Code: 10448481

Registration division/Administrative District: STELLENBOSCH MUNICIPALITY

Registered Owner:
W S SMIT WATERGANG TRUST
Registration Number: IT1112/1992

Name and Identity/ Registration number of all purchaser/s:
STELLENBOSCH MUNICIPALITY

This certificate is valid until: ...06 January 2020...

Given under my hand at ...Stellenbosch.., on ...06 November 2019....

MUNISIPALITEIT STELLENBOSCH
2019 -11- 06
FINANSIELE DIENSTE

Date Issued: .....

.....
For: Municipal Manager
Stellenbosch Municipality

Authorised Official: L. Anthony

For Information Only

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT:
MUNICIPAL SYSTEMS ACT, 2000(ACT No. 32 of 2000)
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY STELLENBOSCH MUNICIPALITY

Authority is hereby granted in terms of Section 118 of the Local Government Municipal Systems Act, 2000 (32 of 2000), for the registration of the transfer of the property/ies mentioned herein.

Property Description:
THE REMAINDER OF PORTION 5 OF THE FM NO. 183
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH
PROVINCE WESTERN CAPE

IN EXTENT: 50, 8432 (FIFTY COMMA EIGHT FOUR THREE TWO) Hectare

Municipal Reference Number/ 21 Digit Code: 334710031

Registration division/Administrative District: STELLENBOSCH MUNICIPALITY

Registered Owner:
W S SMIT WATERGANG TRUST
Registration Number: IT1112/1992

Name and Identity/ Registration number of all purchaser/s:
STELLENBOSCH MUNICIPALITY

This certificate is valid until: ...06 January 2020...

Given under my hand at ...Stellenbosch.., on ...06 November 2019....

MUNISIPALITEIT STELLENBOSCH
2019 -11- 06
FINANSIELE DIENSTE

Date Issued: .....

.....
For: Municipal Manager
Stellenbosch Municipality

Authorised Official: L. Anthony

For Information Only

AKTEBESORGER SERTIFIKAAT

Ek, die ondergetekende, LEANDRI KRÜGER van

MADELEYN INC.

Ten opsigte van die transport vanaf :-

Die Trustees indertyd van
W S SMIT WATERGANG TRUST
Registrasie Nommer IT1112/1992

(volle name van VERKOPER)

Aan :

STELLENBOSCH MUNISIPALITEIT

(Volle name van KOPER)

Van :

1. DIE RESTANT VAN DIE PLAAS WATERGANG NR. 182
IN DIE MUNISIPALITEIT EN AFDELING STELLENBOSCH
PROVINSIE WES-KAAP

   GROOT 7,2986 (SEWE KOMMA TWEE NEGE AGT SES) Hektaar

   GEHOU KRAGTENS Transportakte Nommer T4960/1993

2. GEDEELTE 1 VAN DIE PLAAS WATERGANG NR. 182
IN DIE MUNISIPALITEIT EN AFDELING STELLENBOSCH
PROVINSIE WES-KAAP

   GROOT 1,4175 (EEN KOMMA VIER EEN SEWE VYF) Hektaar

   GEHOU KRAGTENS Transportakte Nommer T4960/1993

3. GEDEELTE 1 VAN DIE PLAAS NR. 183
IN DIE MUNISIPALITEIT EN AFDELING STELLENBOSCH
PROVINSIE WES-KAAP

   GROOT 1,3673 (EEN KOMMA DRIE SES SEWE DRIE) Hektaar

   GEHOU KRAGTENS Transportakte Nommer T4960/1993

4. DIE RESTANT VAN GEDEELTE 5 (LOUISENHOF) VAN DIE PLAAS NR. 183
IN DIE MUNISIPALITEIT EN AFDELING STELLENBOSCH
PROVINSIE WES-KAAP

   GROOT 50,8432 (VYFTIG KOMMA AGT VIER DRIE TWEE) Hektaar

   GEHOU KRAGTENS Transportakte Nommer T4960/1993

(eiendomme)

For information Only

Sertifiseer hiermee dat :-

a. Die grootte van die eiendomsbeskrywing in paragraaf 3 hier bo soos beskryf op die hereregte kwitansie, verkeerdelik lees as : 1,3856 (EEN KOMMA DRIE AGT VYF SES) Hektaar en moet dit lees : 1,3673 (EEN KOMMA DRIE SES SEWE DRIE) Hektaar;

b. Ek bevestig verder en sertifiseer dat hierdie 'n tikfout was van ons kant.

GETEKEN te DURBANVILLE OP 18 November 2019.

AKTEBESORGER
LEANDRI KRÜGER

For Information Only

AKTEBESORGER SERTIFIKAAT

Ek, die ondergetekende, LEANDRI KRÜGER van

MADELEYN INC.

Ten opsigte van die transport vanaf :-

Die Trustees indertyd van
W S SMIT WATERGANG TRUST
Registrasie Nommer IT1112/1992

(volle name van VERKOPER)

Aan :

STELLENBOSCH MUNISIPALITEIT

(Volle name van KOPER)

Van :

1. DIE RESTANT VAN DIE PLAAS WATERGANG NR. 182
IN DIE MUNISIPALITEIT EN AFDELING STELLENBOSCH
PROVINSIE WES-KAAP

   GROOT 7,2986 (SEWE KOMMA TWEE NEGE AGT SES) Hektaar

   GEHOU KRAGTENS Transportakte Nommer T4960/1993

2. GEDEELTE 1 VAN DIE PLAAS WATERGANG NR. 182
IN DIE MUNISIPALITEIT EN AFDELING STELLENBOSCH
PROVINSIE WES-KAAP

   GROOT 1,4175 (EEN KOMMA VIER EEN SEWE VYF) Hektaar

   GEHOU KRAGTENS Transportakte Nommer T4960/1993

3. GEDEELTE 1 VAN DIE PLAAS NR. 183
IN DIE MUNISIPALITEIT EN AFDELING STELLENBOSCH
PROVINSIE WES-KAAP

   GROOT 1,3673 (EEN KOMMA DRIE SES SEWE DRIE) Hektaar

   GEHOU KRAGTENS Transportakte Nommer T4960/1993

4. DIE RESTANT VAN GEDEELTE 5 (LOUISENHOF) VAN DIE PLAAS NR. 183
IN DIE MUNISIPALITEIT EN AFDELING STELLENBOSCH
PROVINSIE WES-KAAP

   GROOT 50,8432 (VYFTIG KOMMA AGT VIER DRIE TWEE) Hektaar

   GEHOU KRAGTENS Transportakte Nommer T4960/1993

(eiendomme)

For Information Only

Sertifiseer hiermee dat :-

a. Die grootte van die eiendomsbeskrywing in paragraaf 3 hier bo soos beskryf op die erfbelastinguitklaring sertifikaat, verkeerdelik lees as : 1,3856 (EEN KOMMA DRIE AGT VYF SES) Hektaar en moet dit lees : 1,3673 (EEN KOMMA DRIE SES SEWE DRIE) Hektaar;

b. Ek bevestig verder en sertifiseer dat hierdie 'n tikfout was van ons kant.

GETEKEN te DURBANVILLE OP 18 November 2019.

AKTEBESORGER
LEANDRI KRÜGER

For Information Only

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN DATE : 20191119 TIME : 12:17:52.3 PAGE : 1
PREPARED BY : DRS88822 - GONCALVES BELINDA

TRACK NUMBER : 88887178858

BLACK-BOOKING ENQUIRY ON NAME - W S SMIT WATERGANG TRUST
ID NUMBER - 1112/92
BIRTH DATE - 0
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON - TRUST

PERSON HAS NO CONTRACTS/INTERDICTS

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

* * * END OF REPORT * * *

For Information Only

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN (10) DATE : 20191119 TIME : 12:18:01.0 PAGE : 1
PREPARED BY : DRS08822 - GONCALVES BELINDA

TRACK NUMBER : 88887178858

PROPERTY DETAILS PRINT FOR PORTION 0 (R/E)
FARM NO 182
REG DIV STELLENBOSCH RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION (* 14,3118HA)
DIAGRAM DEED NO OSTF8-1/1907
EXTENT 7,2986 H
CLEARANCE STELLENBOSCH MUN
FARM NAME WATERGANG

SUBDIVISION TO TOWN KAYA MANDI , ERF 2178 , PRTN 0
SUBDIVISION TO TOWN KAYA MANDI , ERF 2182 , PRTN 0

NO INTERDICTS

DOCUMENTS	HOLDER & SHARE	AMOUNT	O/P/A	SCAN/MICRO REF	MMDD
B75336/2002	NEDBANK LTD	R1500000.00		2006 0310 2128	1220
K66/2001S				2001 0125 1430	0201
FARM ST 182				1985 0071 0564	
PTNS ST RD 182/1-3					

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MMDD	MICROFILM REF
W S SMIT WATERGANG TRUST				1112/92	T4960/1993	0129	2006 0310 2060
		RNIL					

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

* * * END OF REPORT * * *

For Search Purposes Only

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN DATE : 20191119 TIME : 12:18:01.4 PAGE : 2
PREPARED BY : DRS08822 - GONCALVES BELINDA

TRACK NUMBER : 88007178858

PROPERTY DETAILS PRINT FOR PORTION 1 (R/E)
FARM NO 182
REG DIV STELLENBOSCH RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION
DIAGRAM DEED NO T9588/1988
EXTENT 1.4175 H
CLEARANCE STELLENBOSCH MUN
FARM NAME WATERGANG

SUBDIVISION TO TOWN KAYA MANDI , ERF 2181 , PRTN 0

NO INTERDICTS

DOCUMENTS	HOLDER & SHARE	AMOUNT	O/P/A	SCAN/MICRO REF	MMDD
B6134/1993	BOLAND BANK	1500000.00	P	2006 0310 2144	1023
B75336/2002	NEDBANK LTD	R1500000.00		2006 0310 2128	1220
FARM ST 182/1				1985 0071 0566	

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MMDD	MICROFILM REF
W S SMIT WATERGANG TRUST				1112/92	T4960/1993	0129	2006 0310 2060
		R NIL					

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

* * * END OF REPORT * * *

For Comment Only

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN DATE : 20191119 TIME : 12:18:01.5 PAGE : 3
PREPARED BY : DRS08022 - GONCALVES BELINDA

TRACK NUMBER : 80007178058

PROPERTY DETAILS PRINT FOR PORTION 1 (R/E)
FARM NO 183
REG DIV STELLENBOSCH RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION
DIAGRAM DEED NO T9509/1988
EXTENT 1.3856 H
CLEARANCE STELLENBOSCH MUN
FARM NAME FARM 183

SUBDIVISION TO TOWN KAYA MANDI , ERF 2179 , PRTN 0

NO INTERDICTS

DOCUMENTS	HOLDER & SHARE	AMOUNT	O/P/A	SCAN/MICRO REF	MMDD
B75336/2002	NEDBANK LTD	R1500000.00		2006 0310 2128	1220
FARM ST 183/1				1985 0071 0579	

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A-IDENTITY	TITLE DEED	MMDD	MICROFILM REF
W S SMIT WATERGANG TRUST		1112/92		T4960/1993	0129	2006 0310 2060
		R NIL				

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

* * * END OF REPORT * * *

For Information Only

(13A)

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN DATE : 20191119 TIME : 12:18:01.5 PAGE : 4
PREPARED BY : DRS08822 - GONCALVES BELINDA

TRACK NUMBER 00007178058

PROPERTY DETAILS PRINT FOR PORTION 5 (R/E)
FARM NO 183
REG DIV STELLENBOSCH RD

PROVINCE	WESTERN CAPE
PREV DESCRIPTION	LOUTSENHOF
DIAGRAM DEED NO	T9729/1938
EXTENT	50.8432 H
CLEARANCE	STELLENBOSCH MUN
FARM NAME	FARM 183

SUBDIVISION TO TOWN KAYA MANDI , ERF 2188 , PRTN 0

NO INTERDICTS

DOCUMENTS	HOLDER & SHARE	AMOUNT	O/P/A	SCAN/MICRO REF	MMDD
B75336/2002	NEDBANK LTD	R1500000.00		2006 0310 2128	1220
K66/2001S				2001 0125 1430	0201
FARM ST 183/5				1985 0071 0587	

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MMDD	MICROFILM REF
W S SMIT WATERGANG TRUST		R NIL		1112/92	T4960/1993	0129	2006 0310 2060

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

* * * END OF REPORT * * *

For Information Only

Government Notice No. 2717

8/15

In the Name and on behalf of His Majesty EDWARD THE SEVENTH, by the Grace of God, of the United Kingdom of Great Britain and Ireland and of the British Dominions beyond the Seas King, Defender of the Faith, Emperor of India

WHEREAS by virtue of the provisions contained in the 10th Section of the Act No. 15 of 1887, entitled an "Act for regulating the manner in which the Crown Lands of the Colony shall be disposed of,"

STF8-15/1908

I DO HEREBY GRANT, CEDE AND TRANSFER unto the Commissioners for the time being of the Municipality of Stellenbosch, a certain piece of land containing One thousand and thirty morgen and two hundred and seventeen square roods (1030 mor: 217 sq:rds:), being Let No. XLVIII, adjoining the Town of Stellenbosch, Division of Stellenbosch and represented and described in the diagram hereunto attached, for general municipal purposes, subject to the provisions of Act 45 of 1883, and on the following conditions:

I. That the Government shall at all times have the right to resume free of charge, except for improvements, any unalienated portions of the land hereby granted which may be required for public purposes.—

II. That all roads and thoroughfares [illegible] existing [illegible] described in the plan or diagram of the same shall remain free and uninterrupted; unless the same be closed or altered by competent authority.

III. That all rights to gold, silver, and precious stones found or discovered at any time on or in the said land, shall be reserved to the Crown, together with a right of ingress to and egress from any mines or works undertaken for mining or prospecting purposes by any person or persons authorised by the Minister; but subject always to the provisions of any law for the time being regulating the prospecting and mining for precious stones and minerals.

TRANSFERRED SEP 1908

with full power and authority hereafter to possess the same in perpetuity, subject however to all such Duties and Regulations as are either already or shall in future be established with regard to such Lands.

Given under my Hand and the Public Seal of the Colony of the Cape of Good Hope, at Cape Town, this [illegible] day of June 1908.

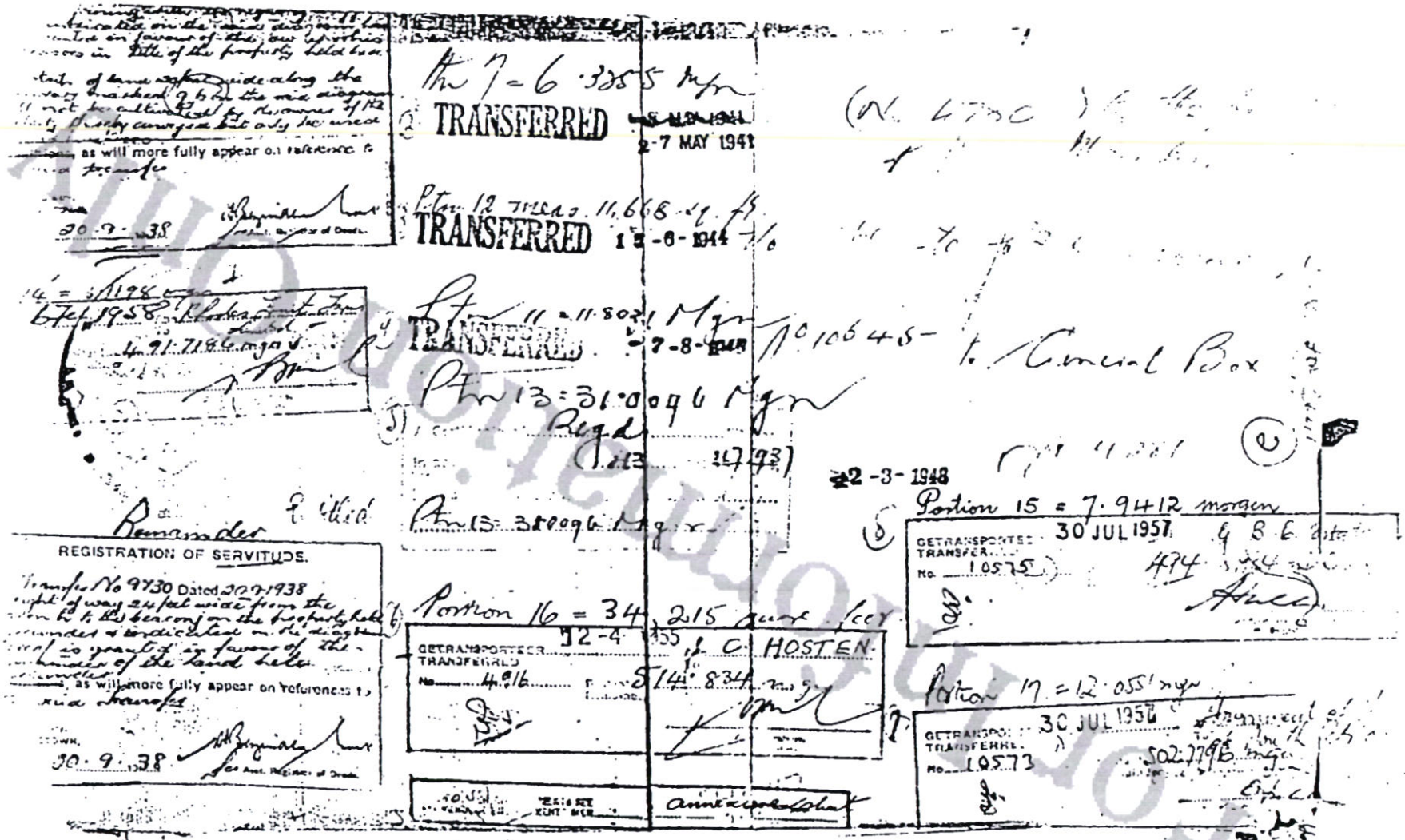
Governor.

By His Excellency's Command,

Surveyor-General.

Exd.

Form Impression Only


TRANSFERRED
2-7 MAY 1941
TRANSFERRED
12-6-1944
TRANSFERRED
7-8-1945
REGISTRATION OF SERVITUDE.
30-9-38
Remainder
Portion 15 = 7·9412 morgen
30 JUL 1957
Portion 16 = 34·215 morgen
J. C. HOSTEN
Portion 17 = 12·0551 morgen
30 JUL 1957
anticipated

Remainder

By Notarial Deed No. 445/1959, dated 28th April 1959, the owner of the property (remainder) held hereunder has given and granted to the Electricity Supply Commission the right in perpetuity to convey electricity across the remainder of Lot XLVIII held hereunder, by means of cables and/or wires, underground or overhead, along the lines of route marked h.j.k.l. and m.n.o.p.q.r.s. on Diagram No. 9178/1955, and marked t.u. and k.l. on Diagram No. 9179/1955, and marked p.q.r.s. on Diagram No. 6379/1955, which Diagrams are annexed to the said Notarial Deed;

to lay or construct upon the said land along the said lines of route all such cables and/or wires, poles, standards, posts or apparatus relating thereto, as may be necessary for the purposes aforesaid, together with the right to use, inspect, alter, maintain, repair, alter, renew and/or remove, all such cables, wires, poles, standards, posts, and/or appurtenances aforesaid; Subject to conditions as will more fully appear on reference to the said Notarial Deed, vide copy annexed hereto.

Deeds Registry
Cape Town
19 SEP 1959

Certificate of Registered Title No. 6394/1961
Certificaat van Geregistreerde Titel No.
Sect. 43 Whole 47/37
Area 20 Hectares 183 - 2 - 5 - 14.6
Remarks: 489.2040 mgn
DEEDS OFFICE, KAAISTAD
16 MAY 1961

16 MAY 1961
Portion 18 = 79.3557 Ha
Portion 19 = 12.4037 Ha

TRANSFERRED
Aan
Portion 18 T.4313/1961
Portion 19 T.4314/1961
Asst.-Registrateur, Asst. Bewaarder.

Further endorsement overleaf

Annexure "H" 3

For Information Only

Gedeelte 21 – 5281 vk Vrael

~~Gedeelte 21 – 5280 vk~~ A

GETRANSPORTEER 25 JUL 1962 H. Pretorius

10188 459.5929 mg.

Portion 18 = 74,358 sqft.

Portion 19 = 13,403 sqft.

GETRANSPORTEER 12.10.1962 Aan Stellenbosch Farmers Winery Bpk

TRANSFERRED To

No 14838 Restant 467.5193 Morgen

Remainder

Asst. Registrar

Portion 22 = 24.2592 morgen

GETRANSPORTEER 12.10.1962 Aan P.A. de Wet

TRANSFERRED To

No 17995 Restant 463.2691 morgen

Remainder

Asst. Registrar

GETRANSPORTEER Aan

TRANSFERRED To

No Restant 1462.4395

Remainder

Asst. Registrar

Gf 670

Proclamation of a Monument

(Endorsement in terms of Sect 8(4) of Act 1/1934 as amended)

An unregistered portion of the hereinunder mentioned property being Archaeological Reserve measuring 38930 Sq. feet according to S.G. Diagram 1036/51 has been proclaimed as a monument in terms of Sect 8(1) of Act 1/1934 as amended in accordance with Proclamation No 1517 dated 21st September 1962 published in the Government Gazette of the same date

For further particulars refer to the said proclamation and annexure No. 0.4/9/2/19 dated 22.10.1962 from the Department of Education Arts & Science filed in file No 73

Deeds Registry
Cape Town

4. 12. 1962

p/p AC.G. HUTCHINGS
ASST REGISTRAR of DEEDS

15.11.1962

The above endorsement appears on the Registry duplicate hereof

Deeds Registry
Cape Town

4. 12. 1962

ASST REGISTRAR of DEEDS

Portion 23 = 2234 sqft

Portion 30 = 1873 "

GETRANSPORTEER 26 1962 Victor Road Ext No 1

TRANSFERRED

No 1127 462.9627 Morgen

Asst. Registrar / Asst. Registrar

For information Only

Erf 24 = 2651 sq. metres

GETRANSPORTEER 16 -4- 1970
TRANSFERRED
No. 9571

The undermentioned endorsement dated 15-5-1968 appears on the title copy hereof:-

Remainder
ENDORSEMENT IN TERMS OF SECTION 31 (6) OF ACT 47 OF 1937 (AS AMENDED)
ENDOSSEMENT KRAGTENS ARTIKEL 31 (6) VAN WET 47 VAN 1937 (SOOS GEWYSIG)
A portion
The herein mentioned property, having an area of ± 0.77 Mgs...
Die eiendom hierin vermeld
has been expropriated by Divisional Council of Stellenbosch
is onteien deur die
in terms of Sect 136 of Ord 15/1952
provisions
Vide Notice of expropriation No. 44/2/10 dd 10-5-1963
Vide onteieningskennisgewing Nr.
filed as expro. caveat 252/63 plans in duplicate filed
geklasseer as onteienings caveat planne in tweevoud ge-
klasseer. lewerd.
DEEDS OFFICE/CAPE TOWN
AKTEKANTOOR/KAAPSTAD
REGISTRAR OF DEEDS.
REGISTRATEUR VAN AKTES.
16 -4- 1970

395 6863
2651

Erf 33 = 2163 Sq. Metres

GETRANSPORTEER 29-10-1970
TRANSFERRED
No. 31034
395, 2045 Hectares

Portion 25 = 2030 Sq. Metres

GETRANSPORTEER - 2 -9- 1971
TRANSFERRED
No. 23261
395,0015 Hectares

Asst.-Registrateur Asst. Registrar.

ANNEXURE TO STELLENBOSCH

For Information Only

For Information Only

1871

Certificate ... Deed T... No. ... registration ... Act No. ... in terms of ... in respect of the ... for registration ...

43 ... 47/37

Portion 39 = 3,5990 Hectares

Portion 40 = 1,4471 Hectares

Remainder 389,9554 Hectares.

OFFICE ... 19-07-1973

Dorpstel 4385

Certificate ... Deed ... No. ... in terms of ...

Act No. 46 ... Act No. 47/1937 ...

Portion 38 of the Farm 183

= 40,0024 Ha.

Remainder 349,4852 Ha.

AKTEKANTOOR, ... KAAPSTAD/CAPE TOWN

18-01-1974

Plan 26 meas 2388,59 m²

GETRANSPORTEER ... 15-10-1973 ... Selfad Properties (Proprietary) Limited

TRANSFERRED ... To ...

No. ... Portion ... 389,4766 Ha.

Remainder

30252

Asst. Registrar. Asst. Registrar.

387,7115

Portion 32 of Farm 183 = 2290 m²

GETRANSPORTEER ... 16-01-1974 ... Rodon (Eiendoms) Beperk.

TRANSFERRED ... To ...

974 ... 389,4876 Ha.

Portion ... Remainder

974

Asst. Registrar. Asst. Registrar.

971

ENDOSSEMENT OP
ENDORSEMENT ON 8-15/1908.

EIENDOM/PROPERTY THE FARM
No. 183, Div. of Stellenbosch.

(TOEGEVOEG - 7 GROOT 3, 1995 H.A.

GETRANSPORTEER 18-10-1974 Aan To W.S. Smit Boerdery (Edms) Bpk.
TRANSFERRED
No. T 35139/74 Restant 346 283 Remainder 346 2841 H.A.
Asst.-Registrateur/Asst. Registrar.

Remainder T 3116/1976

Certificate of Registered Title No. T ... Issued in terms of
Sertifikaat van Geregistreerde Titel No. ... uitgereik kragtens
Sect. 43 Act No. 47/37 In respect of the
Art. ... Wet No. ... ten opsigte van
Ged 43 (Now Erf 6101) Stellenbosch.

Remainder
Restant

DEED OFFICE,
AKTEKANTOOR,
CAPE TOWN/KAAPSTAD.

ASST. REGISTRAR
ASST.-REGISTRATEUR.

ERF 6286 GROOT: 4380 m²

GETRANSPORTEER 29-8-1976 Aan To DIE VERENIGING VIR DIE VERSORGING VAN VERSTANDELIK VERTRAAGDE
TRANSFERRED
No. T 24128/76 Restant
Remainder
Asst.-Registrateur/Asst. Registrar.

ERF 6175 measuring 1,0000 ha

GETRANSPORTEER 29-04-1977 Aan To BOY SCOUTS OF SOUTH AFRICA
TRANSFERRED
No. T 9916/77 Restant
Remainder
Asst.-Registrateur
Asst. Registrar.

For Information Only

BLADSY/PAGE 8

ENDOSSEMENT OP
ENDORSEMENT ON Freehold 8/15/1908

EIENDOM/PROPERTY
Die plaas nr. 183,
Afd. Stellenbosch

Gedeelte 47 groot 824 m²

GETRANSPORTEER 22-10-1980 Aan To Kovic Masjinerie (Edms.) Bpk.
TRANSFERRED
No. T 40014/80 Restant Remainder

Asst. Registrateur/Asst. Registrar

GED. 50 groot 28,0617 HEKT

GETRANSPORTEER 26-01-1981 Aan To DIE ADMINISTRASIE RAAD WES-KAAP
TRANSFERRED
No. T 1981 Restant Remainder
3406

Asst. Registrateur
Asst. Registrar

Ged 51 = 6607 m²

GETRANSPORTEER 28-09-1981 Aan To S.F.W. Properties Limited
TRANSFERRED
No. T /1981 Restant Remainder
42213

Registrateur
Registrar

For Information Only

BLADSY/PAGE 9

ENDOSSEMENT OP
ENDORSEMENT ON Erecloks/15/1908

EIENDOM/PROPERTY Die plaas Nr 183

Afdeling: Stellenbosch

Gr.D 29 groot 92 m²

GETRANSPORTEER Aan Selford Motors
TRANSFERRED To (Pty) LTD
No. 1984 Restant
Remainder
1984-01-23 3750

Erf 6576 = groot 9,4492 HA

GETRANSPORTEER 1985-12-06 Aan Die Republiek van S.
TRANSFERRED To
No. 14915/85 Restant
Remainder
registrateur/ Registrar

Erf 8706 Stellenbosch groot 62 m²

GETRANSPORTEER Aan SFW Properties Limited
TRANSFERRED To
No. B2175/87 Restant
Remainder
1987-07-16
registrateur/Asst. Registrar

FOR FURTHER ENDORSEMENTS SEE b)1C
VIR VERDERE ENDOSSEMENTE SIEN

For Information Only

Lyd. 55 groot: 1400 m²

GETRANSPORTEER / TRANSFERRED Aan / To Die Bargielder (Edms) Bpk

32176 • 87 / 87 Restant / Remainder

1987-07-16 Asst. Registrateur / Asst. Registrar

VA 89 /1992

Certified a true copy of the duplicate original / Gesertifiseer 'n ware afskrif van die duplikaat-

filed of record in this registry, issued to serve in / oorspronklike in bewaring hierso op hierdie Regi-

place of the original thereof under the provisions / strasiekantoor uitgereik om te dien in die plek van

of Deeds Registries Act Nation No. 68. / die oorspronklike kragtens die bepalings van

die Registrasie van Aktes Wet No. 68.

Deeds Registry, Registrasiekantoor,
Cape Town, Kaapstad.

16.1.1992

Asst. Registrar of Deeds. / Asst. Registrateur van Aktes.

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF GED SC. (GED VAN PLAAS 183 = 13,1030 ha

RESTANT / REMAINDER

61260 93

09 08 93

REGISTRATEUR/REGISTRAR

VIR ENDOSSEMENTE KYK BLADSY / FOR ENDORSEMENTS SEE PAGE 11 ET SEQ

For Information Only

ENDOSSEMENT IN TERMS OF ARTIKEL 2 VAN WET 9 VAN 1927	ENDORSEMENT IN TERMS OF SECTION 43 OF ACT 9 OF 1927
DIE BESKRYWING/~~SKUTTE~~ VAN DIE BOVERMELDE EIENDOM IS GEWYSIG OM TE LEES:	THE DESCRIPTION/~~EXTENT~~ OF THE WITHINMENTIONED PROPERTY HAS BEEN AMENDED TO READ:
REMAINDER OF FARM NO 183 ~~IN SIELLENBOSCH~~	
~~DIVISION~~	
29 09 94	REGISTRATEUR/REGISTRAR

Ged 60 = 300 m²

GETRANSPORTEER AAN	TRANSFERRED TO
Telkom SA Bpk.	
RESTANT/REMAINDER	
T 73669 94	
29 09 94	REGISTRATEUR/REGISTRAR

12

For Information Only

Parcel 18

Restant:

Kraftens Transportakte no T 73669/94
is die Restant van binnegemelde eiendom groottte 29,4131
hektaar onderhewig aan 'n serwituutpad 3 meter wyd ten
gunste van Gedeelte 60 van die Plaas No 183 groottte
300m², waarvan die westelike grens voorgestel word deur
die lyne C-B en B-E, die noordwestelike grens voorgestel
word deur die lyne E-F en F-G, die westelike grens
voorgestel word deur die lyne G-H en H-J en die
noordelike grens voorgestel word deur die lyn J-K
op Diagram LG No 406/93.

Soos meer volledig sal blyk uit gemelde transport.

Aktekantoor
Kaapstad
29 09 94

Registrateur van Aktes.

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN
IN RESPECT OF ERF 14451 Groot 339 m²
RESTANT
REMAINDER

90125	96
20 11 96	REGISTRATEUR/REGISTRAR

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 13

For Information Only

DIE BINNEGEMELDE EIENDOM IS ONDERHEWIG AAN 'N KRAGLYNSERWI TOUT TEN GUNSTE VAN

ESKOM

MET VOORKOMENDE REGTE.

K 865 2000

THE WITHIN-MENTIONED PROPERTY IS SUBJECT TO A [illegible] AS PER DEED

WITH ANCILLARY RIGHTS.

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF ERF 1831 = 2,2276 HA

RESTANT / REMAINDER

T 106292/2002

2002-12-10

REGISTRATEUR/REGISTRAR

VIR ENDOSSEMENTE KYK BLADSY / FOR ENDORSEMENTS SEE PAGE 14

For Information Only

STF 8-15/1908.

VA00294711/

Certified a true copy of the duplicate original filed of record in this Registry, issued to serve in place of the original thereof under the provisions of Deeds Regulation No. 88

Deeds Registry
Cape Town

2011 -05- 16 Asst. Registrar of Deeds

For Information Only

F. OSOJNAK

17996

INGEDIEN
16 NOV 1962
LODGED

27 NOV 1962

Verband.
Bond.
Vir Kans. For Canc. Vir Ged. Afbet. For Pt. Pmnt.
Vir Onthef For Releases. Vir Sessie For Cession
Vir Afstand For Waiver. Vir Substn. For Substn.

1 — 2 1-2 2

(2)

R 4850-00

Drie Verbande bevinde sich Ontheffing

ORIGINAL CORONATIONKLIKE STAMPED GESEËL
DUTY GRELREG R 12-15
FEES FCOI R 2-50
TRANSFER DUTY HEREREGTE Vrygestel

ANNEXURE DIAGRAM HEG KAART AAN

3 Ontheffings benewens R1-25 + R1-25 + R1-25.

N.F. Stellenbosch 1833 C

Erf 3[illegible]

R 1412/39
R 5368/55
V 165/58
V 80/42

17996

TRANSPORTAKTE.

KRAGTENS 'N PROKURASIE

19 62

DEMPERS & VAN RYNEVELD,
Prokureurs, Notarisse en Transportbesorgers,
S.A. Association Gebou
Kerkplein 6, KAAPSTAD.

Opgetrek deur my,

Transportbesorger

Sy dit kennelik aan almal wie dit mag aangaan.

Dat GABRIEL LE ROUX GROENEWALD
ASSISTENT,
verskyn het voor my, Registrateur van Aktes, Hy, die gesegde Komparant synde daartoe behoorlik gemagtig deur 'n volmag uitgevoer te Stellenbosch,

op die 1ste dag van September 19 62, deur

Pieter Adolph de Wet - gebore 11 Junie 1907,.

(Blanke groep),

welke volmag, geteken in die teenwoordigheid van getuie ooreenkomstig die Wet, my hede getoon is;

En/-

En die Komparant het verklaar dat nademaal sy Prinsipaal die hieronderbeskrewe grond met die hiernagenoemde transportnemer op 29 Mei 1962 geruil het vir :-

SEKER stuk grond geleë in die Munisipaliteit en Afdeling Stellenbosch, synde GEDEELTE 22 van die plaas Nr. 183.

Groot:- vier-en-twintig desimaal twee vyf nege twee (24.2592) morge,

besit kragtens Grondbrief uitgereik kragtens die bepalings van Artikel 10 van Wet 15 van 1887 op 22 Junie 1908 (Stellenbosch Eiendomsbriewe Boekdeel 8 No. 15),

getransporteer op hierdie dag No. 17995/1,

SO IS DIT

~~werklik en wettiglik verkoop het op~~ ---------- en dat Hy, in sy hoedanigheid as voorsegde Prokureur, deur hierdie Akte, gesedeer en getransporteer het in, volle en vrye eiendom aan en ten behoewe van

DIE MUNISIPALITEIT VAN STELLENBOSCH,

of sy gemagtigdes,

SEKER stuk grond geleë in die Munisipaliteit en Afdeling Stellenbosch, synde GEDEELTE 23 ('n gedeelte van GEDEELTE 3, Grootvlei) van die plaas Nr. 183 getransporteer ten gunste van J.P.de Wet op 14 November 1935 No. 9822 en aan Komparant se Prinsipaal op 16 Februarie 1939 No. 1412.

Groot:- drie-en-twintig desimaal ag vier vier nege (23.8449) morge.

Soos duidelik aangetoon word deur die hieraangehegte kaart (No. 4128/62). Bogemelde grond is ONDERHEWIG -

(A) AAN die voorwaardes vervat in Grondbrief uitgereik op 22 Junie 1908 (Stellenbosch Eiendomsbriewe Boekdeel 8 No. 15) , Nos. II en III waarvan as volg lui:-

"II. That all roads and thoroughfares being or existing on the said land, described in the plan or diagram of the same, shall remain free and uninterrupted; unless the same be closed or altered by competent authority.

III. That all rights to gold, silver and precious stones found /-

For Informatio

found or discovered at any time on or in the said land, shall be reserved to the Crown, together with a right of ingress to and egress from any mines or works undertaken for mining or prospecting purposes by any person or persons authorised by the Minister; but subject always to the provisions of any law for the time being regulating the prospecting and mining for precious stones and minerals."

(B) AAN die volgende voorwaarde vervat in gemelde Grondbrief, naamlik:-

" Subject, however, all such Duties and Regulations as are either already or shall in future be established with regard to such lands."

Bogemelde grond is, weens samesmelting, nie onderhewig nie aan die spesiale voorwaarde vervat in transportakte No. 9822 gedateer 14 November 1935, opgelê deur Die Munisipaliteit van Stellenbosch, wat betrekking het op weë en deurgange.

Bogemelde grond is, weens die ligging daarvan, nie onderhewig nie aan die voorwaardes waarna verwys word in die endossement gedateer 13 Desember 1956, op gemelde transportakte No. 1412/1939, wat betrekking het op 'n reg ten gunste van die Elektrisiteitvoorsieningskommissie om elektrisiteit langs 'n sekere roete by wyse van drade en/of kabels, ondergronds of bo-gronds te lei, tesame met sekere bykomstige regte.

Weshalwe/-

For Information

(1) 19/11/62 D 29/11/62

Weshalwe die komparant, afstand doende van al die Reg en Eiendomsreg wat sy Prinsipaal voorheen gehad het in gesegde eiendom ten behoewe as voorsê, het hy ook tengevolge daarvan, sy Prinsipaal erken as volkome onteien van, en nie geregtig op dieselfde te wees nie; en dat, kragtens hierdie Akte, die gesegde transportnemer, of sy gemagtigdes,

nou is, en voortaan daarop geregtig sal wees, ooreenkomstig plaaslike gewoonte; maar dat die Staat egter sy Reg behou; ***En eindelik erken*** dat sy Prinsipaal transport ontvang het op hierdie dag No. van gesegde stuk grond geleë soos bogemeld, synde GEDEELTE 22 van die plaas Nr. 183. Groot:- vier-en-twintig desimaal twee vyf nege twee (24.2592) morge.

Seëlregte is betaal op R4870-00 synde die bedrag wat deur die Ontvanger van Inkomste as die redelike en billike waarde bereken word.

ASSISTENT.

As getuie waarvan, het ek, die gesegde Registrateur, tesame met die Komparant, hierdie Akte onderteken en met die Ampseël laat bekragtig.

ALDUS GEDAAN EN UITGEVOER, aan die kantoor van die Registrateur van Aktes, in KAAPSTAD, op die 4 dag van die maand Desember in die Jaar van Ons Heer Eenduisend Negehonderd twee en sestig (1962).

q.q.

In my teenwoordigheid,

ASSISTENT. Registrateur van Aktes.

Geregistreer in die Nuwe Plaas Register van Stellenbosch Boek H folio 183 (1)

J.H. Hudson
Klerk in Bevel.

[Vir Verbande, kyk op die eerste bladsy hiervan]

For Information



Annexure D Conveyance Certificates

CONVEYANCER'S CERTIFICATE

in terms of Section 15(2) of the Stellenbosch Municipality: Land Use Planning By-law (2015)

I, the undersigned, KARIN SMIT, a duly qualified and admitted conveyancer, practicing at Raubenheimers Inc., 60 Cathedral Street, George, Western Cape Province, do hereby certify that:

1. I have perused the conditions of title in respect of:

   PORTION 23 OF THE FARM NO 183
   IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH
   WESTERN CAPE PROVINCE

   IN EXTENT: 20,4239 (TWENTY COMMA FOUR TWO THREE NINE) HECTARES

   HELD BY DEED OF TRANSFER T17996/1962

   registered in the name of

   STELLENBOSCH MUNICIPALITY

2. I have been advised that application will be made for the rezoning of Farm 182 and 183 to a subdivisional area zone and/or subdivision of Farm 182 and 183 in terms of Sections 15(2) of the Stellenbosch Municipality: Land Use Planning By-law (2015), for the proposed land uses of the Stellenbosch Northern Extension.

3. There are no conditions contained in the abovementioned title deed which restrict the contemplated land use in terms of the proposed application.

4. There are no bonds registered over the property.

Dated at GEORGE on 10 JULY 2023.

K SMIT
CONVEYANCER - LPC no. 59923

CONVEYANCER'S CERTIFICATE

in terms of Section 15(2) of the Stellenbosch Municipality: Land Use Planning By-law (2015)

I, the undersigned, KARIN SMIT, a duly qualified and admitted conveyancer, practicing at Raubenheimers Inc., 60 Cathedral Street, George, Western Cape Province, do hereby certify that:

1. I have perused the conditions of title in respect of:

   PORTION 36 OF THE FARM NO 183
   IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH
   WESTERN CAPE PROVINCE

   IN EXTENT: 2,8272 (TWO COMMA EIGHT TWO SEVEN TWO) HECTARES

   HELD BY DEED OF TRANSFER T35138/1974

   registered in the name of

   STELLENBOSCH MUNICIPALITY

2. I have been advised that application will be made for the rezoning of Farm 182 and 183 to a subdivisional area zone and/or subdivision of Farm 182 and 183 in terms of Sections 15(2) of the Stellenbosch Municipality: Land Use Planning By-law (2015), for the proposed land uses of the Stellenbosch Northern Extension.

3. The following conditions are contained in the abovementioned title deed which may restrict the contemplated land use in terms of the proposed application:

   "ONDERHEWIG:

   (5) aan die volgende terme van sekere Notariële akte van Serwituut, 'n verwysing waarna verwys word in die endossement gedateer 28 November 1956 op Transportakte Nr 9729 gedateer 20 September 1938, wat as volg lees:

   Para 1
   "By Notarial Deed No 657/1956 dated 9 November 1956, the "Owner" of the land held under Para. 1 herein has granted to the Electricity Supply Commission the right in perpetuity:

   (a) to convey electricity across the said land by means of cables and/or wires underground or overhead along the line of route shown on Servitude Diagram No 9178/55 annexed to the aforesaid Notarial Deed and marked l.m. thereon;

   (b) to lay or construct and also to use, inspect, relay, maintain, repair, alter and/or remove along the aforesaid line of route, all such cables, wires, poles, standards, posts or appurtenances as may be required for the aforesaid purposes.

   Subject to conditions as will more fully appear on reference to aforesaid Not. Deed, a copy of which is annexed hereunto"

4. There are no bonds registered over the property.

Dated at GEORGE on 03 AUGUST 2023.



K SMIT
CONVEYANCER - LPC no. 59923

CONVEYANCER'S CERTIFICATE

in terms of Section 15(2) of the Stellenbosch Municipality: Land Use Planning By-law (2015)

I, the undersigned, KARIN SMIT, a duly qualified and admitted conveyancer, practicing at Raubenheimers Inc., 60 Cathedral Street, George, Western Cape Province, do hereby certify that:

1. I have perused the conditions of title in respect of:

   REMAINDER OF THE FARM NO 183
   IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH
   WESTERN CAPE PROVINCE

   IN EXTENT: 267,6298 (TWO HUNDRED AND SIXTY SEVEN COMMA SIX TWO NINE EIGHT) HECTARES

   HELD BY DEED OF TRANSFER Stellenbosch Freeholds Vol 8 No15 dated 22 June 1908

   registered in the name of

   STELLENBOSCH MUNICIPALITY

2. I have been advised that application will be made for the rezoning of Farm 182 and 183 to a subdivisional area zone and/or subdivision of Farm 182 and 183 in terms of Sections 15(2) of the Stellenbosch Municipality: Land Use Planning By-law (2015), for the proposed land uses of the Stellenbosch Northern Extension.

3. There following conditions are contained in the abovementioned title deed which may restrict the contemplated land use in terms of the proposed application:

   - In terms of Notarial Deed 445/1959 dated 28 April 1959 the property held hereunder has given and granted to Electricity Supply Commission, the right in perpetuity to convey electricity across the remainder of Lot XLVIII by means of cables and/ or wires underground or overhead along the lines or routes marked h j k l m n o p q on Diagram No 9178/1959;and marked k l m on Diagram 9179/1955; and marked p q r on Diagram 6379/1957, as annexed to the said Notarial Deed

   - Kragtens Transportakte no T73669/94 is die restant van binnegemelde eiendom grootte 291,4131 hektaar onderhewig aan 'n serwituutpad, 3 meter wyd, ten gunste van Gedeelte 60 van die Plaas No 183 grootte 300m², waarvan die westelike grens voorgestel word deur die lyne C-B en B-E , die noorwestelike grens voorgestel word deur die lyne E-F en F-G, die westelike grens voorgestel word deur die lyne G-H en H-J en die noordelike grens voorgestel word deur die lyn J-K op Diagram LG No 406/93, soos meer volledig sal blyk uit gesegde transport.

   - Die binnegemelde eiendom is onderhewig aan 'n Kraglynserwituut ten gunste van ESKOM met bykomende regte, soos per Notariële akte K865/2000,

- Subject to a servitude area over the property in favour of ESKOM HOLDINGS LIMITED, Registration Number 2002/015527/06, as reflected by the figure A-B-C-D-E-F-G-H-J-K-L-M on Servitude Diagram Sg No 2072/2010 measuring 9830 square metres with the right to erect a substation and all work necessary or ancillary thereto, and registered by Notarial Deed of Servitude K530/2011S,

4. There are no bonds registered over the property.

Dated at GEORGE on 03 AUGUST 2023.

K SMIT
CONVEYANCER - LPC no. 59923

CONVEYANCER'S CERTIFICATE

in terms of Section 15(2) of the Stellenbosch Municipality: Land Use Planning By-law (2015)

I, the undersigned, KARIN SMIT, a duly qualified and admitted conveyancer, practicing at Raubenheimers Inc., 60 Cathedral Street, George, Western Cape Province, do hereby certify that:

1. I have perused the conditions of title in respect of:

   REMAINDER OF THE FARM WATERGANG NO 182
   IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH
   WESTERN CAPE PROVINCE

   IN EXTENT: 7,2986 (SEVEN COMMA TWO NINE EIGHT SIX) HECTARES

   HELD BY DEED OF TRANSFER T50743/2019

   registered in the name of

   STELLENBOSCH MUNICIPALITY

2. I have been advised that application will be made for the rezoning of Farm 182 and 183 to a subdivisional area zone and/or subdivision of Farm 182 and 183 in terms of Sections 15(2) of the Stellenbosch Municipality: Land Use Planning By-law (2015), for the proposed land uses of the Stellenbosch Northern Extension.

3. The following conditions are contained in the abovementioned title deed which may restrict the contemplated land use in terms of the proposed application:

   B. ONDERHEWIG aan en geregtig op die voordeel, soos die geval mag wees, in terme van Notariële Akte van Serwituut Nr. T7758/1932, wat betref waterregte en 'n reg van weg waarna verwys word in die endossement gedateer 8 julie 1935 in gesegde Transportakte Nr. T775/1932.

   C. ONDERHEWIG aan die voorwaardes van 'n Notariële Akte van Serwituut 'n verwysing waarna verwys word in die Endossement gedateer 1 Februarie 2001 in gesegde Transportakte Nr. T4960/1993 wat as volg lui:

   Para 2

   Deur middel van Notariële Akte Nr. 66/2001 gedateer 12 Desember 2000, het die "Eienaar" van die grond gehou deur Para 2 hierin aan die Elektrisiteits Voorsienings Kommissie (Eskom) die reg in perpetuiteit verleen soos hier onder vermeld:

   (a) "n ewigdurende serwituut van elektriese kragleiding 18 meter wyd oor die Restant van die Plaas Watergang Nr. 182, die bogemelde eiendom Nr.2, van welke serwituut die hartlyn op die aangehegte serwituutkaart Nr.3032/1999 voorgestel deur die gebroke lyn a B b

(b) onderworpe aan enige bestaande serwituut of ander saaklike reg, om elektrisiteit oor die eiendom Nr. 2 te gelei der middel van een oorhoofse kraglyn bestaande uit geleiers op pale of strukture met sodanige hulpdrade en ander struktuur ondersteuning meganismes as wat nodig of gerieflik mag wees.

Onderworpe aan die voorwaardes soos meer volledig sal blyk met verwysing na die voorgenoemde Notariële Akte."

4. There are no bonds registered over the property.

Dated at GEORGE on 04 AUGUST 2023.

K SMIT
CONVEYANCER - LPC no. 59923

CONVEYANCER'S CERTIFICATE

in terms of Section 15(2) of the Stellenbosch Municipality: Land Use Planning By-law (2015)

I, the undersigned, KARIN SMIT, a duly qualified and admitted conveyancer, practicing at Raubenheimers Inc., 60 Cathedral Street, George, Western Cape Province, do hereby certify that:

1. I have perused the conditions of title in respect of:

   REMAINDER OF PORTION 5 (LOUISENHOF) OF THE FARM NO 183
   IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH
   WESTERN CAPE PROVINCE

   IN EXTENT: 50,8432 (FIFTY COMMA EIGHT FOUR THREE TWO) HECTARES

   HELD BY DEED OF TRANSFER T50743/2019

   registered in the name of

   STELLENBOSCH MUNICIPALITY

2. I have been advised that application will be made for the rezoning of Farm 182 and 183 to a subdivisional area zone and/or subdivision of Farm 182 and 183 in terms of Sections 15(2) of the Stellenbosch Municipality: Land Use Planning By-law (2015), for the proposed land uses of the Stellenbosch Northern Extension.

3. The following conditions are contained in the abovementioned title deed which may restrict the contemplated land use in terms of the proposed application:

   "ONDERHEWIG:

   (3) aan die volgende spesilae voorwaardes vervat in Transportakte Nr.9729/1938, opgelê deur die Munisipaliteit Stellenbosch:

   "That the Transferor and its successors in title of the remaining extent of Lot XLVIII held under Deed of Grant dated 22nd June 1908 (Stellenbosch Freeholds Volume 8 No. 15) shall have the use of a right-of-way 24 feet wide over the property hereby transferred, and marled zhg and 1,2 on the diagram thereof adjoining up with the right-of-way from g to l as indicated thereon and referred to under paragraph 2 hereof"

   (5) aan die voorwaardes van 'n Notariële akte van Serwituut, 'n verwysing waarna verwys word in die endossement gedateer 28 November 1966 op Transportakte Nr 9729/1938, wat as volg lui:

   Para 1

   By Notarial Deed No 657/1956 dated 9 November 1956, the "Owner" of the land held under Para. 1 herein has granted to the Electricity Supply Commission the right in perpetuity:

(a) to convey electricity across the said land by means of cables and/or wires underground or overhead along the line of route shown on Servitude Diagram No 9178/55 annexed to the aforesaid Notarial Deed and marked l.m. thereon;

(b) to lay or construct and also to use, inspect, relay, maintain, repair, alter and/or remove along the aforesaid line of route, all such cables, wires, poles, standards, posts or appurtenances as may be required for the aforesaid purposes.

Subject to conditions as will more fully appear on reference to aforesaid Not. Deed, a copy of which is annexed hereunto

(6) Para 1

Deur middel van Notariële Akte Nr. 66/2001 gedateer 12 Desember 2000, het die "Eienaar" van die grond gehou deur Para 2 hierin aan die Elektrisiteits Voorsienings Kommissie (Eskom) die reg in perpetuiteit verleen soos hier onder vermeld:

(a) "n ewigdurende serwituut van elektriese kragleiding 18 meter wyd oor die Restant van Gedeelte 5 (Louisenhof) van die Plaas Nr. 183, die bogemelde eiendom Nr.1, van welke serwituut die hartlyn op die aangehegte serwituutkaart Nr.3066/1999 voorgestel deur die gebroke lyn a b ... c C onderworpe vir sover dit van toepassing mag wees aan die onteiening voormeld en;

(b) onderworpe aan enige bestaande serwituut of ander saaklike reg, om elektrisiteit oor die eiendom te gelei der middel van een oorhoofse kraglyn bestaande uit geleiers op pale of strukture met sodanige hulpdrade en ander struktuur ondersteuning meganismes as wat nodig of gerieflik mag wees.

Onderworpe aan die voorwaardes soos meer volledig sal blyk met verwysing na die voorgenoemde Notariële Akte."

4. There are no bonds registered over the property.

Dated at GEORGE on 04 AUGUST 2023.

K SMIT
CONVEYANCER - LPC no. 59923

CONVEYANCER'S CERTIFICATE

in terms of Section 15(2) of the Stellenbosch Municipality: Land Use Planning By-law (2015)

I, the undersigned, KARIN SMIT, a duly qualified and admitted conveyancer, practicing at Raubenheimers Inc., 60 Cathedral Street, George, Western Cape Province, do hereby certify that:

1. I have perused the conditions of title in respect of:

   PORTION 1 OF THE FARM WATERGANG NO 182
   IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH
   WESTERN CAPE PROVINCE

   IN EXTENT: 1,4175 (ONE COMMA FOUR ONE SEVEN FIVE) HECTARES

   HELD BY DEED OF TRANSFER T50743/2019

   registered in the name of

   STELLENBOSCH MUNICIPALITY

2. I have been advised that application will be made for the rezoning of Farm 182 and 183 to a subdivisional area zone and/or subdivision of Farm 182 and 183 in terms of Sections 15(2) of the Stellenbosch Municipality: Land Use Planning By-law (2015), for the proposed land uses of the Stellenbosch Northern Extension.

3. The following conditions are contained in the abovementioned title deed which may restrict the contemplated land use in terms of the proposed application:

   B. ONDERHEWIG VERDER aan die volgende spesiale voorwaarde opgelê deur die Munisipaliteit Stellenbosch in Transportakte Nr. T9729/1938, naamlik:

   "That the transferor and its successors in title of the remaining extent of the said Lot No. XLVIII shall be entitled to a right-of-way 24 feet wide along its North-Western boundary from the beacon D to the beacon A on the property hereby transferred and joining up with the right-of-way referred to in condition (3), Paragraph 3, above as indicated on the diagram thereof."

4. There are no bonds registered over the property.

Dated at GEORGE on 04 AUGUST 2023.

K SMIT
CONVEYANCER - LPC no. 59923

CONVEYANCER'S CERTIFICATE

in terms of Section 15(2) of the Stellenbosch Municipality: Land Use Planning By-law (2015)

I, the undersigned, KARIN SMIT, a duly qualified and admitted conveyancer, practicing at Raubenheimers Inc., 60 Cathedral Street, George, Western Cape Province, do hereby certify that:

1. I have perused the conditions of title in respect of:

   PORTION 1 OF THE FARM NR 183
   IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH
   WESTERN CAPE PROVINCE

   IN EXTENT: 1,3673 (ONE COMMA THREE SIX SEVEN THREE) HECTARES

   HELD BY DEED OF TRANSFER T50743/2019

   registered in the name of

   STELLENBOSCH MUNICIPALITY

2. I have been advised that application will be made for the rezoning of Farm 182 and 183 to a subdivisional area zone and/or subdivision of Farm 182 and 183 in terms of Sections 15(2) of the Stellenbosch Municipality: Land Use Planning By-law (2015), for the proposed land uses of the Stellenbosch Northern Extension.

3. There are no conditions in the abovementioned title deed which may restrict the contemplated land use in terms of the proposed application

4. There are no bonds registered over the property.

Dated at GEORGE on 04 AUGUST 2023.

K SMIT
CONVEYANCER - LPC no. 59923



Annexure E SG Diagrams

SYE Kaapse Voet		RIGTINGS -HOEKE		KOÖRDINATE Stelsel Lo. 19° Y	X
		Kon:		+ 40000.0	+11920000.0
ab	570.7	255.01.20	a	+ 8475.0	+ 2828.0
bc	1234.5	38.05.50	b	+ 7923.7	+ 2680.5
cd	576.8	176.52.00	c	+ 8685.4	+ 3652.0
da	346.5	224.16.20	d	+ 8716.9	+ 3076.1
be	570.0	255.01.20	e	+ 7373.1	+ 2533.2
cf	810.0	356.52.00	f	+ 8641.1	+ 4460.8
		Stel 1	Δ	+ 8718.4	+ 3055.1

L.G. No. 6332/68

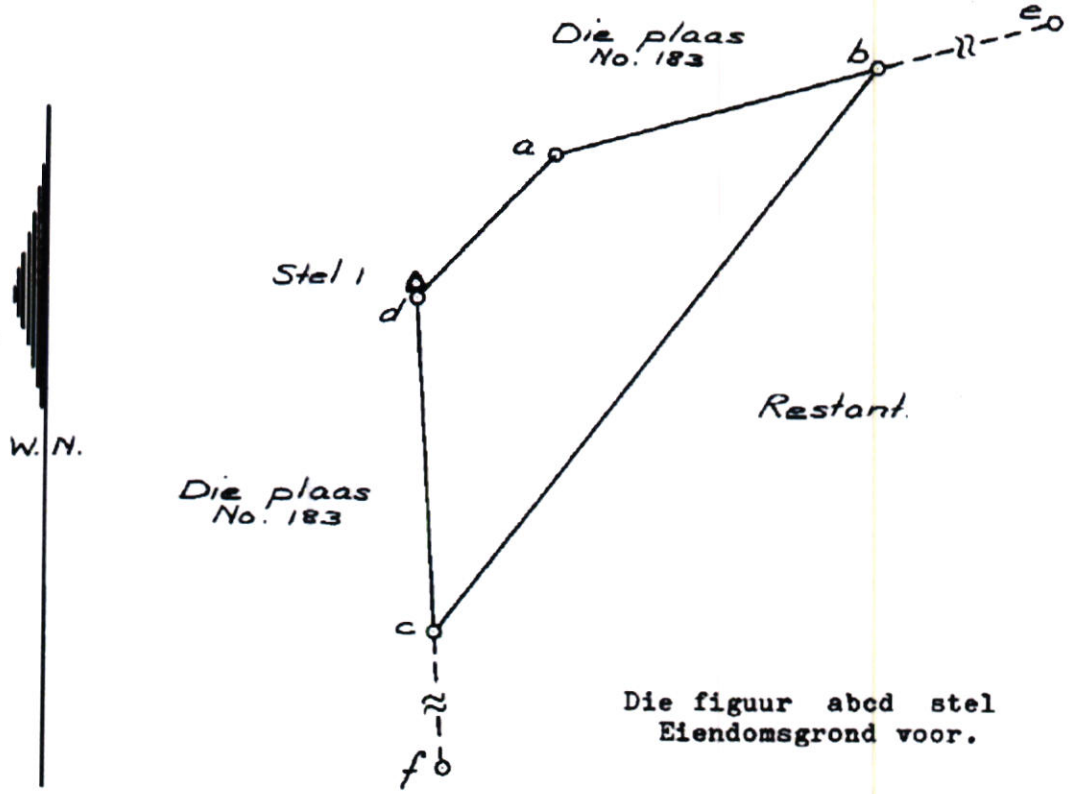
Goedgekeur

Landmeter-generaal

8.11.68

Beskrywing van Bakens:

a,b,c, d,e,f: Swaarysterhoekdraadpaal wat 3' uitsteek.



Die figuur abcd stel Eiendomsgrond voor.

Skaal: 1 : 4000

METRIEKE OPP. E
2,8272 HEKTAAR

Die figuur a b c d

stel voor 3.3007 morg grond, synde

GEDEELTE 36 'n gedeelte van Ged. 5 van die Plaas No. 183.

geleë in die Munisipaliteit en Administratiewe Distrik

Stellenbosch Provinsie Kaap die Goeie Hoop.

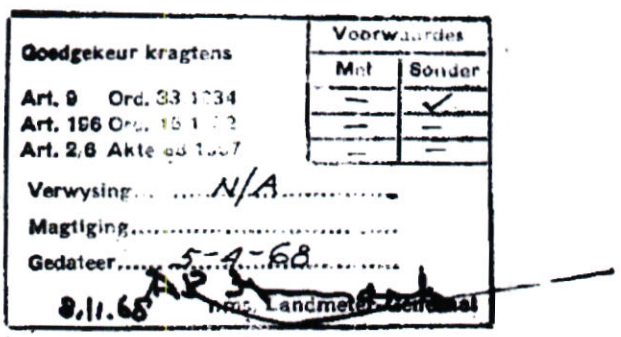
Opgemeet in Junie 1968

deur my,

Landmeter

Hierdie kaart is geheg aan No. T/A 35138/74 gedateer t.g.v. Registrateur van Aktes	Die oorspronklike kaart is. No. 2332/1938 geheg aan Transport/~~Grondbrief~~ No. 1938.179.9729	Lêer No. STEL 183. M.S. No. E. 1860/68 Komp. BH-8DAD. C

M 3168


Goedgekeur kragtens
Voorwaardes
Met
Sonder
Art. 9 Ord. 33 1934
Art. 156 Ord. 15 1952
Art. 2,6 Akte 68 1967
Verwysing N/A
Magtiging
Gedateer 5-4-68
8.11.68

SERWITUUTKAART

KANTOORAFSKRIF

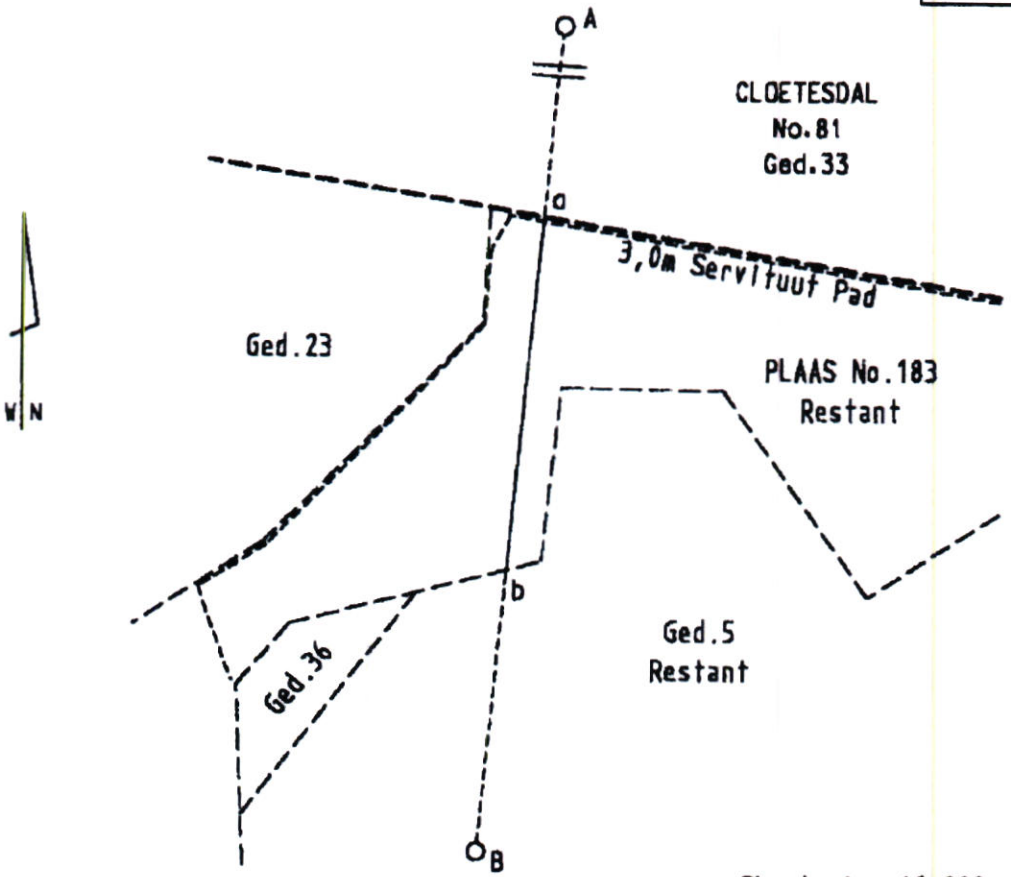
SYE Meter		RIGTINGS-HOEKE		KOORDINATE Stelsel WG.19° Y	KOORDINATE Stelsel WG.19° X
		konstante	±	0.00	+ 3 700 000.00
AB	1 709.78	5 38 22	A	+ 14 900.94	+ 52 873.42
			B	+ 15 068.96	+ 54 574.92
		Heidam No.391	Δ	+ 11 861.27	+ 54 760.85
		Verdun No.400	Δ	+ 17 248.27	+ 57 104.47

L.G.Nr.
3033/1999
Goedgekeur

vir Landmeter General
1999 -10- 19

BAKENBESKRYWINGS

A.B 12mm ysterpen by basis van staal kragpaal



Skaal 1 : 10 000

Die lyn ab stel die middellyn van 'n Elektriese Kraglyn Serwituut voor wat 9.0 meter strek aan beide kante van die lyn ab, oor die Restant van PLAAS Nr.183

gelee in die Stellenbosch Plaaslike Oorgangsraad

Die Administratiewe Distrik Stellenbosch Provinsie Weskaap

Opgemeet in Maart 1999
deur my.

PLS 0871 A.J. van Wyk Landmeter

Hierdie kaart is geheg aan	Die oorspronklike kaart is	Lêer No. Stel M/F
No. gedateer t.g.v.	No. 851/1907 geheg aan Grondbrief No. Stel.F.8-15 1908	M.S.No. E1314/99 Kamp. ~~BH 80AB (3775)~~ BHSZ-1161 (M3215) BHSZ - 11 (M3168)

Serv.

SERWITUUTKAART

KANTOORAFSKRIF

	SYE Meter	RIGTINGS-HOEKE		KOORDINATE Stelsel WG. 19° Y		X
		konstante	±	0,00	+	3 700 000,00
AB	604,18	337 15 20	A	+ 14 896,86	+	55 398,48
			B	+ 14 663,27	+	55 955,68
		Heldam No.391	△	+ 11 861,27	+	54 760,85
		Verdun No.400	△	+ 17 248,27	+	57 104,47

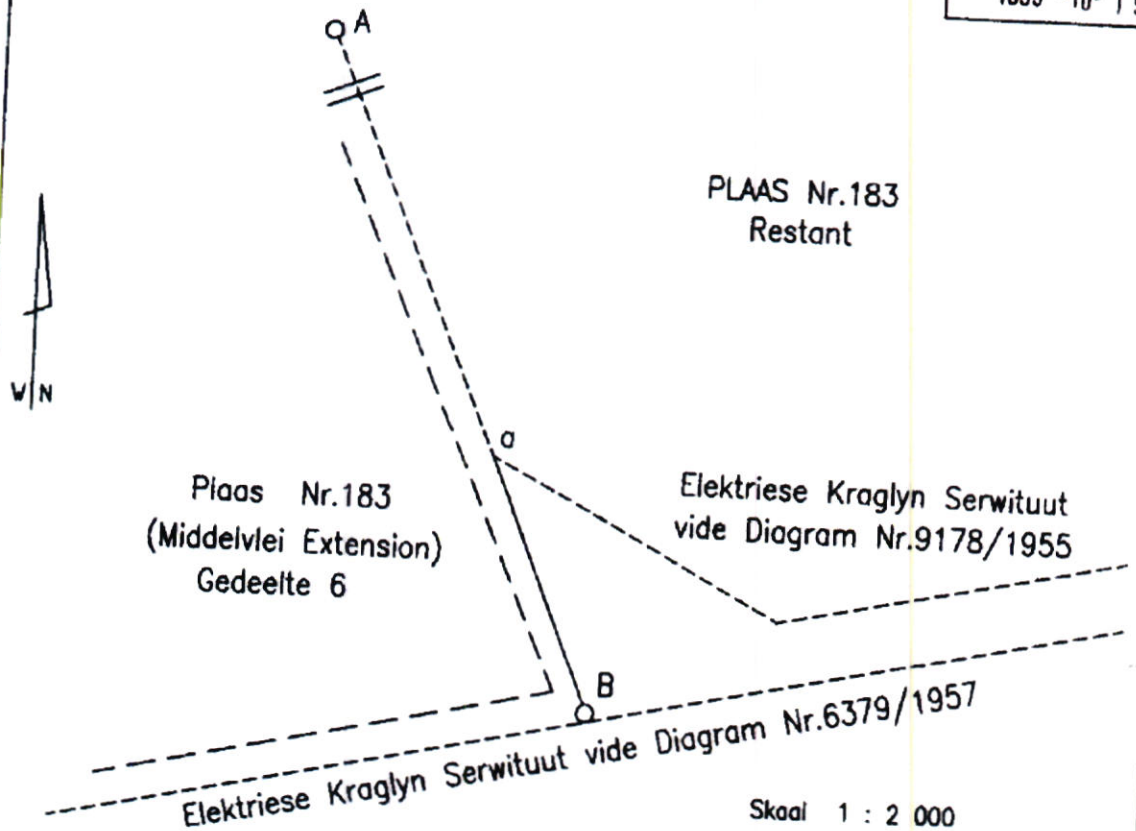
L.G.Nr.
3035/1999
Goedgekeur

vir Landmeter General

1999 -10- 19

BAKENBESKRYWINGS

A 12mm ysterpen by basis van staal kragpaal
B Gat in Beton



Skaal 1 : 2 000

Die lyn aB stel die middellyn van 'n Elektriese Kraglyn Serwituut voor wat Wes strek tot teen die eiendomsgrens en 9,0 meter strek aan die Oostelike kant van die lyn aB, oor

die Restant van PLAAS Nr.183

geleë in die Stellenbosch Plaaslike Oorgangsraad
Die Administratiewe Distrik Stellenbosch
Provinsie Weskaap

Opgemeet in Maart 1999
deur my,

PLS 0871 A.J. van Wyk Landmeter

Hierdie kaart is geheg aan	Die oorspronklike kaart is	Lêer No. Stel M/F
No. gedateer t.g.v.	No. 851/1907 geheg aan Grondbrief No. Stel.F.8-15	M.S.No. E1314/99 Komp. BHSZ-133 (6954)

SERWITUUTKAART

SERVITUUTKAART

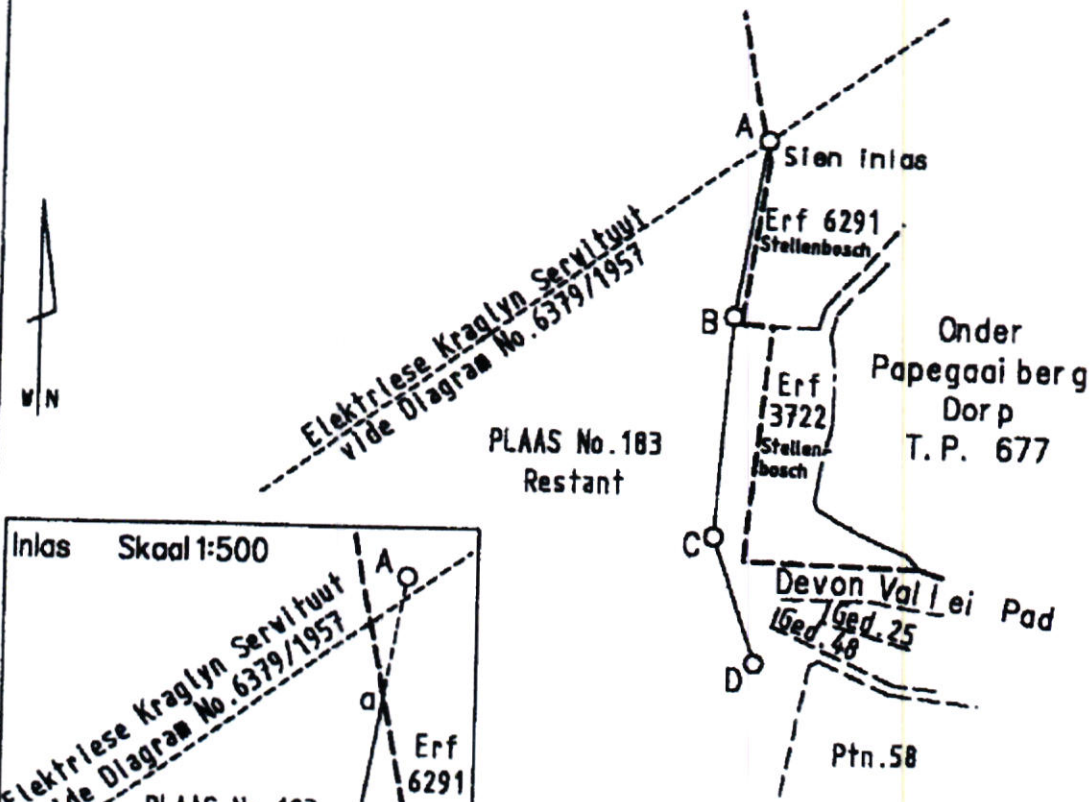
KANTOORAFSKRIF

SYE Meter		RIGTINGS-HOEKE		KOORDINATE Y	Stelsel WG.19°	X
		konstante		± 0.00		+ 3 700 000.00
AB	249.26	9 47 10	A	+ 16 011.75		+ 56 507.39
BC	305.41	3 48 10	B	+ 16 054.12		+ 56 753.03
CD	183.84	340 53 00	C	+ 16 074.37		+ 57 057.76
			D	+ 16 014.16		+ 57 231.46
		Heidam No.391	Δ	+ 11 861.27		+ 54 760.85
		Verdun No.400	Δ	+ 17 248.27		+ 57 104.47

L.G.Nr.
3034/1999
Goedgekeur
vir Landmeter General
1999 -10- 19

BAKENBESKRYWINGS

A.B 12mm ysterpen by basis van staal kragpaal
C.D Gat in Beton



Skaal 1 : 10 000

Die lyn aBCD stel die middellyn van 'n Elektriese Kraglyn Serwituut voor wat 9.0 meter strek aan beide kante van die lyn aBCD, oor die Restant van PLAAS Nr.183 gelee in die Stellenbosch Plaaslike Oorgangsraad Die Administratiewe Distrik Stellenbosch Provinsie Weskaap

Opgemeet in Maart 1999
deur my.

PLS 0871 A.J. van Wyk Landmeter

Hierdie kaart is geheg aan	Die oorspronklike kaart is	Lêer No. Stel M/F
No. K6 K865/2000 gedateer t.g.v.	No. 851/1907 geheg aan Grondbrief No. Stel.F.8-15	M.S.No. E1314/99 Komp. BHSZ-1352 (6958) BHSZ-1354 (6959) BHSZ-138 (6965)

Serv.

	Metres	DIRECTION		Y	System WG.19°	X
		constants		± 0.00	+ 3 700 000.00	
AB	1 709.78	5 38 22	A	+ 14 900.94	+ 52 873.42	
BC	528.98	31 57 00	B	+ 15 068.96	+ 54 574.92	
			C	+ 15 348.89	+ 55 023.76	
		Heidam No.391	Δ	+ 11 861.27	+ 54 760.85	
		Verdun No.400	Δ	+ 17 248.27	+ 57 104.47	

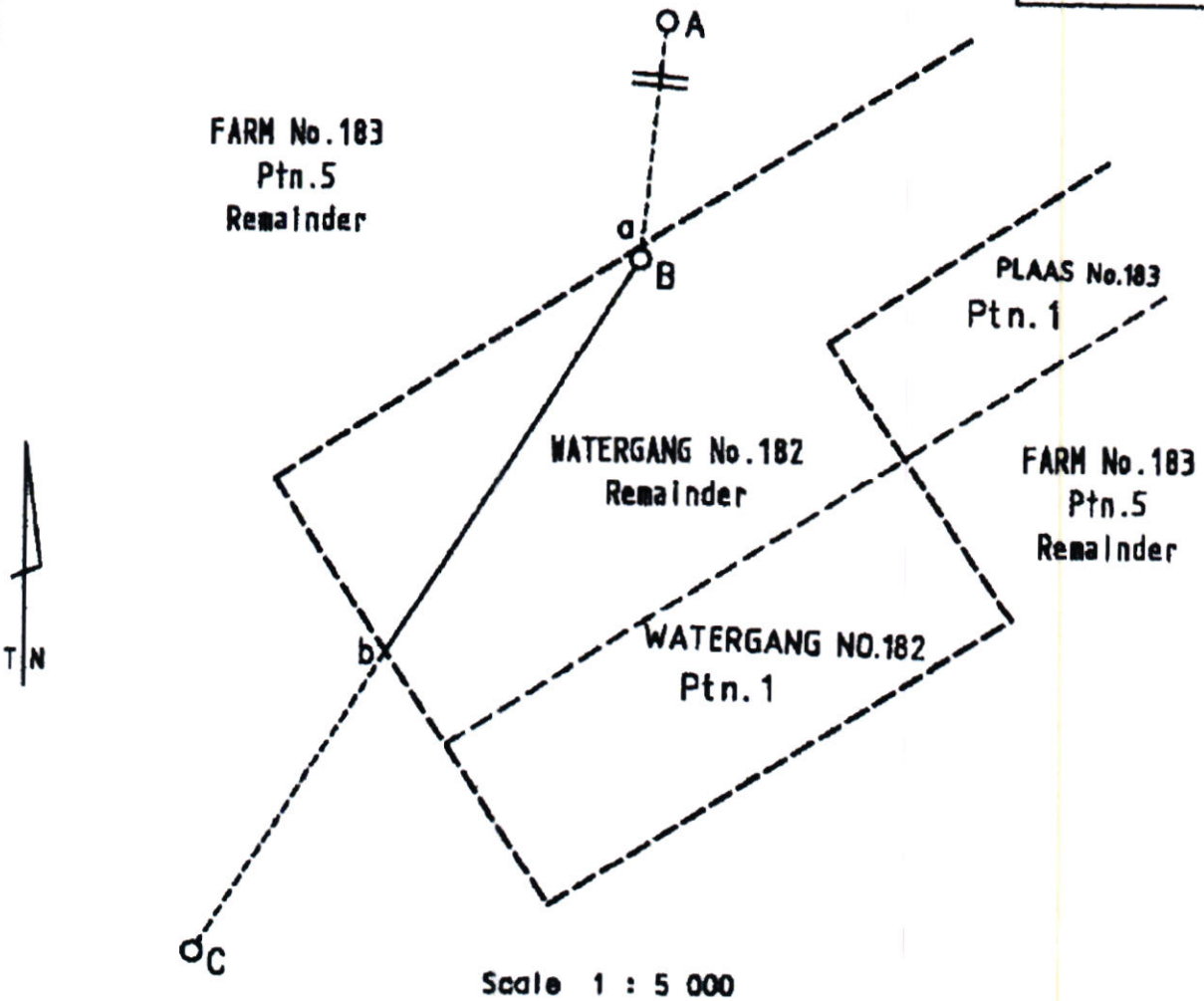
S.G.No.
3032/1999
Approved

for Surveyor General

1999 -10- 19

BEACON DESCRIPTIONS

A.B.C 12mm rip at base of steel powerline pole



Scale 1 : 5 000

The line aBb represents the centre line of an Electric Power Transmission Servitude extending 9.0 metres on each side of the line aBb over the Remainder of the farm WATERGANG No.182

situate in the Stellenbosch Transitional Local Council

The Administrative District Stellenbosch Province of Western Cape

Surveyed in March 1999
by me.

PLS 0871 A.J. van Wyk Land Surveyor

This diagram is annexed to	The original diagram is	File No. Stel M/F
No. K66/2001S	No. ~~15/1694~~ 45/1907 annexed to	S.R.No. E1314/99
dated	GRANT Stel. F.8-1	Comp. BHSZ-11 (M3168)
I.f.o.	No. ~~G.S.F.1(1)-95~~	

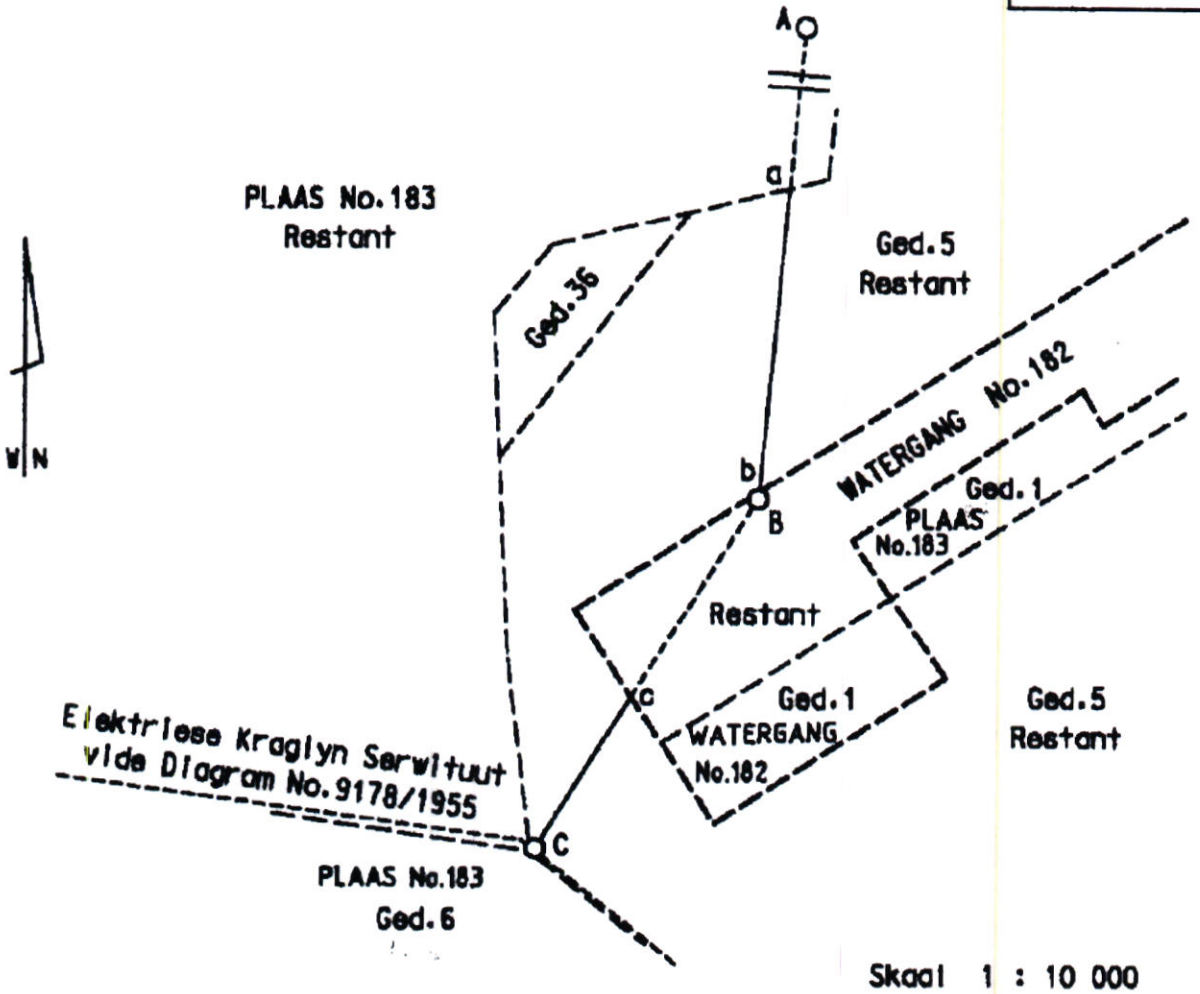
R

	Meter	HOEKE		Stelsel WG.19°	
		konstante	±	0.00	+ 3 700 000.00
AB	1 709.78	5 38 20	A	+ 14 900.94	+ 52 873.42
BC	528.98	31 57 00	B	+ 15 068.96	+ 54 574.92
			C	+ 15 348.89	+ 55 023.76
		Heidam No.391	Δ	+ 11 861.27	+ 54 760.85
		Verdun No.400	Δ	+ 17 248.27	+ 57 104.47

3036/1999
Goedgekeur
vir Landmeter General
1999 -10- 19

BAKENBESKRYWINGS

A.B.C 12mm ysterpen by basis van staal kragpaal



Skaal 1 : 10 000

Die lyn ab en aC stel die middellyne van 'n Elektriese Kraglyn Serwituut vaar wat 9.0 meter strek aan beide kante van die lyne ab en aC, oor die Restant van Gedeelte 5 (Loulsenhof) van PLAAS Nr.183 gelee in die Stellenbosch Plaaslike Oorgangsraad Die Administratiewe Distrik Stellenbosch Provinsie Weskaap

Opgemeet in Maart 1999
deur my.

PLS 0871 A.J. van Wyk Landmeter

Hierdie kaart is geheg aan No. K.66/2001 gedateer t.g.v.	Die oorspronklike kaart is No. 2332/1938 geheg aan Transport No. 1938. .9729	Lêer No. Stel M/F M.S.No. E114 E11 E1314/99 Komp. BHSZ-11 (M3168)

1587/1908

14

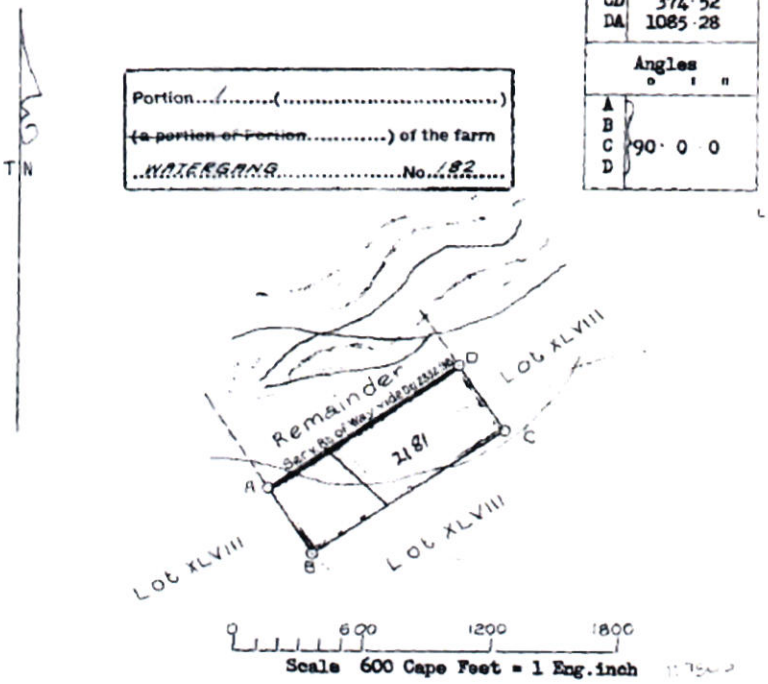
Deducted No 2125
(Sgd) W.P. Murray
Registry Surveyor and Examiner
1 Sep 1908

No 1587/1908

Sides Cape Feet	
AB	374·52
BC	1085·28
CD	374·52
DA	1085·28

Angles	° ' "
A, B, C, D	90· 0 0

Portion ...1..... (.....)
~~(a portion of Portion .....)~~ of the farm
WATERGANG No. 182



Scale 600 Cape Feet = 1 Eng.inch

The above diagram A B C D represents 4 morgen 422 sq.roods 91·07 sq.feet of land, situate in Division of Stellenbosch , being Lot Vy , a portion of the farm " Watergang " granted to A.M.J. Bosman on the 23rd Aug: 1907.

Bounded NW by Remainder
NE "
SE " Lot XLVIII
SW "

Surveyed and beaconed by me according to regulations,

(Sgd) J.F.W. Kupferburger
Govt. Land Surveyor.
July 1907.

Copied from the diagram relating to
Transfer No. 9508
dated 31st December 1908 in favour of
The Municipal Council of Stellenbosch
W.G. Hardwicke
5.2.1952.

VN. 182/1.

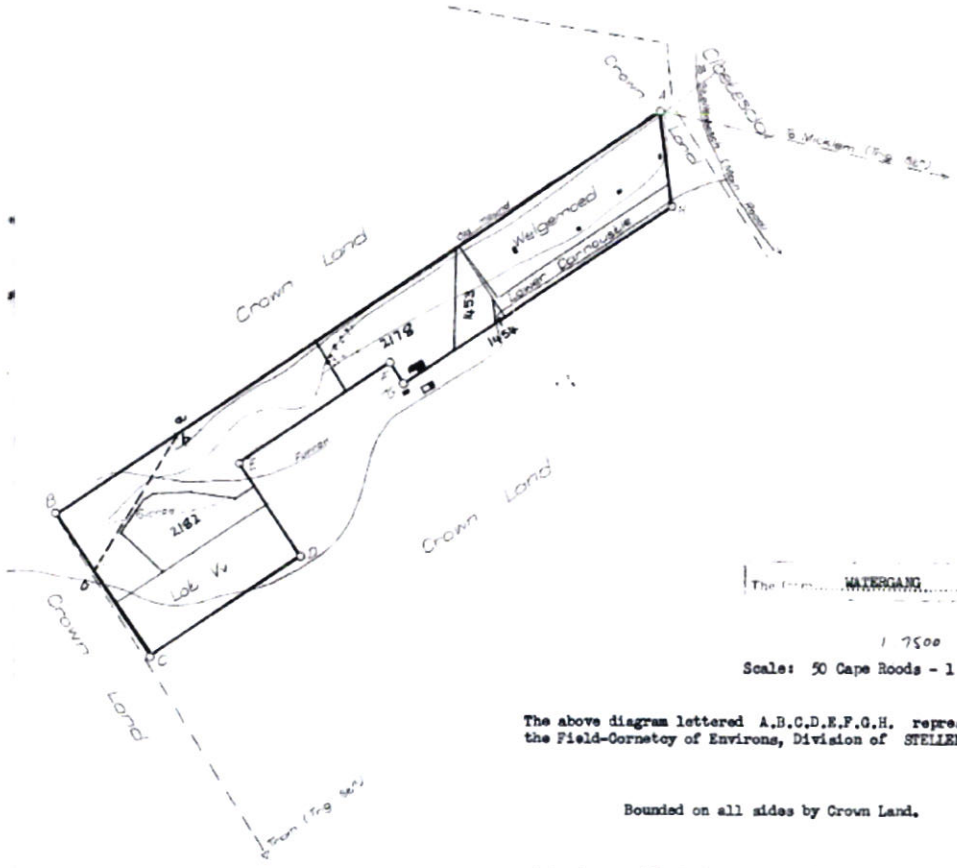
FOR ENDORSEMENTS SEE BACK OF DIAGRAM

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM

SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA./SQ. M.	TRANSFER NO.	INITIALED	REMDR.
5727/2005	1535/2006	KAYA MANGI S/T 218	2,619 ha			

No. 45/1907.

The numerical data of this diagram are sufficiently consistent.
(Sgd.) A.H. Cornish-Bowden,
Examiner.



Sides C.R.		Angles.	
AB	360.98	A	63.57.30
BC	84.82	B	90.00.00
CD	90.44	C	90.00.00
DE	55.21	D	90.00.00
EF	90.00	E	270.00.00
FG	12.00	F	270.00.00
GH	160.21	G	90.00.00
HA	46.31	H	116. 2.30
AM	562.65	BAM	134.46.20
BT	201.82	ABT	91.22.20

Co - ordinates.		
A	- 283.51	+ 159.76
B	- 23.89	- 91.04
C	+ 35.04	- 30.03
D	- 30.01	+ 32.80
E	- 68.37	- 6.91
F	- 133.09	+ 55.62
G	- 124.75	+ 64.25
H	- 239.98	+ 175.56
M	- 291.02	+ 722.36
T	+ 119.76	+ 50.72

M - Micklem T - Train
(Points of Tertiary Triangulation.)

The Farm WATERGANG No. 182

1 7500

Scale: 50 Cape Roods - 1 Inch.

The above diagram lettered A.B.C.D.E.F.G.H. represents 29 Morgen 25 Square Roods of land, situate in the Field-Cornetcy of Environs, Division of STELLENBOSCH, being the farm Watergang.

Bounded on all sides by Crown Land.

I hereby certify that the survey from which the above diagram is framed has been made by me in person and that beacons have been erected by me at the points (See my Report) according to regulations,

(Sgd.) J.F.W. Kupferburger,
Government Land Surveyor.
Dec., 1906.

M 3162
Sheet BH-8Da
V.N. 182

re Title Stel.F.8-1

23.8.1907.

12.3.1959.

B.B./C.A.

Deduction Plan 851/1907 Sheet 1

S G No 851/1907

SHEET 1 of 2 sheets

The following deductions have been made from this diagram

Survey Record	Diag. No.	Subdivision	Area Morgen	Sq. Feet	Deed	Init.
		Ptn. 1 (Lot VIII)	4 432 s.r.	79 2	31.12.1908-9808	
		Ptn. 2 (Lot AM)	2 270 s.r.	21	27.12.1923-11280	
	4453/35	Ptn. 4 (Middelvlei Annexe)	113.6820		19.2.1936-1166	
-"-	4454/38	Ptn. 3 (Grootvlei)	161.2875		14.11.1935-9822	
	2332/38	Ptn. 5 (Lousenhof)	93.9211		9729/1938	
-"-	2333/38	Ptn. 6 (Middelvlei Extension)	56.8770		9730/1938	
	5766/40	Ptn. 8	32.9367		4188/1941	
-"-	5766/40	Ptn. 7	8.3255		4780/1941	
	5420/43	Ptn. 12		1168	8080/1944	
	982/143	Ptn. 11	11.8021		10645/1945	
	6577/47	Ptn. 13	31.0098		4281/1948	
	10572/48	Ptn. 14	3.1198		1358/1956	
	7610/53	Ptn. 15	7.9412		10574/1957	
	6080/54	Ptn. 16		3421	4818/56	
	1798/56	Ptn. 17	12.0561		10573/1957	
	9557/58	Ptn. 18		7935	14438/1962	WJW
-"-	9558/58	Ptn. 19		1342	14436/1962	
	366/61	Ptn. 20	2.5146		6399/1961	WJW
	2743/62	Ptn. 21		5260	10166/62	
	4127/62	Ptn. 22	24.2582		17995/1962	SK
			Hectares	sq.m.		
	696/65	Ptn. 24		3651	9571/1970	SB
-"-	697/65	Ptn. 25		2030	23281/1971	SB
-"-	698/65	Ptn. 26		2398	30252/1973	
-"-	699/65	Ptn. 27		3500	27885/1985	WB
-"-	700/65	Ptn. 28		2224	157/1966	SU
-"-	701/65	Ptn. 29		92	3750/1984	SU
-"-	702/66	Ptn. 30		1893	157/1966	
-"-	703/66	Ptn. 31		3782	27885/1985	WB
-"-	704/66	Ptn. 32		2280		974
-"-	705/66	Ptn. 33		2163	31034/1970	SB
	9333/96	Ptn. 37	3.1985		35139/1974	JWL
	10909/70	Ptn. 38	40.0024		4385/1974	DL
-"-	10901/70	Ptn. 39	3.5990		16717/1973	
	1691/74	Ptn. 43 (Now Erf 8101 Stell)	2.9292		3116/1976	CHB
	7186/74	Ptn. 44 (Now Erf 4296 Stell)		4380	24126/1976	WON
	9/76	Ptn. 45 (Now Erf 8176 Stell)	1.0000		9946/1977	WON
	2954/77	Ptn. 46		WITHDRAWN		
	7986/77	Ptn. 47		824	40014/1980	VEK
	1734/78	Ptn. 49 (Now Erf 8570 Stell)				
	70/80	Ptn. 50	28.0617		3405/1981	VEK
	3991/80	Ptn. 51		8607	42213/1981	MJ
	506/86	Erf 8706 Stellenbosch		62	32175/1987	VEK
	2578/86	Ptn. 55		1420	32175/1987	VEK
	L24/90	Ptn. 58				
	408/93	Ptn. 60		330	73669/1994	MF
	3698/96	Erf 1451 Kaya Mandi		339	90125/1998	MF
		Erf 1831 Kaya Mandi	2.2276		106292/2002	MF
	963/2021	Erf 17351 Stellenbosch				

The following deductions have been made from this diagram

Survey Record	Diag. No.	Subdivision	Area Hectares	Sq. M	Deed	Init.

SERVITUDES / LEASEHOLD AREAS

Survey Record	Diag. No.	Description	Deed	Init

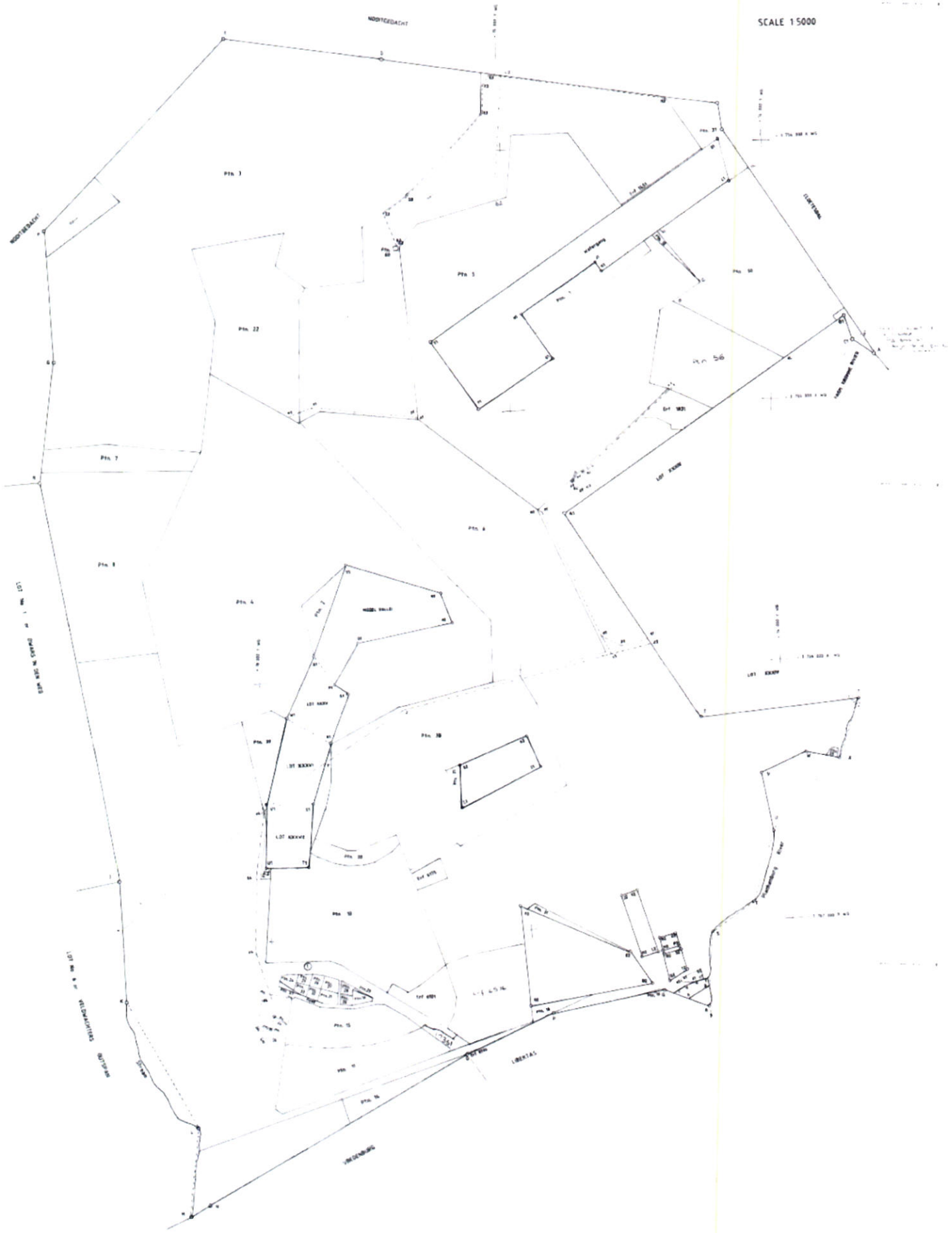
Deduction Plan 851/1907 Sheet 2

S.G. No. 851/1907

SHEET 1 of 2 sheets

Farm 183 STELLENBOSCH

SCALE 1:5000



S.G. No. 851/1907
SHEET 1 of 5 sheets

The numerical data of this diagram are sufficiently conisistent.

(Sgd.) M.C. Vos.
Examiner.

The farm No 183
STELLENBOSCH

MAIN FIGURE

SIDES	C. Rds.	ANGLES	o	'	"	CO-ORDINATES	Ys		Xs
AB	279.40	A	17	45	50	A	- 9194.62	-	389.70
BC	29.91	B	205	40	20	B	- 9046.77	-	626.77
CD	346.27	C	106	38	40	C	- 9043.50	-	656.50
DE	161.45	D	179	40	20	D	- 8702.88	-	718.81
EF	268.12	E	125	23	20	E	- 8543.90	-	746.95
FG	156.08	F	135	2	30	F	- 8352.90	-	558.78
GH	100.00	G	186	52	20	G	- 8351.62	-	402.71
HJ	415.87	H	164	28	0	H	- 8338.84	-	303.53
JK	138.34	J	187	11	10	J	- 8398.09	+	108.10
KL	130.61	K	152	4	50	K	- 8400.52	+	246.42
LM	98.26	L	219	37	20	L	- 8463.69	+	360.74
MN	31.08	M	52	14	40	M	- 8445.45	+	457.29
NO	332.87	N	179	31	0	N	- 8473.13	+	443.15
OP	65.09	O	186	47	30	O	- 8768.28	+	289.23
PQ	123.00	P	192	11	20	P	- 8829.15	+	266.17
QR	44.96	Q	213	10	0	Q	- 8950.78	+	247.86
RS	67.67	R	62	53	50	R	- 8991.66	+	266.58
ST	40.38	S	235	55	30	S	- 8988.71	+	198.97
TU	106.61	T	149	50	0	T	- 9021.14	+	174.91
UV	47.13	U	147	28	10	U	- 9063.24	+	76.97
VW	50.83	V	255	26	0	V	- 9055.65	+	30.46
WX	32.50	W	217	47	40	W	- 9102.14	+	9.92
XY	64.98	X	98	20	10	X	- 9133.68	+	17.76
YZ	163.88	Y	63	28	20	Y	- 9158.33	-	42.36
ZA1	249.25	Z	243	23	20	Z	- 8994.90	-	30.26
A1B1	351.37	A1	267	56	40	A1	- 8867.10	-	244.26
B1C1	26.01	B1	284	48	0	B1	- 9162.12	-	435.12
C1A	32.01	C1	148	23	10	C1	- 9170.20	-	410.40

Rect. Area = 1108 Morgen 7 Square Roods

VIERKANT or DE WATERGANG

D1E1	360.98	D1	296	2	30	D1	- 9044.20	-	621.81
E1F1	84.82	E1	270	0	0	E1	- 8740.677	-	426.411
F1G1	90.44	F1	270	0	0	F1	- 8786.59	-	355.092
G1H1	55.21	G1	270	0	0	G1	- 8862.635	-	404.047
H1J1	90.00	H1	90	0	0	H1	- 8832.75	-	450.469
J1K1	12.00	J1	90	0	0	J1	- 8908.425	-	499.186
K1L1	160.21	K1	270	0	0	K1	- 8914.919	-	489.097
L1D1	46.31	L1	243	57	30	L1	- 9049.628	-	575.819

Area = 29 Morgen 25 sq. roods

The farm No 183
STELLENBOSCH

SIDES	C. Rds.	ANGLES	o	'	"	CO-ORDINATES		Ys		Xs
MIDDEL VALLEI and LOTS XXXV, XXXVI & XXXVII										
M1N1	35.00	M1	233	46	0	M1	-	8739.13	-	172.05
N1O1	98.52	N1	277	43	10	N1	-	8749.31	-	138.56
O1P1	48.85	O1	131	42	30	O1	-	8652.05	-	122.83
P1Q1	17.50	P1	91	32	0	P1	-	8625.79	-	81.64
Q1R1	54.31	Q1	258	32	10	Q1	-	8640.29	-	71.84
R1S1	65.17	R 1	178	16	0	R 1	-	8619.43	-	21.70
S1T1	62.69	S1	165	42	30	S1	-	8596.23	+	39.20
T1U1	40.43	T1	260	34	50	T1	-	8587.98	+	101.34
U1V1	68.47	U1	276	45	20	U1	-	8547.57	+	102.65
V1W1	86.38	V1	189	43	10	V1	-	8553.42	+	34.43
W1X1	70.39	W1	191	42	10	W1	-	8575.22	-	49.15
X1Y1	100.45	X1	175	31	10	X1	-	8606.43	-	112.24
Y1M1	101.02	Y1	267	29	0	Y1	-	8643.80	-	205.48
Area = 29 Morgen 36 sq. roods										
KLEIN VALLEI										
Z1A2	35.57	Z1	263	0	0	Z1	-	8831.83	+	13.65
A2B2	75.00	A2	270	56	40	A2	-	8820.48	-	20.06
B2C2	47.52	B2	251	29	20	B2	-	8749.805	+	5.04
C2Z1	90.00	C2	294	34	0	C2	-	8750.67	+	52.55
Area = 5 Morgen 278.5 sq. roods										
MON REPOS										
D2E2	43.23	D2	296	39	50	D2	-	8937.46	+	241.48
E2F2	120.49	E2	210	21	30	E2	-	8913.22	+	205.68
F2G2	104.55	F2	298	29	0	F2	-	8804.50	+	153.73
G2D2	128.67	G2	274	29	40	G2	-	8809.87	+	258.14
Area = 13 Morgen 222 sq. roods										
DUTCH REFORMED CEMETERY										
H2J2	66.723	H2	270	0	0	H2	-	8925.22	+	211.13
J2K2	17.985	J2	270	0	0	J2	-	8908.21	+	146.612
K2L2	66.723	K2	270	0	0	K2	-	8925.601	+	142.027
L2H2	17.985	L2	270	0	0	L2	-	8942.611	+	206.545
Area = 2 Morgen										
WESLEYAN CEMETERY										
M2N2	15.108	M2	273	18	0	M2	-	8947.18	+	206.74
N2O2	17.213	N2	266	42	0	N2	-	8944.507	+	191.87
O2P2	15.083	O2	270	0	0	O2	-	8961.245	+	187.855
P2M2	18.083	P2	270	0	0	P2	-	8964.764	+	202.522
Area = 266.2 sq. roods										

The farm No 183
STELLENBOSCH

CEMETERY OF THE CHURCH OF ENGLAND

SIDES	C. Rds.	ANGLES	o	'	"	CO-ORDINATES	Ys		Xs	
Q2R2	29.099	Q2	294	18	40	Q2	- 8951.53		+	238.04
R2S2	18.227	R 2	264	13	30	R 2	- 8947.623		+	209.205
S2T2	22.860	S2	267	58	50	S2	- 8965.347		+	204.953
T2Q2	22.793	T2	256	29	0	T2	- 8971.466		+	226.980

Area = 517.15 Square Roods

* From the diagram has been excluded the portion cdefgh Lot XLVIII Railway Reserve Now Farm 194

(Sgd.) MC Vos
for Surveyor-General.

LOT XLVIII

SIDES	C. Rds.	ANGLES	o	'	"
cd	6.65	c	54	18	0
ce	16.33	d	170	19	30
ef	14.43	e	170	33	10
fg	7.54	f	81	55	30
gh	22.11	g	119	32	50
hc	18.58	h	123	21	0

Area = 365 square roods

CONNECTING DATA

SIDES	C. Rds.	ANGLES	o	'	"
L1K1	160.21	L1	95	52	20
K1A1	249.50	K1	133	49	20
A1B1	351.37	A1	46	3	0
B1L1	180.15	B1	84	15	20
F1E1	84.82	F1	132	41	30
E1Y1	241.24	E1	56	27	0
Y1M1	101.02	Y1	85	38	50
M1F1	189.10	M1	85	12	40
N1O1	98.52	N1	111	48	10
O1B2	160.95	O1	61	47	20
B2A2	75.00	B2	107	50	40
A2N1	138.23	A2	78	33	50
Z1C2	90.00	Z1	100	32	10
C2J2	183.48	C2	56	26	50
J2K2	17.985	J2	134	22	30
K2Z1	158.97	K2	68	37	30

SIDES	C. Rds.	ANGLES	o	'	"
K2L2	66.723	K2	6	0	10
L2M2	4.57	L2	107	12	50
M2N2	15.108	M2	77	21	50
N2K2	53.31	N2	169	25	10
P2M2	18.083	P2	89	59	50
M2R2	2.50	M2	93	18	0
R2S2	18.227	R 2	86	41	50
S2P2	2.50	S2	90	0	20
T2Q2	22.793	T2	89	59	50
Q2Q	9.849	Q2	123	23	40
QR	44.96	Q2	110	14	20
RT2	44.454	R	38	22	10

The numerical data of this diagram are sufficiently consistent.

(Sgd.) M.C. Vos.
Examiner

The farm No. 183
STELLENBOSCH

For subdivisions of this property
See Deduction Plan No 851/1907

The figure ABCDEFGHJK inner bank Stream aNOPQR inner bank of Plankenburg River bUVWX inner bank of Plankenburg River YZA1B1C1,
Exclusive of the following properties :
Vierkant or de Watergang lettered D1E1F1G1H1J1K1L1;
Middel Vallei and Lots XXXV, XXXVI and XXXVII lettered M1N1O1P1Q1R1S1T1U1V1W1X1Y1;
Klein Vallei lettered Z1A2B2C2;
Mon Repos lettered D2E2F2G2;
The Dutch Reformed Cemetery lettered H2J2K2L2;
The Wesleyan Cemetery lettered M2N2O2P2; and
The Cemetery of the Church of England lettered Q2R2S2T2,
Represents 1030 Morgen 582 Square Roods of Crown Land being Lot No XLVIII, adjoining the Town of Stellenbosch, in the Division of Stellenbosch.

Bounded NE from A to B and E from B to C by Cloetesdal, N from C to E, NW from E to F and W from F to H by Nooitgedacht, W from H to J by Lot No 1 or Dwars in den Weg, from J to K by Lot No 6 to Veldwachters Rivier Outspan and from K to a by Inner bank of Stream, SE from a to O by Vredenburg, S from O to Q and SW from Q to R by Libertas, E from R to b and X to Y by Inner bank of Plankenburg River, E from b to V, SE fro V to W and S from W to X by Land granted to MHO Woeke, on 25th January 1785, N from Z to A1, SE fromA1 to B1 and W from B1 to C1 by Lot XXXIV, SW from C1 to A, by the farm Kromme Rivier.

Surveyed and beaconed by me according to regulations

(Sgd.) W A Budler
Government Land Surveyor.

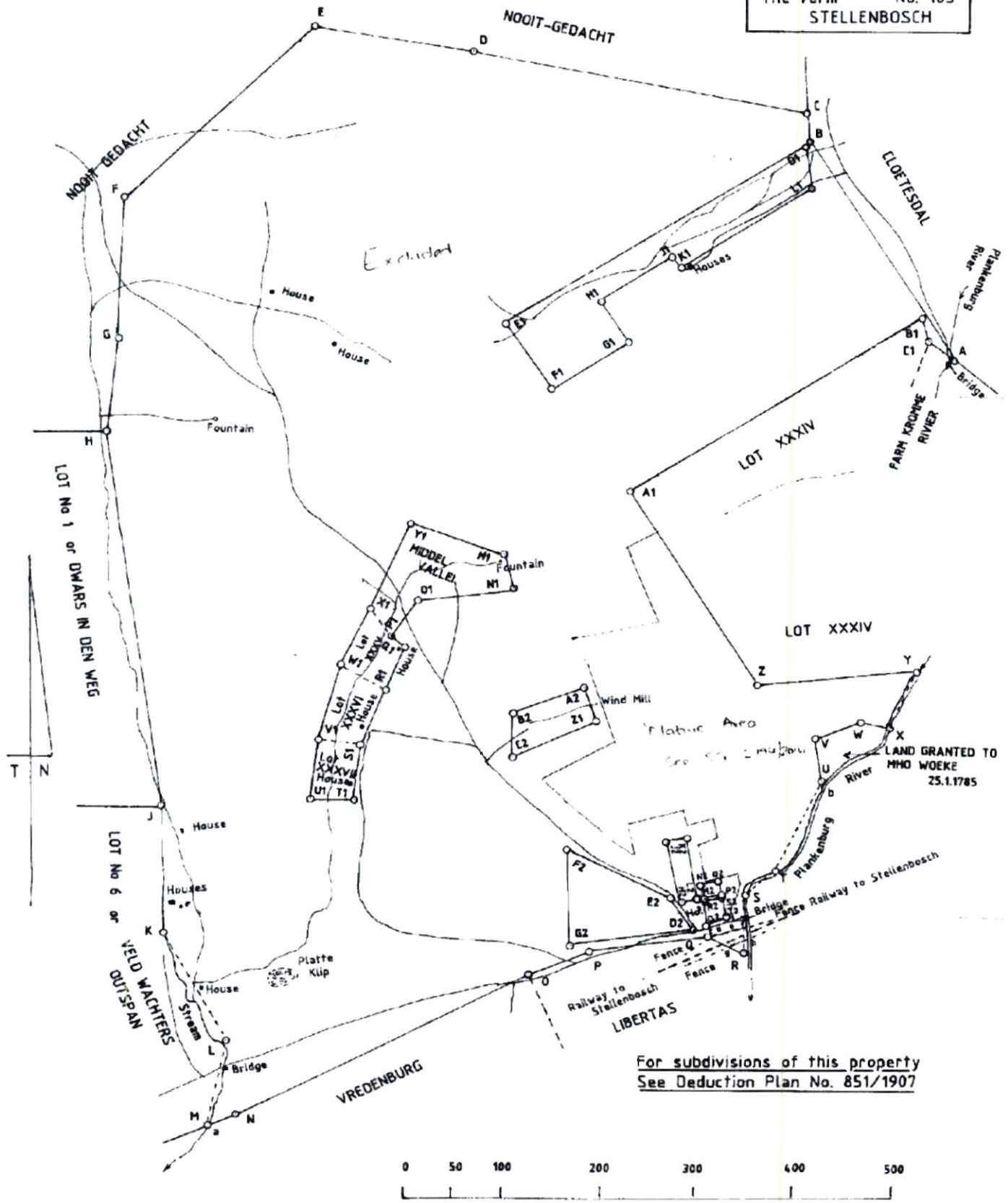
1st June 1907

Copied from diagram relating to D/G Stel.Fr. 8-15 dd. 22.6.1908 *for Surveyor-General.* Date: 2006.10.30	M3168, 6939,6966,6962,6961,6963,6955 BH-8DA, BH-8DCB, BH-8DA/Y53,Z53 DC

S.G. No. 851/1907

SHEET 5 of 5 sheets

The farm No. 183
STELLENBOSCH



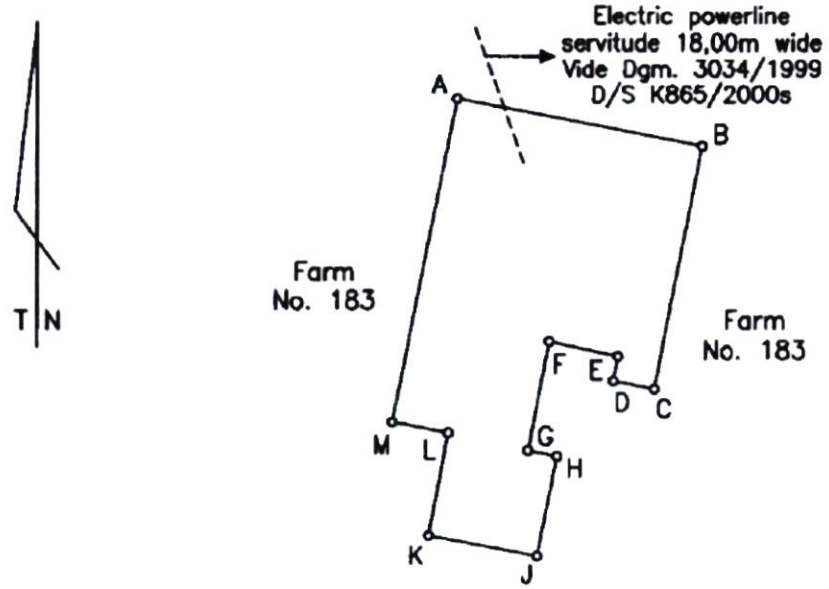
Farm 183 Stell.

SERVITUDE DOM.

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y System: WG19° X		
		Constants:		0,00	+3700	000,00
AB	85,21	281 08 10	A	+ 16 036,71	+ 57	209,02
BC	85,89	10 52 40	B	+ 15 953,10	+ 57	225,48
CD	14,40	101 24 40	C	+ 15 969,31	+ 57	309,83
DE	8,71	190 35 10	D	+ 15 983,43	+ 57	306,98
EF	23,96	102 11 30	E	+ 15 981,83	+ 57	298,42
FG	38,56	10 51 10	F	+ 16 005,25	+ 57	293,36
GH	10,05	281 07 50	G	+ 16 012,51	+ 57	331,23
HJ	35,67	10 46 40	H	+ 16 002,65	+ 57	333,17
JK	37,63	101 17 40	J	+ 16 009,32	+ 57	368,21
KL	36,39	190 28 00	K	+ 16 046,22	+ 57	360,84
LM	19,47	100 48 30	L	+ 16 039,61	+ 57	325,06
MA	114,53	191 05 10	M	+ 16 058,73	+ 57	321,41
		T33A	⊕	+ 15 607,70	+ 57	215,54
		U34B	⊕	+ 16 033,75	+ 57	708,60

S.G. No.
2072/2010
Approved
for SURVEYOR-GENERAL
2010.06.28

Description of Beacons
A,B,C,D,E,F,G,H,K,L,M : Heavy galvanised corner fence post
J : 12mm Round iron peg



Scale: 1/2500

The figure A B C D E F G H J K L M represents 9830 square metres of land being a servitude area over the remainder of FARM NO. 183 situate in the Stellenbosch Municipality Administrative District of Stellenbosch Province of the Western Cape

Surveyed in February – March 2010 by me

B.H. KRUGER. (PLS 0321)
Professional Land Surveyor

EXEMPT FROM PROVISIONS OF ACT 70 OF 1970 SECTION 2(a)

EXEMPT FROM PROVISIONS OF CHAPTER III OF ORD. 15/1985
STATUTORY BODY

This diagram is annexed to No. d.d. i.f.o. Registrar of Deeds	The original diagram is S.G. No. 851/1907 Grant Stel. F. 8-15	File Stel. 183 S.R. 918/2010 Comp. BHSZ-138 (6965) LPI C0670000

SERVITUDE DOM.

2072/2010

A	-	9194.62	-	389.70	AB	279.40	A	17.45.50	P	-	8829.1[illegible]			PQ	123.00	P	192.11.20	LK	160.21	L	95.52.20
B	-	9046.77	-	626.77	BC	29.91	B	205.40.20	Q	-	8950.7[illegible]			QR	44.96	Q	213.10.00	KK'	249.50	K'	133.49.20
C	-	9043.50	-	656.50	CD	346.27	C	106.38.40	R	-	8991.6[illegible]			RS	67.67	R	62.53.50	AH	351.37	A'	46. 3.00
D	-	8702.88	-	718.81	DE	161.45	D	179.40.20	S	-	8988.7[illegible]			ST	40.38	S	235.55.30	BL	180.15	B'	84.15.20
E	-	8543.90	-	746.95	EF	268.12	E	125.23.20	T	-	9021.1[illegible]			TU	106.61	T	149.50.00				
F	-	8352.90	-	558.78	FG	156.08	F	135. 2.30	U	-	9063.2[illegible]			UV	47.13	U	147.28.10	NO	98.52	N'	111.48.10
G	-	8351.62	-	402.71	GH	100.00	G	186.52.20	V	-	9055.6[illegible]			VW	50.83	V	255.26.00	OB'	160.95	O'	61.47.20
H	-	8338.84	-	303.53	HJ	415.87	H	164.28.00	W	-	9102.1[illegible]			WX	32.50	W	217.47.40	BA'	75.00	B'	107.50.40
J	-	8398.09	+	108.10	JK	138.34	J	187.11.10	X	-	9133.[illegible]			XY	64.98	X	98.20.10	AN'	138.23	A'	78.33.50
K	-	8400.52	+	246.42	KL	130.61	K	152. 4.50	Y	-	9158.33	[illegible]		YZ	163.88	Y	63.28.20				
L	-	8463.69	+	360.74	LM	98.26	L	219.37.20	Z	-	8994.90	-	[illegible]26	ZA'	249.25	A	243.23.20	KL'	66.723	K'	6.00.10
M	-	8445.45	+	457.29	MN	31.08	M	52.14.40	A'	-	8867.10	-	[illegible]26	AB'	351.37	A'	267.56.40	LM'	4.57	L'	107.12.50
N	-	8473.13	+	443.15	NO	332.87	N	179.31.00	B'	-	9162.12	-	[illegible]12	BC'	26.01	B'	284.48.00	MN'	15.108	M'	77.21.50
O	-	8768.28	+	289.23	OP	65.09	O	186.47.30	C'	-	9170.20	-	[illegible]40	CA	32.01	C'	148.23.10	NK'	53.31	N'	169.25.10

Rect. Area - 1108 Morgen 7 Square Roods.

VIERKANT OR DE WATERGANG.

	Co-ordinates. Y's		X's		Sides. C.Rds.		Angles.			Middel Vallei [illegible] XXXV, XXXVI, & XXXVII. Co-ordinates. Y's				Sides. C.Rds.		Angles.			Co-ordinates. Y's				Sides. C.Rds.		Angles.
D'	-	9044.20	-	621.81	DE	360.98	D'	296. 2.30	M	-	8739.13	[illegible]		MN	35.00	M	233.46.00	FE'	84.82	F'	132.41.30
E'	-	8740.677	-	426.411	EF	84.82	E'	270. 0.00	N	-	8749.31	[illegible]		NO	98.52	N'	277.43.10	EY'	241.24	E'	56.27.00
F'	-	8786.59	-	355.092	FG	90.44	F'	270. 0.00	O	-	8652.05	[illegible]		OP	48.85	O'	131.42.30	YM'	101.02	Y'	85.38.50
G'	-	8862.635	-	404.047	GH	55.21	G'	270. 0.00	P	-	8625.79	[illegible]		PQ	17.50	P	91.32.00	MF'	189.10	M'	85.12.40
H'	-	8832.75	-	450.469	HJ	90.00	H'	90. 0.00	Q	-	8640.29	[illegible]		QR	54.31	Q'	258.32.10				
J'	-	8908.425	-	499.186	JK	12.00	J'	90. 0.00	R	-	8619.43	[illegible]		RS	65.17	R'	178.16.00	ZC'	90.00	Z'	100.32.10
K'	-	8914.919	-	489.097	KL	160.21	K'	270. 0.00	S	-	8596.23	[illegible]		ST	62.69	S'	166.42.30	CJ'	183.48	C'	56.26.50
L'	-	9049.628	-	575.819	LD	46.31	L'	243.57.30	T	-	8587.98	[illegible]		TU	40.43	T'	260.34.50	JK'	17.985	J'	134.23.30
									U	-	8547.57	[illegible]		UV	68.47	U'	276.45.20	KZ'	158.97	K'	68.37.30
									V	-	8553.42	[illegible]		VW	86.38	V'	189.43.10				
									W	-	8575.22	[illegible]		WX	70.39	W'	191.42.10	PM'	18.083	P'	89.59.50
									X	-	8606.43	[illegible]		XY	100.45	X'	175.31.10	MR'	2.50	M'	93.18.00
									Y	-	8643.8[illegible]			YM	101.02	Y'	267.29.00	RS'	18.227	R'	86.41.50
																		SP'	2.50	S'	90.00.20
																		DG'	128.67	D'	146.58.00
																		GP	20.88	G'	30. 3.00
																		PQ	123.00	P	148.49.40
																		QD'	14.77	Q	34. 9.20

Area - 29 Morgen 25 Square Roods.

Area - 29 [illegible] Sq.Roods.

KLEIN VALLEI.

	Co-ordinates. Y's		X's		Sides. C.Rds.		Angles.			[illegible] Co-ordinates. Y's				Sides. C.R.		Angles.	
Z'	-	8831.83	+	13.65	ZA'	35.57	Z'	263.00.00	D'	-	8937.46	[illegible]		DE'	43.23	D'	296.39.50
A'	-	8820.48	-	20.06	AB'	75.00	A'	270.56.40	E'	-	8913.22	[illegible]		EF'	120.49	E'	210.21.30
B'	-	8749.805	+	5.04	BC'	47.52	B'	251.29.20	F'	-	8804.50	[illegible]		FG'	104.55	F'	298.29.00
C'	-	8750.67	+	52.55	CZ'	90.00	C'	294.34.00	G'	-	8809.87	[illegible]		GD'	128.67	G'	274.29.40

Area - 5 Morgen 278.5 Sq.Roods.

Area - 1[illegible]5 Sq.Roods.

DUTCH REFORMED CEMETERY.

	Co-ordinates. Y's		X's		Sides. C.Rds.		Angles.			[illegible] Co-ordinates. Y's				X's		Sides. C.Rds.		Angles.
H'	-	8925.22	+	211.13	HD'	66.723	H'	270.00.00	M'	-	8947.[illegible]			206.74	MN'	15.108	M'	273.18.00
J'	-	8908.21	+	146.612	JK'	17.985	J'	270.00.00	N'	-	8944.[illegible]			91.87	NO'	17.213	N'	266.42.00
K'	-	8925.601	+	142.027	KL'	66.723	K'	270.00.00	O'	-	8961.[illegible]			87.855	OP'	15.083	O'	270.00.00
L'	-	8942.611	+	206.545	LM'	17.985	L'	270.00.00	P'	-	8964.[illegible]			202.522	PM'	18.083	P'	270.00.00

Area - 2 Morgen.

Area [illegible] Square Roods.

Cemetery of [illegible] of England.

	Sides. C.R.		Angles.		Co-ordinates. [illegible]					Connecting Data. Angles.		Sides. C.Rds.	
R'	29.099	Q'	291.18.40	Q'	-	8951.[illegible]			.04	T'	89.59.50	TQ'	22.793
S'	18.227	R'	264.13.30	R'	-	8947.[illegible]			205	Q'	123.23.40	QQ'	9.849
S'	22.860	S'	267.58.50	S'	-	8965.[illegible]			953	Q	110.14.20	QR	44.960
TQ'	22.793	T'	256.29.00	T'	-	8971.[illegible]			980	R	38.22.10	RT'	44.454

Area - 517.15 Square Roods.

DAVIS HERLIG & ABRAHAMSE, Land Surveyors

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y System Lo19	X
		Constant		+ 0,00	+3700 000,00
AB	13,51	267 52 40	A	+ 14 677,00	+ 54 958,50
BC	57,35	357 30 00	B	+ 14 663,50	+ 54 953,00
CD	12,51	88 10 00	C	+ 14 661,00	+ 55 015,30
DE	27,11	109 50 20	D	+ 14 673,50	+ 55 015,70
EF	18,60	160 12 00	E	+ 14 699,00	+ 55 006,50
FG	12,00	180 00 00	F	+ 14 705,30	+ 54 989,00
GH	9,42	222 00 00	G	+ 14 705,30	+ 54 977,00
HA	24,82	242 24 10	H	+ 14 699,00	+ 54 970,00
GJ	6,13	180 00 00	J	+ 14 705,30	+ 54 970,87
JK	502,31	228 47 40	K	+ 14 327,36	+ 54 639,97
KL	7,42	299 13 20	L	+ 14 320,91	+ 54 643,60
LM	456,17	46 47 40	M	+ 14 664,11	+ 54 944,11
MB	13,90	357 30 00			
JN	186,01	48 47 40	N	+ 14 845,25	+ 55 093,40
		61 Stel1	▲	+ 15 339,25	+ 54 040,38
		398 Timberlea	△	+ 11 943,74	+ 52 955,19

S G No
4168-90
Approved
for Surveyor-General
1990-07-30

Sheet No 1 of 2 Sheets

Beacon Description
All Beacons are 20 mm iron peg except
N Iron Standard

Servitude Notes
1) The Figure ABCDEFGH represents 2013 square metres of Land being a Servitude Reservoir Area,
2) The Figure JKLMBAHG represents 3617 square metres of Land being a Servitude Pipeline Area

over the Remainder of the Farm No 183

situate **in the Municipality and**

Administrative District of **STELLENBOSCH** Province of Cape of Good Hope

Surveyed in **April and May 1990**

by me,

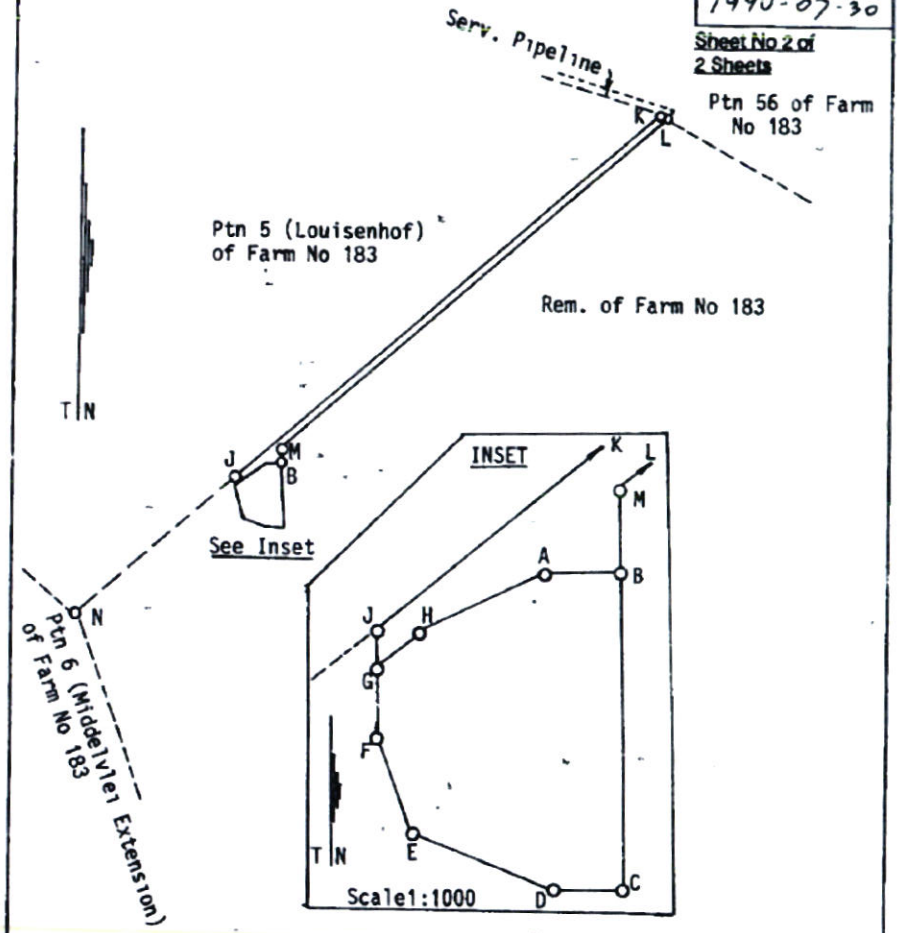
Land Surveyor

This diagram is annexed to	The original diagram is	File No Stel 183
No dated I f o Registrar of Deeds	No 851/1907 annexed to Grant No Stel F-8-15	S R No E1328/90 Comp BHSZ-11 (M3168) BHSZ-13 (M2037)

Servitudes over Farm No 183 Stellenbosch

S G No
4168-90
Approved
for Surveyor-General
1990-07-30

Sheet No 2 of 2 Sheets



Surveyed in April and May 1990 by me,

Land Surveyor

Scale 1: 5000

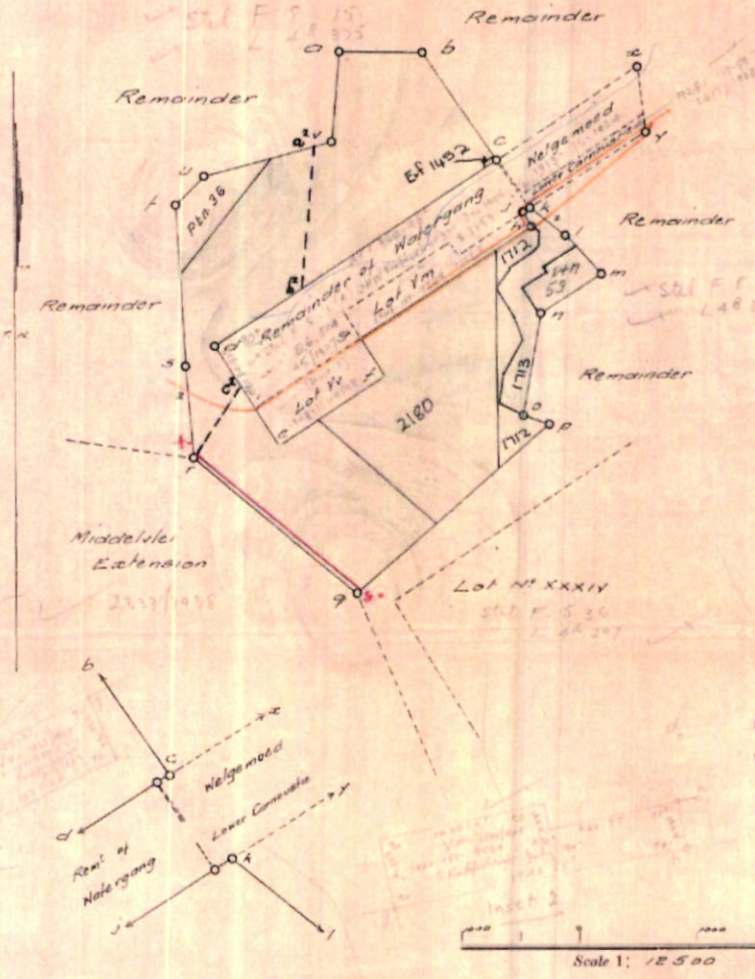
2332/1938

(10)

Approved

Surveyor-General.

13-6-1938



SIDES Cape Feet		ANGLES OF DIRECTION ° ' "		SYSTEM Lo. y CO-ORDINATES x	
ab	711.2	270 55 30	a	- 105980.6	- 7619.7
bc	1119.5	325 40 50	b	- 106691.7	- 7608.2
cd	2894.0	57 12 50	c	- 107322.9	- 6683.6
de	1018.1	327 2 40	d	- 104289.9	- 5116.4
ef	1084.4	237 12 0	e	- 105243.7	- 4262.1
fg	374.5	147 12 10	f	- 106355.2	- 4849.5
gh	1741.3	237 12 10	g	- 106152.3	- 5164.3
hj	143.9	147 10 20	h	- 107616.0	- 6107.4
jk	71.6	237 12 30	j	- 107538.0	- 6228.3
kl	387.1	307 54 20	k	- 107598.2	- 6267.1
lm	456.5	317 18 30	l	- 107903.6	- 6029.3
mn	625.8	58 33 10	m	- 108213.1	- 5693.8
no	884.4	9 19 30	n	- 107679.2	- 5367.8
op	238.0	288 19 10	o	- 107535.9	- 4494.6
pq	2185.8	49 5 0	p	- 107761.8	- 4419.8
qr	1823.7	130 1 20	q	- 106110.1	- 2988.2
rs	788.3	175 42 0	r	- 104713.5	- 4161.0
st	1386.9	177 9 10	s	- 104628.1	- 4934.6
tu	346.5	224 33 20	t	- 104559.2	- 6319.8
uv	1140.7	255 18 10	u	- 104802.3	- 6566.7
va	767.3	185 36 10	v	- 105905.7	- 6856.1
cx	1438.7	237 12 50	x	- 108532.4	- 7462.7
ky	1188.6	237 12 30	y	- 108597.4	- 6910.8

The arrows coloured like along thus represents a Right-of-way

Description of beacons:
abklmnopstuv - Sections of fencing standards alongside heavy iron fence posts
cd - Planted stone 12"x4", 2' above ground
efg - No beacons
h - Planted stone 8"x3", 4" above ground
j - Iron peg 1"x½"
chlqr - Sections of iron fencing standards about 6" above ground in cairns of stones
x - Built with bricks + clay. Iron standard in centre
y - " " " Iron peg in centre

SERVITUDE DIAGRAM AFFECTING THIS PROPERTY FILED WITH Farm 181

Portion 5 (Louisenhof)
(a portion of Portion) of the farm
No. 183

Scale 1: 12500 — Cape Feet.

The figure abcdefghjklmnopqrstuv represents 93.9211 Morgen ——— Square Feet of land, called

"LOUISENHOF"

~~portion~~ of Lot Nº XLVIII which is referred to hereunder,

situate in the ~~Field Cornetcy~~ of Municipality and DIVISION of Stellenbosch

PROVINCE of CAPE of GOOD HOPE.

Surveyed in June 1935 + March 1938 by me H.E. Krige Land Surveyor.

This diagram is annexed to Transfer Deed No. 9729 dated 20 Sept, 1938 in favour of b J.H. Sherer

Registrar of Deeds.

The original diagram is No. 851/1907 annexed to Title Deed No. (S.F. 8.15) dated 22.6.1908 in favour of The Municipality of Stellenbosch

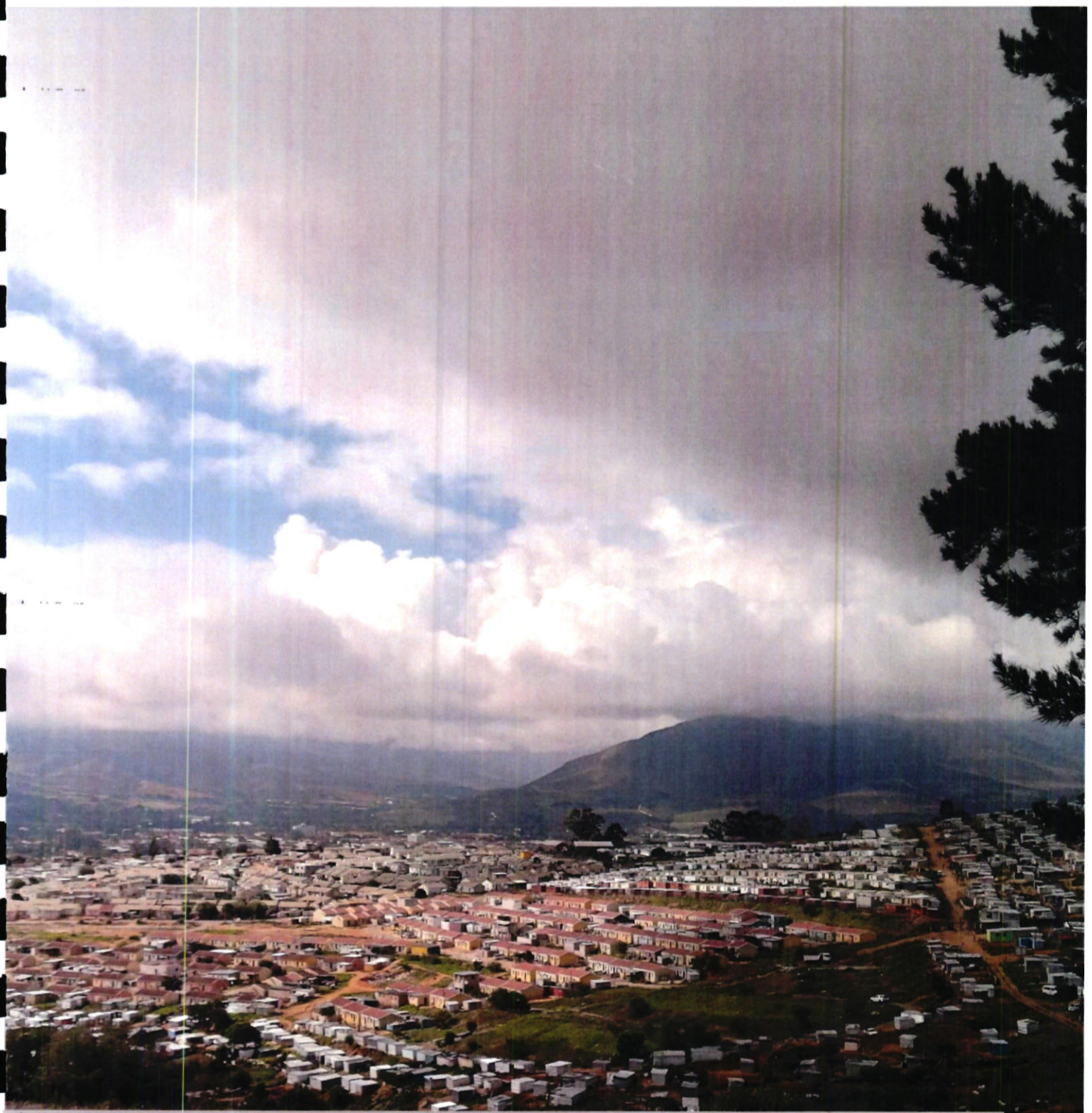
FOR ENDORSEMENTS SEE BACK OF DGM.

S.G. File No. 2641/47
Survey Records No. E 563/1938
VN. 183/5.

For Servitudes affecting See back of Diagram M 3168
M 3215

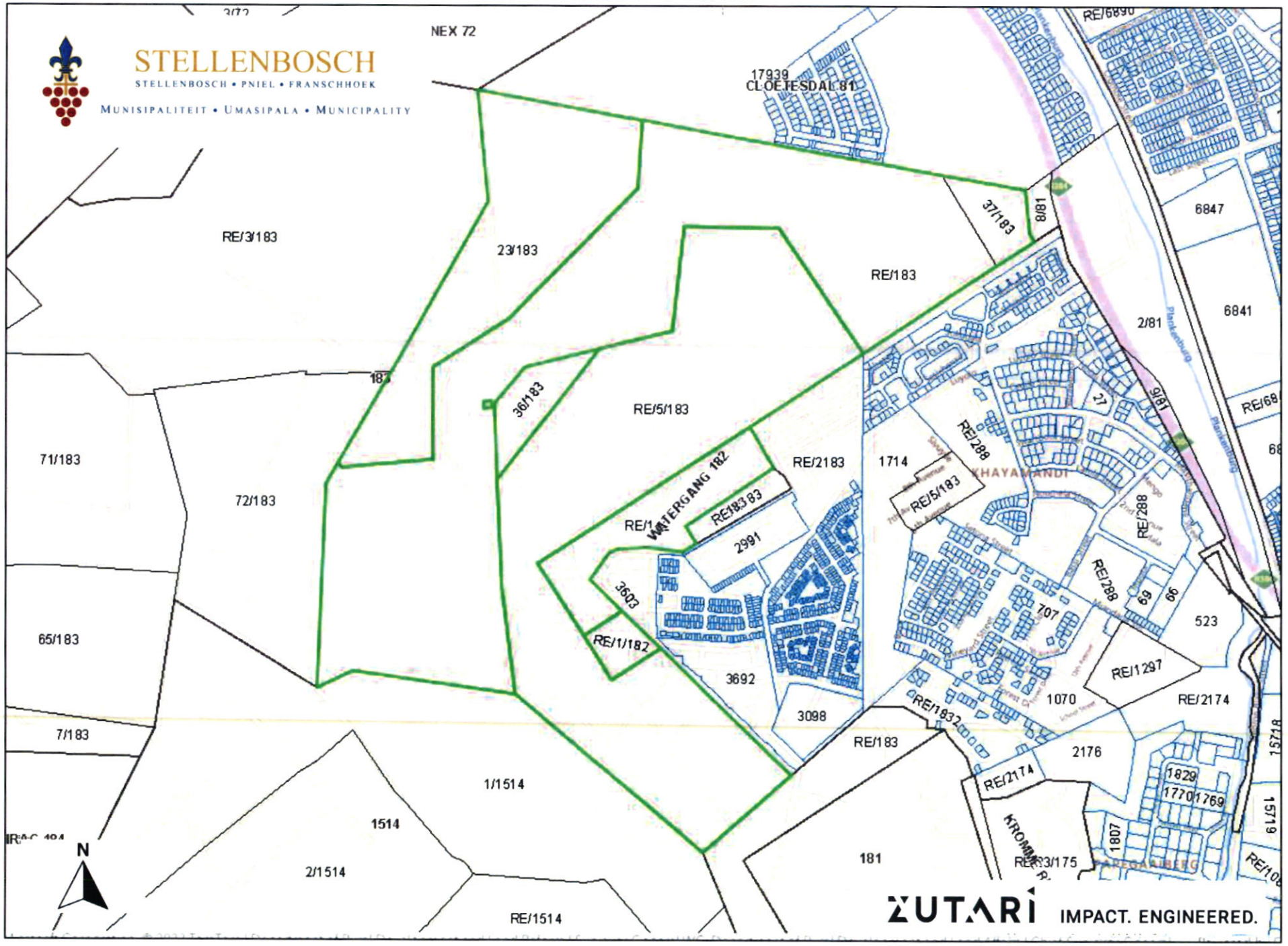
Form Q.

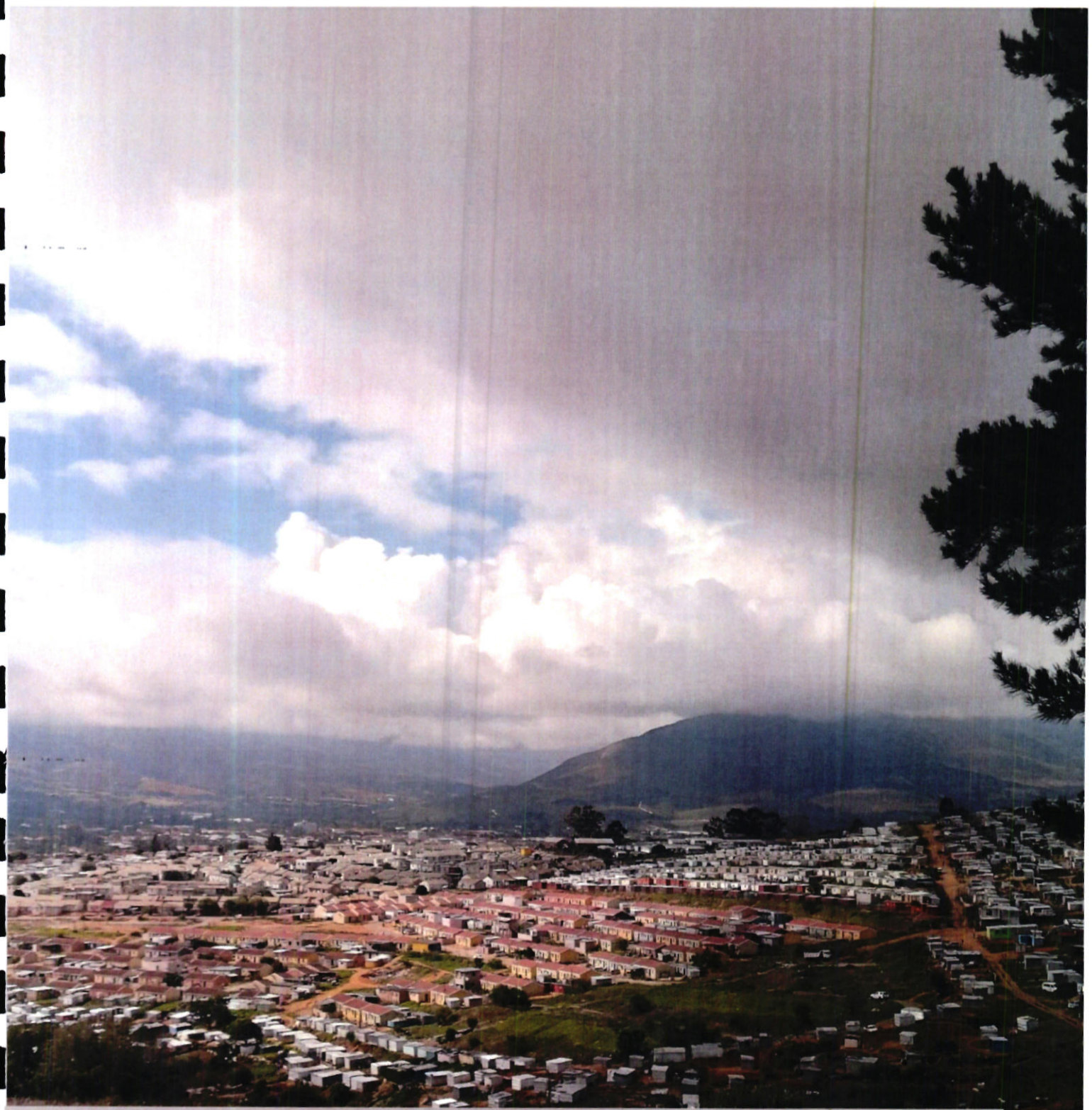
C



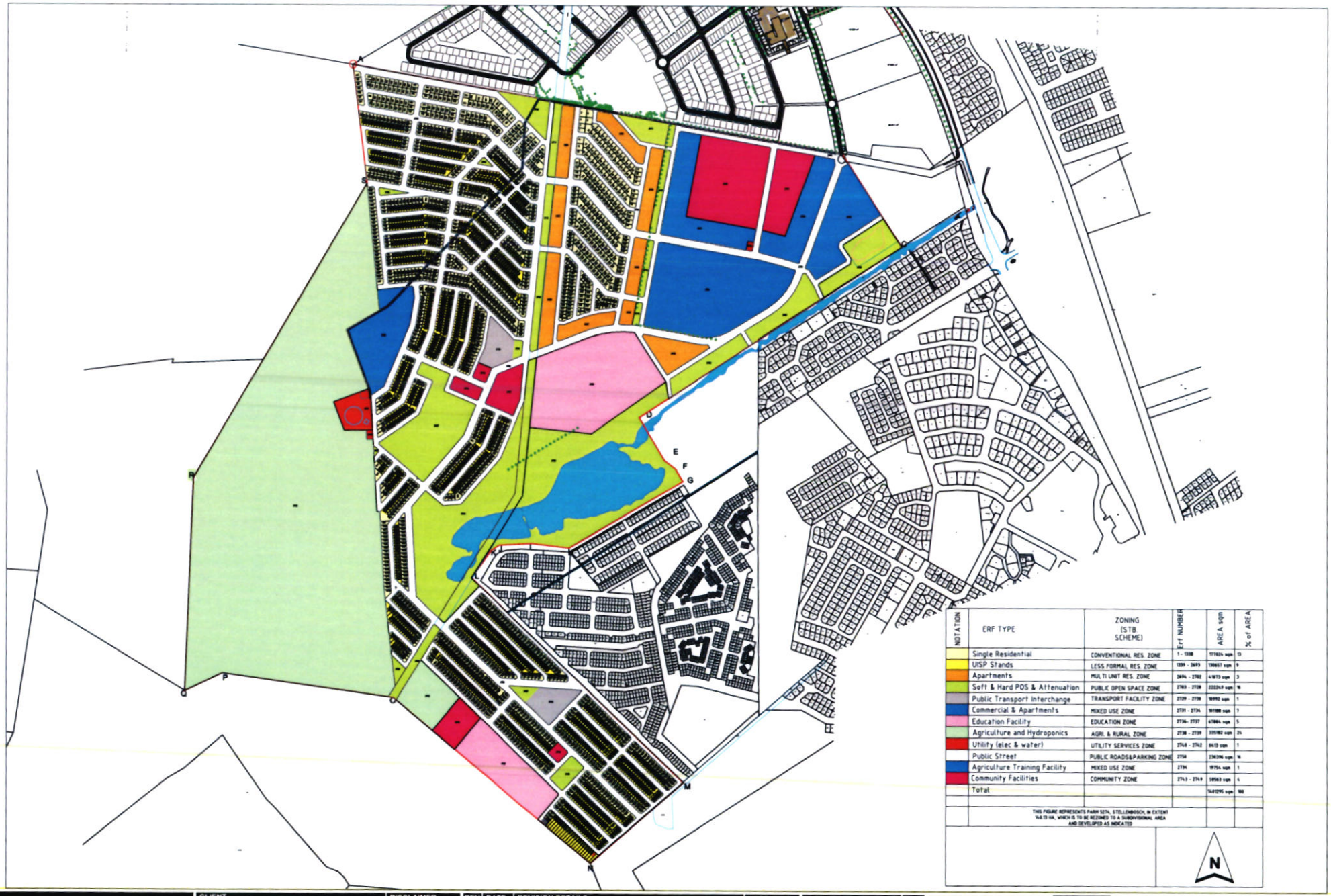
Annexure F Locality Plan

LOCALITY PLAN





Annexure G Subdivisional Layout Plan



NOTATION	ERF TYPE	ZONING (STB SCHEME)	Erf NUMBER	AREA sqm	% of AREA
	Single Residential	CONVENTIONAL RES. ZONE	1 - 1398	171824 sqm	13
	UISP Stands	LESS FORMAL RES. ZONE	1399 - 2693	130657 sqm	9
	Apartments	MULTI UNIT RES. ZONE	2694 - 2702	41873 sqm	3
	Soft & Hard POS & Attenuation	PUBLIC OPEN SPACE ZONE	2703 - 2728	222249 sqm	16
	Public Transport Interchange	TRANSPORT FACILITY ZONE	2729 - 2730	18092 sqm	1
	Commercial & Apartments	MIXED USE ZONE	2731 - 2734	91188 sqm	7
	Education Facility	EDUCATION ZONE	2736 - 2737	67884 sqm	5
	Agriculture and Hydroponics	AGRI. & RURAL ZONE	2738 - 2739	335182 sqm	24
	Utility (elec & water)	UTILITY SERVICES ZONE	2740 - 2742	6433 sqm	1
	Public Street	PUBLIC ROADS&PARKING ZONE	2750	236396 sqm	16
	Agriculture Training Facility	MIXED USE ZONE	2744	19754 sqm	1
	Community Facilities	COMMUNITY ZONE	2743 - 2749	58563 sqm	4
	Total			1401295 sqm	100

THIS FIGURE REPRESENTS FARM 527/6, STELLENBOSCH, IN EXTENT 140.13 HA, WHICH IS TO BE REZONED TO A SUBDIVISIONAL AREA AND DEVELOPED AS INDICATED

ZUTARI
IMPACT. ENGINEERED.

CLIENT

DISCLAIMER
IF CONSTRUCTION DRAWINGS ARE ISSUED UNSIGNED, THE MASTER WITH THE ORIGINAL SIGNATURE OF APPROVAL WILL BE HELD AT THE ZUTARI OFFICE OF THE APPROVER

REV	DATE	REVISION DETAILS	APPROVED
01	16-11-2023	NORTHERN EXTENSION MIXED USE DEVELOPMENT ZONING	

SCALE
SIZE A3
DRAWN
DESIGNED
REVIEWED
APPROVED
DATE 16-11-2023

PROJECT: NORTHERN EXTENSION MIXED USE DEVELOPMENT
TITLE: ZONING DRAWING

DRAWING No.	PROJECT No.	WBS	TYPE	DISC	NUMBER	REV
	1001438	For Information	Zoning		0000-DRG-NN	001



Annexure H Zoning Certificates

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Our Ref : *183/1 S*
Contact person : *N Dafeti*
Contact no : *(021) 808 8640*
Date : *26 July 2023*

ZONING CERTIFICATE

Farm No. 183/1, Stellenbosch Division, Province of the Western Cape

1. ZONING SCHEME PROVISIONS APPLICABLE TO THE SUBJECT PROPERTY

In accordance with the Stellenbosch Zoning Scheme Bylaw 2019, the base zone allocated to the above property, is:

AGRICULTURE & RURAL ZONE

In terms of the provisions of the said Bylaw, this base zone may provide for the following Primary, Additional and Consent land uses:

PRIMARY USES PERMITTED	ADDITIONAL USES (Technical approval) Land development requiring technical approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015	CONSENT USE (APPLICATION REQUIRED) Land development requiring approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015
Agricultural building (≤2000m²) Agriculture Dwelling house Forestry Natural environment Occasional use (one event/year) Private road Polytunnel (≤2000m²) Second dwelling Employee housing (one unit)	Agricultural building (>2000m²) Agricultural industry (<2000m²) Bed and breakfast establishment Employee housing (exceeding one unit) Guest house Home day care centre Home occupation practice Polytunnel (≥2001m² and ≤5000m²) Rooftop base telecommunication station Tourist dwelling units Tourist facility (existing buildings)	Abattoir Additional dwelling units (max 4) Airfield Airstrip Agricultural industry (≥2000m²) Camping site Day care centre Freestanding base telecommunication station Helicopter landing pad Intensive feed farming Kennel Market Occasional use (>one event/year) Plant nursery Polytunnel (>5000m²) Renewable energy structure Service trade Tourist accommodation establishment Tourist facility (new buildings or exceeding threshold) Any additional use exceeding the threshold set out in this chapter

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

2. PERMITTED LAND USES ATTACHED TO THE SUBJECT PROPERTY

a) The land uses which are permitted on the subject property in accordance with the zoning provisions and the approvals granted and on record, are the following:

All primary land uses as per zoning scheme Bylaw.

3. Land Use Restrictions

The above land uses are subject to various definitions, development parameters and restrictions contained in the applicable zoning scheme, a copy of which is available on the Stellenbosch Municipality website at https://stellenbosch.gov.za/planning-portal/.

4. Status of the Zoning Certificate

a) A Zoning Certificate is not a legal mechanism to vest any land use rights and where there are any discrepancies between the zoning information contained in this certificate and any current Municipal decision on the permitted land use rights and any qualification thereon, such Municipal decision on the land use rights will override the contents of this zoning certificate.

b) The permitted land use rights attached to the subject property does not exempt the owner/occupier from compliance with any other statutory requirement which may be applicable to the subject property, inclusive of restrictive title deed conditions,

pp **Director: Planning & Economic Development**

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



Farm No. 183/1, Stellenbosch Division

Legend

Map Center: Lon: 18°50'22.7"E
Lat: 33°55'5.7"S

Scale: 1:2 257

Date created: July 26, 2023

Western Cape Government
Agriculture
FOR YOU

CHAPTER 20: AGRICULTURE AND RURAL ZONE

199. Zone name and designation on map

(1) The Agriculture and Rural zone may be referred to by the code (AR) and shall be indicated on the zoning map in pale green (Colour code 211,255,191).

200. Purpose of the zone

(1) The purpose of this zone is to make provision for:

(a) the protection and preservation of agricultural land, rural landscapes and biodiversity;

(b) use of land for purposes of bona fide agricultural production or conservation;

(c) buildings and structures which may be erected for reasonable and normal agricultural purposes;

(d) a limited range of other ancillary uses which may take place on agricultural land units, either as additional rights or with the consent of the Municipality and which provides for more intensive agricultural use, agricultural industry or tourism which has the objective of creating variety, ensuring sustainability and providing diversified income to land owners, without adversely impacting on the primary use of the land unit for agricultural purposes.

201. Land use within this zone

(1) The following land uses are permitted in this zone:

Primary Uses	Additional Uses (not exceeding threshold in this chapter and subject to technical approval)	Consent Uses (Application required)
• Agricultural building (≤2000m²) • Agriculture • Dwelling house • Forestry • Natural environment • Occasional use (one event/year) • Private road • Polytunnel (≤2000m²) • Second dwelling • Employee housing (one unit)	• Agricultural building (>2000m²) • Agricultural industry (<2000m²) • Bed and breakfast establishment • Employee housing (exceeding one unit) • Guest house • Home day care centre • Home occupation practice • Polytunnel (≥2001m² and ≤5000m²) • Rooftop base telecommunication station • Tourist dwelling units • Tourist facility (existing buildings)	• Abattoir • Additional dwelling units (max 4) • Airfield • Airstrip • Agricultural industry (≥2000m²) • Camping site • Day care centre • Freestanding base telecommunication station • Helicopter landing pad • Intensive feed farming • Kennel • Market • Occasional use (> one event/year) • Plant nursery • Polytunnel (>5000m²) • Renewable energy structure • Service trade • Tourist accommodation establishment • Tourist facility (new buildings or exceeding threshold) • Any additional use exceeding the threshold set out in this chapter

(2) One or more of the abovementioned primary uses are permitted on a land unit at the same time.

(3) After the commencement of this Scheme, and prior to the erection of any new buildings or alterations to existing buildings or the conversion of any existing buildings to a new land use, a site development plan shall be submitted in accordance with section 216 for a land unit.

(4) A technical approval for an additional use shall not be issued in terms of section 13(8)(f) unless all the applicable parameters for that use in the relevant section is complied with. Any deviation from these parameters requires a consent use application in terms of Planning Law.

(5) Portions of buildings or land in this zone may not be registered separately by sectional title.

202. Agricultural buildings

(1) Agricultural buildings which are directly related to the agricultural activities on a land unit may be erected, provided that where the coverage of any one building exceeds 2000m², an application for technical approval for an additional use shall be made in terms of section 13.

(2) The number of agricultural buildings on a land unit is not limited provided that all buildings are reasonably connected to the main farming activity.

(3) Should agricultural buildings on one land unit serve a farm which consists of more than one land unit, the Municipality may, in their sole opinion, require that land units be notarially tied to prevent the separate sale thereof, before approving the building plan on a specific land unit.

203. Agricultural industry

(1) At least 50% of the produce used in an agricultural industry shall be grown or produced on the particular farm on which the agricultural industry is located.

(2) Where the total area used for the agricultural industry on a land unit, including all storage, parking, loading and associated circulation space for the activity, is less than 2000m²[7], agricultural industry buildings may be erected provided that the Municipality has granted an application for technical approval for an additional use in terms of section 13.

(3) A consent use application is required where the total area used for the agricultural industry on a land unit, including all storage, parking, loading and associated circulation space exceeds 2000m².

(4) The Municipality may require information about produce, yields and production capacity to confirm the scale of the proposed building is commensurate with the farming activities on the land unit or farm concerned.

(5) The agricultural industry shall remain subservient to the agricultural activities on the land unit or farm.

(6) Other farm owners in the surrounding area may supply produce to the agricultural industry provided that the definition is complied with.

(7) An agricultural industry may not be subdivided, alienated via a registered lease, or sectionalised.

(8) Should agricultural industry buildings on one land unit serve a farm which consists of more than one land unit, the Municipality may, in their sole opinion, require that land units be notarially tied to prevent the separate sale thereof, before approving the building plan on a specific land unit.

204. Dwelling house, second dwelling and additional dwellings

(1) One dwelling house and one second dwelling shall be permitted on any land unit as a primary right.

[7] It should be noted that NEMA requires a basic assessment for agricultural industries of 2000m² or more in extent which are located outside industrial areas (refer Regulations 327 Reg 8 April 2017).

(2) On land units exceeding 20ha in size, the Municipality may grant its consent for additional dwelling units at a rate of one additional dwelling unit per every 10ha exceeding the 20ha threshold, up to a maximum of four additional dwelling units, as set out in the definitions. This parameter may not be deviated or departed from.

(3) Each dwelling house, second dwelling or additional dwelling unit may be occupied by no more than one family as defined or may be used in a manner permitted as additional uses or consent uses if approved by the Municipality, and the same conditions as set out in Chapter 7 for bed and breakfast establishment, home day care centre and home occupation practice shall apply.

(4) The maximum building development parameters are indicated in section (7): a main dwelling and second dwelling may not exceed a coverage of 600m^2 each whilst any additional dwelling is limited to a coverage of 120m^2 each. Coverage excludes garage, carport or outbuildings which are ordinarily associated to a dwelling house for one family.

205. Employee housing unit

(1) One employee housing dwelling unit shall be permitted on a land unit as a primary right.

(2) The Municipality may grant its further technical approval for additional employee housing units, provided that it is satisfied that the owner has provided sufficient proof that the additional employee housing units are for *bona fide* employees associated with activities on the land unit.

(3) An employee housing unit may only be used for the accommodation of one family as defined, unless another use thereof has been approved by the Municipality.

(4) One of the occupants of each of the employee housing units shall be permanently employed in connection with the farming activities on the farm concerned.

(5) The maximum building development parameters are indicated in section (7): each employee housing unit may not exceed a coverage of 120 m^2. Coverage excludes garage, carport or outbuildings which are ordinarily associated to a dwelling house for one family

(6) Construction of new employee housing units shall be refused where employee housing units on the land unit were, in the past, converted to other land uses, unless the Municipality is satisfied that such approval will not result in creeping development footprint which exceed the overall development extent intended for a land unit or will lead to an erosion of agriculture as the primary land use on the property.

(7) Should employee housing on one land unit serve a farm which consists of more than one land unit, the Municipality may, in their sole opinion, require that land units be notarially tied to prevent the separate sale thereof, before approving the building plan on a specific land unit.

206. Home occupation and home day care as additional uses

(1) A home occupation or home day care establishment may only be conducted from the approved main dwelling house or the second dwelling on the land unit and the proprietor shall reside in a main dwelling or second dwelling on the land unit. The same parameters as set out in section 51 shall apply to a home occupation or home day care establishment in this zone.

207. Bed and breakfast, guest house, tourist dwelling unit as additional use in this zone

(1) The total number of guest bedrooms in a bed and breakfast, guest house and tourist dwelling unit as a combined additional use on a land unit may not exceed 7 bedrooms or 14 people[8] in total per land unit.

(2) A bed and breakfast establishment may only be conducted from the approved main house or the second dwelling where the proprietor shall reside in either of these two buildings. The same parameters as section 51 shall apply to a bed and breakfast in this zone, except the maximum number of rooms permitted is subject to the overall threshold for guest accommodation in this zone.

(3) A guest house and/or tourist dwelling unit accommodation, when conducted as additional uses, may only be conducted from one or more approved dwelling units on the land unit.

(4) Guest accommodation, when conducted as additional uses, may only be undertaken as an additional use on a land unit where the primary use of the property remains cultivation, keeping of animals or any other bona fide agricultural or natural environment use, unless otherwise approved by the Municipality. The guest accommodation shall always remain subservient to the primary agricultural activities and shall not interfere with the agricultural or natural environment land uses on the property. If the land unit ceases to be used for agricultural or natural environment activities, the Municipality may instruct the owner to also cease the guest accommodation activity.

(5) A guest house, bed and breakfast, or tourist dwelling unit in this zone may not include meeting or beauty treatment rooms or a wellness centre unless the Municipality's consent has been obtained for these land uses.

(6) The Municipality may grant a consent use for a greater number of bedrooms to be used for a guest house, tourist dwelling unit or bed and breakfast, provided that these activities shall remain confined to the approved dwelling units on the land unit and the number of additional dwellings may not exceed the number permitted by means of the definition of "additional dwellings".

(7) When approving such an application the Municipality shall impose a restriction on the number of bedrooms which may be used in connection with the activity and any future expansions or alterations will require further consent.

208. Tourist accommodation and hotel in this zone

(1) When the number or scale of buildings, in which accommodation for transient guests is provided, exceed the maximum number or scale of dwelling houses and additional dwelling houses permitted on a land unit, or if other buildings, which are not the approved main dwelling house, second dwelling house or additional dwellings units, are converted to transient guest accommodation, the activity shall be classified either as a tourist accommodation establishment or a hotel, depending on the type of accommodation and the ancillary uses.

(2) A tourist accommodation establishment or hotel is a consent use in this zone.

(3) When considering a consent use application, the Municipality shall adhere to the assessment criteria and other requirements set out in section 213.

[8] Note: "Less than 15 people" per land unit is the threshold set in National Environmental Management Act (NEMA) regulations for all guest accommodation facilities outside the urban edge below which basic assessment is not required (unless within 5km of a proclaimed national park). It is regarded as an appropriate general threshold for guest accommodation permitted as an additional use right on a farm land unit since the impact (from a land use management perspective) is regarded to be small and the activity will not have an adverse impact on agricultural activities, when curtailed to existing buildings. It should however be noted that guest accommodation outside the urban edge, but within protected areas, within 10km of a national park or world heritage site, or 5km from any other protected area or from the core of a biosphere reserve triggers a NEMA basic assessment.

209. Tourist facilities in this zone

(1) The parameters in this section shall apply to all tourist facilities on a land unit which are conducted as an additional use in this zone.

(2) A technical approval for additional uses shall not be issued in terms of section 13(8)(f) unless all the applicable parameters in this section are complied with. Any deviation from these parameters requires a consent use application in terms of Planning Law.

(3) Tourist facilities in this zone may only be undertaken from a land unit where the primary use of the land unit is *bona fide* agriculture or natural environment or a combination of these uses and where the proposed activity is subservient to the primary land use on the farm.

(4) Tourist facilities which are additional uses, and which require buildings to operate from, may only be undertaken from existing approved buildings on the land unit which are no longer utilised for their original purpose, provided the Municipality may approve internal alterations and minor additions to these buildings within the parameters of this Scheme. Building plans must be submitted and approved prior to converting existing buildings to tourist facilities.

(5) New buildings for tourist facilities require a consent use application in terms of Planning Law.

(6) The total coverage of all buildings plus any external use areas which are used for tourist facilities (excluding parking areas) as an additional use, including the area which is used for manufacturing as envisaged in subsection (8), shall not exceed 250m^2 for the entire land unit, of which:

(a) the total coverage of buildings plus external use areas of all shops in a tourist facility as provided for in subsection (7) may not exceed a total of 120m^2 and this is a sub-limit of the overall limit for tourist facilities;

(b) the coverage plus external use areas used for the making and manufacturing of products as provided for in subsection (8) may not exceed a total of 50m^2 and this is a sub-limit of the overall limit for tourist facilities. This sub-limit may not be exceeded through application for consent use, nor may it be departed from;

(c) the total land area for market stalls may not exceed 120m^2 and this is a sub-limit of the overall limit for tourist facilities.

(7) Shops in a tourist facility, which may include a market, farm stall, farm shop, point of sale, deli, may sell goods which are produced or grown on the farm, or goods from elsewhere, provided that at least 50% of the floor space of the shop shall be dedicated to the display and sale of goods produced or grown on the farm.

(8) Tourist facilities may include an area for the brewing or manufacturing of beverages, cooking or baking of food, making of arts, craft, clothing or articles, where the raw materials used in such activity is not necessarily grown or farmed on the land unit concerned, provided the following conditions are adhered:

(a) the activity shall be undertaken or managed by the owner of the farm or one of their relatives, or a full-time employee of the farm or one of their relatives;

(b) such goods may be sold in the tourist facility on the property, or elsewhere.

(7) The site development plan together with any conditions as approved by the Municipality shall constitute the development rules for the activity and any expansion, alteration or relocation will require a further application in terms of this Scheme.

(8) The Municipality may impose any conditions required to mitigate the potential impact.

(9) Tourist facilities may not have an adverse impact on surrounding properties, in respect of, but not limited to, noise, traffic congestion, pollution, emissions or the gathering of large numbers of people, or the presence of people hindering agriculture e.g. during spraying season, nor may the tourist activities have an adverse impact on any *bona fide* agricultural activities on the farm itself or on neighbouring properties.

(10) The Municipality may, at any time after the commencement of the activity impose additional conditions to mitigate adverse impacts or it may instruct the owner that the activity shall cease, and the Municipality shall issue a compliance notice in accordance with the Municipal Planning By-law.

(11) Tourist facilities which exceed the maximum thresholds or any of the conditions or provisions in this section shall require a consent use application, unless the specifically prohibited in this section, and the Municipality may only grant such consent if it is satisfied that the objectives of the Agriculture and Rural zone will not be undermined by such approval.

210. Polytunnels in this zone

(1) For polytunnels, which for the purposes of this section also include agricultural shade netting, the following provisions apply: -

(a) up to 2000m² coverage per land unit are permitted as a primary use provided that it is indicated on an overall site development plan for the farm submitted to the Municipality in accordance with section 216 prior to erection thereof;

(b) between 2001m² and 5000m² coverage per land unit is permitted with the technical approval of the Municipality, subject to a more detailed and location-specific site development plan, as may be required by the Municipality;

(c) exceeding 5000m² [9]coverage on a land unit requires a consent use application to be submitted and approved by the Municipality.

(2) When assessing an application for technical approval or consent use for polytunnels, the Municipality shall take cognisance of the importance of agriculture and food security and strive to approve applications forthwith if proposals address concerns of adverse impacts on visual, cultural and heritage amenity and addresses all technical requirements.

(3) The Municipality may require proposals to be amended, in the form of repositioning, screening and any other measures which may address negative adverse impacts.

(4) The Municipality may also impose measures and conditions related to decommissioning as set out in section 24 of this Scheme.

211. Mining as a temporary departure in Agriculture and Rural Zone

(1) The Municipality may grant a departure in this zone to use land for the purposes of mining on a temporary basis.

(2) Notwithstanding section 18(1)(b) of the Stellenbosch Land Use Planning By-law, the period for which a mine may operate shall be linked to the life expectancy of the mine and may exceed a period of 5 years.

(3) The Municipality shall impose conditions relating to the period of validity, other operational requirements, as well as future rehabilitation of the mine after closure, as provided for in section 24 of this Scheme.

212. Rooftop and freestanding base telecommunication stations

(1) A rooftop base telecommunication station in this zone is an additional use and a freestanding base telecommunication station may only be erected if consent use is approved by the Municipality.

(2) A rooftop base telecommunication station antennae may not extend more than 3 meters in height above the part of the building that it is attached to unless otherwise approved by the Municipality when granting a technical approval.

[9] It must be noted that The National Heritage Resources Act (no 25 of 1999) requires a NID to be submitted for any activity that will change the character of a site **exceeding 5000m² in area**.

(3) Any base station attached to the antennae shall be accommodated within the envelope of the building itself or inside its roof structure and shall not be visible from a public road, unless otherwise approved by the Municipality when granting a technical approval.

(4) The mast of a freestanding base telecommunication station may not extend more than 30 meters in height above existing ground level.

(5) The height of any structures and buildings associated with a freestanding base telecommunication station (excluding the masts) may not exceed 1 storey unless otherwise approved by the Municipality when granting its consent.

(6) The Municipality may request that a pre-electromagnetic radiation test be commissioned to accompany the application.

(7) The Municipality may require appropriate context-specific screening to mitigate the impact of such infrastructure.

213. Consent uses in Agriculture and Rural Zone

(1) Prior to approving a consent use application for the conversion of any existing buildings on a land unit in this zone, the Municipality shall require a site development plan to be submitted in accordance with the requirements in section 216.

(2) When approving new consent uses the Municipality shall have regard for the objectives of the zone namely the preservation of agricultural land and the continued use of farm land for agriculture.

(3) The scale of the individual buildings used for consent uses shall remain in keeping with the character of buildings on the land unit, the character of the area and non-agricultural land uses may not dominate the farm activities or buildings form.

(4) A consent use application for an abattoir, airstrip, meeting facilities associated with a guest house, day care centre, helicopter landing pad, hotel, outdoor sport, tourist accommodation establishment and tourist facilities which exceed the threshold may only be approved if the Municipality is satisfied that the use is subservient to the primary use of bona fide agriculture or natural environment or combination of these two primary uses.

(5) These consent uses may only be undertaken from a land unit where the primary use of the land unit is bona fide agriculture/and or natural environment and where the proposed activity is subservient to these two primary land use activities on the land unit.

(6) If agriculture or natural environment use is not conducted from the farm, or if agriculture or natural environment use ceases to be practiced on the land unit, a rezoning is required before non-agricultural consent uses may be exercised.

(7) As far as possible, the consent uses should be undertaken from existing buildings on the property which are no longer utilised for their original purpose, and the Municipality may approve internal alterations and additions to these buildings within the parameters of this Scheme.

(8) New buildings may only be approved if the Municipality is satisfied that there are no other suitable unused buildings on the land unit which can be used for this purpose, or where the location or configuration of existing buildings are obviously unsuitable or undesirable for the proposed use, or where the proposed new buildings are significantly more desirable given the purpose of the Agriculture and Rural zone.

(9) The coverage or floor area of each approved consent use on the land unit shall be recorded on the farm's site development plan, and the Municipality may limit the floor area or coverage of each particular land use or the total floor area or coverage that may be used for consent uses.

214. Building development parameters in this zone

(1) The following building lines, height, and floor area or coverage thresholds shall apply to buildings and activities within this zone:

Building type	BUILDING LINES (m) Street & common boundaries (incl. ROW servitudes)	HEIGHT (Storeys)	PRIMARY USE Maximum Coverage Threshold	ADDITIONAL USE (SDP) Maximum Coverage Threshold	CONSENT USE Maximum Coverage
Accommodation and dwellings in this zone					
Dwelling house and second dwelling-house (excluding outbuildings, carport or garage)	5m	2 storeys	600m² each		
Additional dwelling houses (excluding outbuildings, carport or garage): Max 4 dwelling units (1 unit/10ha for land units larger than 20ha)	5m	1 storey			120m² each
Guest house, bed & breakfast & tourist dwelling units: in existing approved dwellings	In existing approved dwelling houses (as per above)			Max 7 bedrooms	As approved by Municipality
Tourist facilities					
Tourist facilities: overall max limit including outdoor areas used but excluding parking.	5m	1 storey		250m²	As approved by Municipality
-Shop in tourist facility sub-limit				120m²	
-Manufacture and craft workshop sub-limit				50m²	
Other Agricultural buildings					
Employee housing unit (excluding outbuildings, carport or garage)	5m	1 storey	120m²	As approved by Municipality	
Agricultural buildings	5m	3 storeys	No overall limit on land unit	Any one building > 2000m²	
Agricultural industry, including outdoor parking and loading areas	5m	3 storeys	n/a	<2000m²	≥2000m²
Polytunnels; including shade netting	5m	1 storey	≤2000m²	≤2001m² to 5000m²	>5000m²

(2) The general development parameters as set out in Chapter 5 of this Scheme, shall, where applicable, be complied with.

215. Boundary walls and fences parameters

(1) The height of any masonry wall, excluding the entrance structure and columns, may not exceed 1 meter.

(2) A fence comprising of only wire or steel palisade (painted charcoal, black or dark green) may not exceed 2,1 meters.

(3) No brick piers shall be permitted in wire or steel palisade fences and only the entrance gate structure may be of solid brick structures which shall not be higher than 3,5 meters for a maximum distance of 10 meters on both sides of the entrance gate.

(4) The general development parameters relating to boundary walls and fences in section 23 shall also apply.

216. Site development plan

(1) A site development plan shall be required by the Municipality for any new development or change of land uses in existing buildings in this zone.

(2) An owner of land zoned Agriculture and Rural may submit a site development plan for a farm, as described in subsection (2) even if no new development is intended, at any time after the commencement of this Scheme, and shall do so prior to, or at the same time as, an application is submitted in terms of this Scheme or when a building plan for new buildings is submitted to the Municipality, or when an existing building is converted to another use.

(3) The purpose of the farm site development plan submitted in terms of subsection (1) and (2) is to indicate all existing buildings and their land uses, cultivated areas, grazing areas, uncultivated areas, dams, rivers, natural veld and critical biodiversity areas on a plan to provide an overview of the extent of land use activities on the land unit, and to enable the Municipality to evaluate the compliance of any new land use or building proposals.

(4) Any existing activity which is indicated on the overall farm site development plan shall be clearly marked as either an existing primary use, a non-conforming land use/building or previously approved consent use or departure, as the case may be, and the proof of such approval or lawfulness (application number, building plan number or letter of approval, or any other relevant documentary proof) may be requested by the Municipality and must then be supplied by the applicant.

(5) The plan may also show future intended activities which shall be clearly marked as future primary, additional or consent uses. The plan can either be accompanied by the necessary planning application for the additional or consent uses, or these shall be clearly marked as un-approved uses for future application.

(6) None of the future activities which require approval in terms of this Scheme are approved by their inclusion on this plan until the relevant planning application is concluded.

(7) The plan may be updated and amended by the owner from time to time, when the need arises, and shall be updated each time a new building plan or application in terms of Planning Law or this Scheme is submitted.

(8) The farm site development plan does not require notification to neighbours, unless it accompanies an application in terms of Planning Law, in which case the required procedures will apply.

(9) An amended farm site development plan shall accompany any application for an additional or consent use indicating the extent and location of the proposed activity in relation to the overall farm land uses.

(10) Apart from the farm site development plan the Municipality shall also require a more detailed site development plan for the specific additional use or consent use which will serve as the development parameters for the approved use, once approved.

(11) An approved overall farm site development plan shall not lapse unless replaced by a new farm site development plan.

217. Construction environmental management plan

(1) The Municipality may require that a construction environmental management plan is submitted for approval prior to building plan approval for the construction of new buildings in this zone.

218. Engineering services

(1) At building plan approval, the Municipality may impose conditions related to the provision of off-the-grid engineering services in instances where municipal engineering services are not available to a proposed development. Such services shall be provided at the cost of the owner and to the satisfaction of the Municipality.

219. Development charges in this zone

(1) A development charge is payable in terms of section 20 in instances where a building plan is submitted to utilise intensified primary development rights which came into operation as a result of this Scheme.

(2) The Municipality shall, prior to approval of such a building plan, determine the extent of such additional rights and calculate the required levy, which shall be paid by the land owner prior to the approval of said building plan.

(3) The Municipality may impose development charges for any additional use or consent use application in accordance with Planning Law.

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Our Ref : *182 S*
Contact person : *N Dafeti*
Contact no : *(021) 808 8640*
Date : *26 July 2023*

ZONING CERTIFICATE

Farm No. 182, Stellenbosch Division, Province of the Western Cape

1. ZONING SCHEME PROVISIONS APPLICABLE TO THE SUBJECT PROPERTY

In accordance with the Stellenbosch Zoning Scheme Bylaw 2019, the base zone allocated to the above property, is:

AGRICULTURE & RURAL ZONE

In terms of the provisions of the said Bylaw, this base zone may provide for the following Primary, Additional and Consent land uses:

PRIMARY USES PERMITTED	ADDITIONAL USES (Technical approval) Land development requiring technical approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015	CONSENT USE (APPLICATION REQUIRED) Land development requiring approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015
Agricultural building (≤2000m²) Agriculture Dwelling house Forestry Natural environment Occasional use (one event/year) Private road Polytunnel (≤2000m²) Second dwelling Employee housing (one unit)	Agricultural building (>2000m²) Agricultural industry (<2000m²) Bed and breakfast establishment Employee housing (exceeding one unit) Guest house Home day care centre Home occupation practice Polytunnel (≥2001m² and ≤5000m²) Rooftop base telecommunication station Tourist dwelling units Tourist facility (existing buildings)	Abattoir Additional dwelling units (max 4) Airfield Airstrip Agricultural industry (≥2000m²) Camping site Day care centre Freestanding base telecommunication station Helicopter landing pad Intensive feed farming Kennel Market Occasional use (>one event/year) Plant nursery Polytunnel (>5000m²) Renewable energy structure Service trade Tourist accommodation establishment Tourist facility (new buildings or exceeding threshold) Any additional use exceeding the threshold set out in this chapter

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

2. PERMITTED LAND USES ATTACHED TO THE SUBJECT PROPERTY

a) The land uses which are permitted on the subject property in accordance with the zoning provisions and the approvals granted and on record, are the following:

All primary land uses as per zoning scheme Bylaw.

3. Land Use Restrictions

The above land uses are subject to various definitions, development parameters and restrictions contained in the applicable zoning scheme, a copy of which is available on the Stellenbosch Municipality website at https://stellenbosch.gov.za/planning-portal/.

4. Status of the Zoning Certificate

a) A Zoning Certificate is not a legal mechanism to vest any land use rights and where there are any discrepancies between the zoning information contained in this certificate and any current Municipal decision on the permitted land use rights and any qualification thereon, such Municipal decision on the land use rights will override the contents of this zoning certificate.

b) The permitted land use rights attached to the subject property does not exempt the owner/occupier from compliance with any other statutory requirement which may be applicable to the subject property, inclusive of restrictive title deed conditions,

Engelbrecht

Director: Planning & Economic Development

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Farm No. 182, Stellenbosch Division

Legend

Map Center: Lon: 18°50'14.8"E
Lat: 33°55'11.4"S

Scale: 1:4 514

Date created: July 26, 2023

Western Cape Government
Agriculture
FOR YOU

CHAPTER 20: AGRICULTURE AND RURAL ZONE

199. Zone name and designation on map

(1) The Agriculture and Rural zone may be referred to by the code (AR) and shall be indicated on the zoning map in pale green (Colour code 211,255,191).

200. Purpose of the zone

(1) The purpose of this zone is to make provision for:

(a) the protection and preservation of agricultural land, rural landscapes and biodiversity;

(b) use of land for purposes of bona fide agricultural production or conservation;

(c) buildings and structures which may be erected for reasonable and normal agricultural purposes;

(d) a limited range of other ancillary uses which may take place on agricultural land units, either as additional rights or with the consent of the Municipality and which provides for more intensive agricultural use, agricultural industry or tourism which has the objective of creating variety, ensuring sustainability and providing diversified income to land owners, without adversely impacting on the primary use of the land unit for agricultural purposes.

201. Land use within this zone

(1) The following land uses are permitted in this zone:

Primary Uses	Additional Uses (not exceeding threshold in this chapter and subject to technical approval)	Consent Uses (Application required)
• Agricultural building (≤2000m²) • Agriculture • Dwelling house • Forestry • Natural environment • Occasional use (one event/year) • Private road • Polytunnel (≤2000m²) • Second dwelling • Employee housing (one unit)	• Agricultural building (>2000m²) • Agricultural industry (<2000m²) • Bed and breakfast establishment • Employee housing (exceeding one unit) • Guest house • Home day care centre • Home occupation practice • Polytunnel (≥2001m² and ≤5000m²) • Rooftop base telecommunication station • Tourist dwelling units • Tourist facility (existing buildings)	• Abattoir • Additional dwelling units (max 4) • Airfield • Airstrip • Agricultural industry (≥2000m²) • Camping site • Day care centre • Freestanding base telecommunication station • Helicopter landing pad • Intensive feed farming • Kennel • Market • Occasional use (> one event/year) • Plant nursery • Polytunnel (>5000m²) • Renewable energy structure • Service trade • Tourist accommodation establishment • Tourist facility (new buildings or exceeding threshold) • Any additional use exceeding the threshold set out in this chapter

(2) One or more of the abovementioned primary uses are permitted on a land unit at the same time.

(3) After the commencement of this Scheme, and prior to the erection of any new buildings or alterations to existing buildings or the conversion of any existing buildings to a new land use, a site development plan shall be submitted in accordance with section 216 for a land unit.

(4) A technical approval for an additional use shall not be issued in terms of section 13(8)(f) unless all the applicable parameters for that use in the relevant section is complied with. Any deviation from these parameters requires a consent use application in terms of Planning Law.

(5) Portions of buildings or land in this zone may not be registered separately by sectional title.

202. Agricultural buildings

(1) Agricultural buildings which are directly related to the agricultural activities on a land unit may be erected, provided that where the coverage of any one building exceeds 2000m², an application for technical approval for an additional use shall be made in terms of section 13.

(2) The number of agricultural buildings on a land unit is not limited provided that all buildings are reasonably connected to the main farming activity.

(3) Should agricultural buildings on one land unit serve a farm which consists of more than one land unit, the Municipality may, in their sole opinion, require that land units be notarially tied to prevent the separate sale thereof, before approving the building plan on a specific land unit.

203. Agricultural industry

(1) At least 50% of the produce used in an agricultural industry shall be grown or produced on the particular farm on which the agricultural industry is located.

(2) Where the total area used for the agricultural industry on a land unit, including all storage, parking, loading and associated circulation space for the activity, is less than 2000m²[7], agricultural industry buildings may be erected provided that the Municipality has granted an application for technical approval for an additional use in terms of section 13.

(3) A consent use application is required where the total area used for the agricultural industry on a land unit, including all storage, parking, loading and associated circulation space exceeds 2000m².

(4) The Municipality may require information about produce, yields and production capacity to confirm the scale of the proposed building is commensurate with the farming activities on the land unit or farm concerned.

(5) The agricultural industry shall remain subservient to the agricultural activities on the land unit or farm.

(6) Other farm owners in the surrounding area may supply produce to the agricultural industry provided that the definition is complied with.

(7) An agricultural industry may not be subdivided, alienated via a registered lease, or sectionalised.

(8) Should agricultural industry buildings on one land unit serve a farm which consists of more than one land unit, the Municipality may, in their sole opinion, require that land units be notarially tied to prevent the separate sale thereof, before approving the building plan on a specific land unit.

204. Dwelling house, second dwelling and additional dwellings

(1) One dwelling house and one second dwelling shall be permitted on any land unit as a primary right.

[7] It should be noted that NEMA requires a basic assessment for agricultural industries of **2000m² or more** in extent which are located outside industrial areas (refer Regulations 327 Reg 8 April 2017).

(2) On land units exceeding 20ha in size, the Municipality may grant its consent for additional dwelling units at a rate of one additional dwelling unit per every 10ha exceeding the 20ha threshold, up to a maximum of four additional dwelling units, as set out in the definitions. This parameter may not be deviated or departed from.

(3) Each dwelling house, second dwelling or additional dwelling unit may be occupied by no more than one family as defined or may be used in a manner permitted as additional uses or consent uses if approved by the Municipality, and the same conditions as set out in Chapter 7 for bed and breakfast establishment, home day care centre and home occupation practice shall apply.

(4) The maximum building development parameters are indicated in section (7): a main dwelling and second dwelling may not exceed a coverage of 600m^2 each whilst any additional dwelling is limited to a coverage of 120m^2 each. Coverage excludes garage, carport or outbuildings which are ordinarily associated to a dwelling house for one family.

205. Employee housing unit

(1) One employee housing dwelling unit shall be permitted on a land unit as a primary right.

(2) The Municipality may grant its further technical approval for additional employee housing units, provided that it is satisfied that the owner has provided sufficient proof that the additional employee housing units are for *bona fide* employees associated with activities on the land unit.

(3) An employee housing unit may only be used for the accommodation of one family as defined, unless another use thereof has been approved by the Municipality.

(4) One of the occupants of each of the employee housing units shall be permanently employed in connection with the farming activities on the farm concerned.

(5) The maximum building development parameters are indicated in section (7): each employee housing unit may not exceed a coverage of 120 m^2. Coverage excludes garage, carport or outbuildings which are ordinarily associated to a dwelling house for one family

(6) Construction of new employee housing units shall be refused where employee housing units on the land unit were, in the past, converted to other land uses, unless the Municipality is satisfied that such approval will not result in creeping development footprint which exceed the overall development extent intended for a land unit or will lead to an erosion of agriculture as the primary land use on the property.

(7) Should employee housing on one land unit serve a farm which consists of more than one land unit, the Municipality may, in their sole opinion, require that land units be notarially tied to prevent the separate sale thereof, before approving the building plan on a specific land unit.

206. Home occupation and home day care as additional uses

(1) A home occupation or home day care establishment may only be conducted from the approved main dwelling house or the second dwelling on the land unit and the proprietor shall reside in a main dwelling or second dwelling on the land unit. The same parameters as set out in section 51 shall apply to a home occupation or home day care establishment in this zone.

207. Bed and breakfast, guest house, tourist dwelling unit as additional use in this zone

(1) The total number of guest bedrooms in a bed and breakfast, guest house and tourist dwelling unit as a combined additional use on a land unit may not exceed 7 bedrooms or 14 people[8] in total per land unit.

(2) A bed and breakfast establishment may only be conducted from the approved main house or the second dwelling where the proprietor shall reside in either of these two buildings. The same parameters as section 51 shall apply to a bed and breakfast in this zone, except the maximum number of rooms permitted is subject to the overall threshold for guest accommodation in this zone.

(3) A guest house and/or tourist dwelling unit accommodation, when conducted as additional uses, may only be conducted from one or more approved dwelling units on the land unit.

(4) Guest accommodation, when conducted as additional uses, may only be undertaken as an additional use on a land unit where the primary use of the property remains cultivation, keeping of animals or any other bona fide agricultural or natural environment use, unless otherwise approved by the Municipality. The guest accommodation shall always remain subservient to the primary agricultural activities and shall not interfere with the agricultural or natural environment land uses on the property. If the land unit ceases to be used for agricultural or natural environment activities, the Municipality may instruct the owner to also cease the guest accommodation activity.

(5) A guest house, bed and breakfast, or tourist dwelling unit in this zone may not include meeting or beauty treatment rooms or a wellness centre unless the Municipality's consent has been obtained for these land uses.

(6) The Municipality may grant a consent use for a greater number of bedrooms to be used for a guest house, tourist dwelling unit or bed and breakfast, provided that these activities shall remain confined to the approved dwelling units on the land unit and the number of additional dwellings may not exceed the number permitted by means of the definition of "additional dwellings".

(7) When approving such an application the Municipality shall impose a restriction on the number of bedrooms which may be used in connection with the activity and any future expansions or alterations will require further consent.

208. Tourist accommodation and hotel in this zone

(1) When the number or scale of buildings, in which accommodation for transient guests is provided, exceed the maximum number or scale of dwelling houses and additional dwelling houses permitted on a land unit, or if other buildings, which are not the approved main dwelling house, second dwelling house or additional dwellings units, are converted to transient guest accommodation, the activity shall be classified either as a tourist accommodation establishment or a hotel, depending on the type of accommodation and the ancillary uses.

(2) A tourist accommodation establishment or hotel is a consent use in this zone.

(3) When considering a consent use application, the Municipality shall adhere to the assessment criteria and other requirements set out in section 213.

[8] Note: "Less than 15 people" per land unit is the threshold set in National Environmental Management Act (NEMA) regulations for all guest accommodation facilities outside the urban edge below which basic assessment is not required (unless within 5km of a proclaimed national park). It is regarded as an appropriate general threshold for guest accommodation permitted as an additional use right on a farm land unit since the impact (from a land use management perspective) is regarded to be small and the activity will not have an adverse impact on agricultural activities, when curtailed to existing buildings. It should however be noted that guest accommodation outside the urban edge, but within protected areas, within 10km of a national park or world heritage site, or 5km from any other protected area or from the core of a biosphere reserve triggers a NEMA basic assessment.

209. Tourist facilities in this zone

(1) The parameters in this section shall apply to all tourist facilities on a land unit which are conducted as an additional use in this zone.

(2) A technical approval for additional uses shall not be issued in terms of section 13(8)(f) unless all the applicable parameters in this section are complied with. Any deviation from these parameters requires a consent use application in terms of Planning Law.

(3) Tourist facilities in this zone may only be undertaken from a land unit where the primary use of the land unit is *bona fide* agriculture or natural environment or a combination of these uses and where the proposed activity is subservient to the primary land use on the farm.

(4) Tourist facilities which are additional uses, and which require buildings to operate from, may only be undertaken from existing approved buildings on the land unit which are no longer utilised for their original purpose, provided the Municipality may approve internal alterations and minor additions to these buildings within the parameters of this Scheme. Building plans must be submitted and approved prior to converting existing buildings to tourist facilities.

(5) New buildings for tourist facilities require a consent use application in terms of Planning Law.

(6) The total coverage of all buildings plus any external use areas which are used for tourist facilities (excluding parking areas) as an additional use, including the area which is used for manufacturing as envisaged in subsection (8), shall not exceed 250m^2 for the entire land unit, of which:

(a) the total coverage of buildings plus external use areas of all shops in a tourist facility as provided for in subsection (7) may not exceed a total of 120m^2 and this is a sub-limit of the overall limit for tourist facilities;

(b) the coverage plus external use areas used for the making and manufacturing of products as provided for in subsection (8) may not exceed a total of 50m^2 and this is a sub-limit of the overall limit for tourist facilities. This sub-limit may not be exceeded through application for consent use, nor may it be departed from;

(c) the total land area for market stalls may not exceed 120m^2 and this is a sub-limit of the overall limit for tourist facilities.

(7) Shops in a tourist facility, which may include a market, farm stall, farm shop, point of sale, deli, may sell goods which are produced or grown on the farm, or goods from elsewhere, provided that at least 50% of the floor space of the shop shall be dedicated to the display and sale of goods produced or grown on the farm.

(8) Tourist facilities may include an area for the brewing or manufacturing of beverages, cooking or baking of food, making of arts, craft, clothing or articles, where the raw materials used in such activity is not necessarily grown or farmed on the land unit concerned, provided the following conditions are adhered:

(a) the activity shall be undertaken or managed by the owner of the farm or one of their relatives, or a full-time employee of the farm or one of their relatives;

(b) such goods may be sold in the tourist facility on the property, or elsewhere.

(7) The site development plan together with any conditions as approved by the Municipality shall constitute the development rules for the activity and any expansion, alteration or relocation will require a further application in terms of this Scheme.

(8) The Municipality may impose any conditions required to mitigate the potential impact.

(9) Tourist facilities may not have an adverse impact on surrounding properties, in respect of, but not limited to, noise, traffic congestion, pollution, emissions or the gathering of large numbers of people, or the presence of people hindering agriculture e.g. during spraying season, nor may the tourist activities have an adverse impact on any *bona fide* agricultural activities on the farm itself or on neighbouring properties.

(10) The Municipality may, at any time after the commencement of the activity impose additional conditions to mitigate adverse impacts or it may instruct the owner that the activity shall cease, and the Municipality shall issue a compliance notice in accordance with the Municipal Planning By-law.

(11) Tourist facilities which exceed the maximum thresholds or any of the conditions or provisions in this section shall require a consent use application, unless the specifically prohibited in this section, and the Municipality may only grant such consent if it is satisfied that the objectives of the Agriculture and Rural zone will not be undermined by such approval.

210. Polytunnels in this zone

(1) For polytunnels, which for the purposes of this section also include agricultural shade netting, the following provisions apply: -

(a) up to 2000m^2 coverage per land unit are permitted as a primary use provided that it is indicated on an overall site development plan for the farm submitted to the Municipality in accordance with section 216 prior to erection thereof;

(b) between 2001m^2 and 5000m^2 coverage per land unit is permitted with the technical approval of the Municipality, subject to a more detailed and location-specific site development plan, as may be required by the Municipality;

(c) exceeding 5000m^2 [9]coverage on a land unit requires a consent use application to be submitted and approved by the Municipality.

(2) When assessing an application for technical approval or consent use for polytunnels, the Municipality shall take cognisance of the importance of agriculture and food security and strive to approve applications forthwith if proposals address concerns of adverse impacts on visual, cultural and heritage amenity and addresses all technical requirements.

(3) The Municipality may require proposals to be amended, in the form of repositioning, screening and any other measures which may address negative adverse impacts.

(4) The Municipality may also impose measures and conditions related to decommissioning as set out in section 24 of this Scheme.

211. Mining as a temporary departure in Agriculture and Rural Zone

(1) The Municipality may grant a departure in this zone to use land for the purposes of mining on a temporary basis.

(2) Notwithstanding section 18(1)(b) of the Stellenbosch Land Use Planning By-law, the period for which a mine may operate shall be linked to the life expectancy of the mine and may exceed a period of 5 years.

(3) The Municipality shall impose conditions relating to the period of validity, other operational requirements, as well as future rehabilitation of the mine after closure, as provided for in section 24 of this Scheme.

212. Rooftop and freestanding base telecommunication stations

(1) A rooftop base telecommunication station in this zone is an additional use and a freestanding base telecommunication station may only be erected if consent use is approved by the Municipality.

(2) A rooftop base telecommunication station antennae may not extend more than 3 meters in height above the part of the building that it is attached to unless otherwise approved by the Municipality when granting a technical approval.

[9] It must be noted that The National Heritage Resources Act (no 25 of 1999) requires a NID to be submitted for any activity that will change the character of a site **exceeding 5000m^2 in area**.

(3) Any base station attached to the antennae shall be accommodated within the envelope of the building itself or inside its roof structure and shall not be visible from a public road, unless otherwise approved by the Municipality when granting a technical approval.

(4) The mast of a freestanding base telecommunication station may not extend more than 30 meters in height above existing ground level.

(5) The height of any structures and buildings associated with a freestanding base telecommunication station (excluding the masts) may not exceed 1 storey unless otherwise approved by the Municipality when granting its consent.

(6) The Municipality may request that a pre-electromagnetic radiation test be commissioned to accompany the application.

(7) The Municipality may require appropriate context-specific screening to mitigate the impact of such infrastructure.

213. Consent uses in Agriculture and Rural Zone

(1) Prior to approving a consent use application for the conversion of any existing buildings on a land unit in this zone, the Municipality shall require a site development plan to be submitted in accordance with the requirements in section 216.

(2) When approving new consent uses the Municipality shall have regard for the objectives of the zone namely the preservation of agricultural land and the continued use of farm land for agriculture.

(3) The scale of the individual buildings used for consent uses shall remain in keeping with the character of buildings on the land unit, the character of the area and non-agricultural land uses may not dominate the farm activities or buildings form.

(4) A consent use application for an abattoir, airstrip, meeting facilities associated with a guest house, day care centre, helicopter landing pad, hotel, outdoor sport, tourist accommodation establishment and tourist facilities which exceed the threshold may only be approved if the Municipality is satisfied that the use is subservient to the primary use of bona fide agriculture or natural environment or combination of these two primary uses.

(5) These consent uses may only be undertaken from a land unit where the primary use of the land unit is bona fide agriculture/and or natural environment and where the proposed activity is subservient to these two primary land use activities on the land unit.

(6) If agriculture or natural environment use is not conducted from the farm, or if agriculture or natural environment use ceases to be practiced on the land unit, a rezoning is required before non-agricultural consent uses may be exercised.

(7) As far as possible, the consent uses should be undertaken from existing buildings on the property which are no longer utilised for their original purpose, and the Municipality may approve internal alterations and additions to these buildings within the parameters of this Scheme.

(8) New buildings may only be approved if the Municipality is satisfied that there are no other suitable unused buildings on the land unit which can be used for this purpose, or where the location or configuration of existing buildings are obviously unsuitable or undesirable for the proposed use, or where the proposed new buildings are significantly more desirable given the purpose of the Agriculture and Rural zone.

(9) The coverage or floor area of each approved consent use on the land unit shall be recorded on the farm's site development plan, and the Municipality may limit the floor area or coverage of each particular land use or the total floor area or coverage that may be used for consent uses.

214. Building development parameters in this zone

(1) The following building lines, height, and floor area or coverage thresholds shall apply to buildings and activities within this zone:

Building type	BUILDING LINES (m) Street & common boundaries (incl. ROW servitudes)	HEIGHT (Storeys)	PRIMARY USE Maximum Coverage Threshold	ADDITIONAL USE (SDP) Maximum Coverage Threshold	CONSENT USE Maximum Coverage
Accommodation and dwellings in this zone					
Dwelling house and second dwelling-house (excluding outbuildings, carport or garage)	5m	2 storeys	600m² each		
Additional dwelling houses (excluding outbuildings, carport or garage): Max 4 dwelling units (1 unit/10ha for land units larger than 20ha)	5m	1 storey			120m² each
Guest house, bed & breakfast & tourist dwelling units: in existing approved dwellings	In existing approved dwelling houses (as per above)			Max 7 bedrooms	As approved by Municipality
Tourist facilities					
Tourist facilities: overall max limit including outdoor areas used but excluding parking.	5m	1 storey		250m²	As approved by Municipality
-Shop in tourist facility sub-limit				120m²	
-Manufacture and craft workshop sub-limit				50m²	
Other Agricultural buildings					
Employee housing unit (excluding outbuildings, carport or garage)	5m	1 storey	120m²	As approved by Municipality	
Agricultural buildings	5m	3 storeys	No overall limit on land unit	Any one building > 2000m²	
Agricultural industry, including outdoor parking and loading areas	5m	3 storeys	n/a	<2000m²	≥2000m²
Polytunnels; including shade netting	5m	1 storey	≤2000m²	≤2001m² to 5000m²	>5000m²

(2) The general development parameters as set out in Chapter 5 of this Scheme, shall, where applicable, be complied with.

215. Boundary walls and fences parameters

(1) The height of any masonry wall, excluding the entrance structure and columns, may not exceed 1 meter.

(2) A fence comprising of only wire or steel palisade (painted charcoal, black or dark green) may not exceed 2,1 meters.

(3) No brick piers shall be permitted in wire or steel palisade fences and only the entrance gate structure may be of solid brick structures which shall not be higher than 3,5 meters for a maximum distance of 10 meters on both sides of the entrance gate.

(4) The general development parameters relating to boundary walls and fences in section 23 shall also apply.

216. Site development plan

(1) A site development plan shall be required by the Municipality for any new development or change of land uses in existing buildings in this zone.

(2) An owner of land zoned Agriculture and Rural may submit a site development plan for a farm, as described in subsection (2) even if no new development is intended, at any time after the commencement of this Scheme, and shall do so prior to, or at the same time as, an application is submitted in terms of this Scheme or when a building plan for new buildings is submitted to the Municipality, or when an existing building is converted to another use.

(3) The purpose of the farm site development plan submitted in terms of subsection (1) and (2) is to indicate all existing buildings and their land uses, cultivated areas, grazing areas, uncultivated areas, dams, rivers, natural veld and critical biodiversity areas on a plan to provide an overview of the extent of land use activities on the land unit, and to enable the Municipality to evaluate the compliance of any new land use or building proposals.

(4) Any existing activity which is indicated on the overall farm site development plan shall be clearly marked as either an existing primary use, a non-conforming land use/building or previously approved consent use or departure, as the case may be, and the proof of such approval or lawfulness (application number, building plan number or letter of approval, or any other relevant documentary proof) may be requested by the Municipality and must then be supplied by the applicant.

(5) The plan may also show future intended activities which shall be clearly marked as future primary, additional or consent uses. The plan can either be accompanied by the necessary planning application for the additional or consent uses, or these shall be clearly marked as un-approved uses for future application.

(6) None of the future activities which require approval in terms of this Scheme are approved by their inclusion on this plan until the relevant planning application is concluded.

(7) The plan may be updated and amended by the owner from time to time, when the need arises, and shall be updated each time a new building plan or application in terms of Planning Law or this Scheme is submitted.

(8) The farm site development plan does not require notification to neighbours, unless it accompanies an application in terms of Planning Law, in which case the required procedures will apply.

(9) An amended farm site development plan shall accompany any application for an additional or consent use indicating the extent and location of the proposed activity in relation to the overall farm land uses.

(10) Apart from the farm site development plan the Municipality shall also require a more detailed site development plan for the specific additional use or consent use which will serve as the development parameters for the approved use, once approved.

(11) An approved overall farm site development plan shall not lapse unless replaced by a new farm site development plan.

217. Construction environmental management plan

(1) The Municipality may require that a construction environmental management plan is submitted for approval prior to building plan approval for the construction of new buildings in this zone.

218. Engineering services

(1) At building plan approval, the Municipality may impose conditions related to the provision of off-the-grid engineering services in instances where municipal engineering services are not available to a proposed development. Such services shall be provided at the cost of the owner and to the satisfaction of the Municipality.

219. Development charges in this zone

(1) A development charge is payable in terms of section 20 in instances where a building plan is submitted to utilise intensified primary development rights which came into operation as a result of this Scheme.

(2) The Municipality shall, prior to approval of such a building plan, determine the extent of such additional rights and calculate the required levy, which shall be paid by the land owner prior to the approval of said building plan.

(3) The Municipality may impose development charges for any additional use or consent use application in accordance with Planning Law.

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Our Ref : *182/1 S*
Contact person : *N Dafeti*
Contact no : *(021) 808 8640*
Date : *27 July 2023*

ZONING CERTIFICATE

Farm No. 182/1, Stellenbosch Division, Province of the Western Cape

1. ZONING SCHEME PROVISIONS APPLICABLE TO THE SUBJECT PROPERTY

In accordance with the Stellenbosch Zoning Scheme Bylaw 2019, the base zone allocated to the above property, is:

AGRICULTURE & RURAL ZONE

In terms of the provisions of the said Bylaw, this base zone may provide for the following Primary, Additional and Consent land uses:

PRIMARY USES PERMITTED	ADDITIONAL USES (Technical approval) Land development requiring technical approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015	CONSENT USE (APPLICATION REQUIRED) Land development requiring approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015
Agricultural building (≤2000m²) Agriculture Dwelling house Forestry Natural environment Occasional use (one event/year) Private road Polytunnel (≤2000m²) Second dwelling Employee housing (one unit)	Agricultural building (>2000m²) Agricultural industry (<2000m²) Bed and breakfast establishment Employee housing (exceeding one unit) Guest house Home day care centre Home occupation practice Polytunnel (≥2001m² and ≤5000m²) Rooftop base telecommunication station Tourist dwelling units Tourist facility (existing buildings)	Abattoir Additional dwelling units (max 4) Airfield Airstrip Agricultural industry (≥2000m²) Camping site Day care centre Freestanding base telecommunication station Helicopter landing pad Intensive feed farming Kennel Market Occasional use (>one event/year) Plant nursery Polytunnel (>5000m²) Renewable energy structure Service trade Tourist accommodation establishment Tourist facility (new buildings or exceeding threshold) Any additional use exceeding the threshold set out in this chapter

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2. PERMITTED LAND USES ATTACHED TO THE SUBJECT PROPERTY

a) The land uses which are permitted on the subject property in accordance with the zoning provisions and the approvals granted and on record, are the following:

All primary land uses as per zoning scheme Bylaw.

3. Land Use Restrictions

The above land uses are subject to various definitions, development parameters and restrictions contained in the applicable zoning scheme, a copy of which is available on the Stellenbosch Municipality website at https://stellenbosch.gov.za/planning-portal/.

4. Status of the Zoning Certificate

a) A Zoning Certificate is not a legal mechanism to vest any land use rights and where there are any discrepancies between the zoning information contained in this certificate and any current Municipal decision on the permitted land use rights and any qualification thereon, such Municipal decision on the land use rights will override the contents of this zoning certificate.

b) The permitted land use rights attached to the subject property does not exempt the owner/occupier from compliance with any other statutory requirement which may be applicable to the subject property, inclusive of restrictive title deed conditions,

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CHAPTER 20: AGRICULTURE AND RURAL ZONE

199. Zone name and designation on map

(1) The Agriculture and Rural zone may be referred to by the code (AR) and shall be indicated on the zoning map in pale green (Colour code 211,255,191).

200. Purpose of the zone

(1) The purpose of this zone is to make provision for:

(a) the protection and preservation of agricultural land, rural landscapes and biodiversity;

(b) use of land for purposes of bona fide agricultural production or conservation;

(c) buildings and structures which may be erected for reasonable and normal agricultural purposes;

(d) a limited range of other ancillary uses which may take place on agricultural land units, either as additional rights or with the consent of the Municipality and which provides for more intensive agricultural use, agricultural industry or tourism which has the objective of creating variety, ensuring sustainability and providing diversified income to land owners, without adversely impacting on the primary use of the land unit for agricultural purposes.

201. Land use within this zone

(1) The following land uses are permitted in this zone:

Primary Uses	Additional Uses (not exceeding threshold in this chapter and subject to technical approval)	Consent Uses (Application required)
• Agricultural building (≤2000m²) • Agriculture • Dwelling house • Forestry • Natural environment • Occasional use (one event/year) • Private road • Polytunnel (≤2000m²) • Second dwelling • Employee housing (one unit)	• Agricultural building (>2000m²) • Agricultural industry (<2000m²) • Bed and breakfast establishment • Employee housing (exceeding one unit) • Guest house • Home day care centre • Home occupation practice • Polytunnel (≥2001m² and ≤5000m²) • Rooftop base telecommunication station • Tourist dwelling units • Tourist facility (existing buildings)	• Abattoir • Additional dwelling units (max 4) • Airfield • Airstrip • Agricultural industry (≥2000m²) • Camping site • Day care centre • Freestanding base telecommunication station • Helicopter landing pad • Intensive feed farming • Kennel • Market • Occasional use (> one event/year) • Plant nursery • Polytunnel (>5000m²) • Renewable energy structure • Service trade • Tourist accommodation establishment • Tourist facility (new buildings or exceeding threshold) • Any additional use exceeding the threshold set out in this chapter

(2) One or more of the abovementioned primary uses are permitted on a land unit at the same time.

(3) After the commencement of this Scheme, and prior to the erection of any new buildings or alterations to existing buildings or the conversion of any existing buildings to a new land use, a site development plan shall be submitted in accordance with section 216 for a land unit.

(4) A technical approval for an additional use shall not be issued in terms of section 13(8)(f) unless all the applicable parameters for that use in the relevant section is complied with. Any deviation from these parameters requires a consent use application in terms of Planning Law.

(5) Portions of buildings or land in this zone may not be registered separately by sectional title.

202. Agricultural buildings

(1) Agricultural buildings which are directly related to the agricultural activities on a land unit may be erected, provided that where the coverage of any one building exceeds 2000m^2, an application for technical approval for an additional use shall be made in terms of section 13.

(2) The number of agricultural buildings on a land unit is not limited provided that all buildings are reasonably connected to the main farming activity.

(3) Should agricultural buildings on one land unit serve a farm which consists of more than one land unit, the Municipality may, in their sole opinion, require that land units be notarially tied to prevent the separate sale thereof, before approving the building plan on a specific land unit.

203. Agricultural industry

(1) At least 50% of the produce used in an agricultural industry shall be grown or produced on the particular farm on which the agricultural industry is located.

(2) Where the total area used for the agricultural industry on a land unit, including all storage, parking, loading and associated circulation space for the activity, is less than 2000m^2 [7], agricultural industry buildings may be erected provided that the Municipality has granted an application for technical approval for an additional use in terms of section 13.

(3) A consent use application is required where the total area used for the agricultural industry on a land unit, including all storage, parking, loading and associated circulation space exceeds 2000m^2.

(4) The Municipality may require information about produce, yields and production capacity to confirm the scale of the proposed building is commensurate with the farming activities on the land unit or farm concerned.

(5) The agricultural industry shall remain subservient to the agricultural activities on the land unit or farm.

(6) Other farm owners in the surrounding area may supply produce to the agricultural industry provided that the definition is complied with.

(7) An agricultural industry may not be subdivided, alienated via a registered lease, or sectionalised.

(8) Should agricultural industry buildings on one land unit serve a farm which consists of more than one land unit, the Municipality may, in their sole opinion, require that land units be notarially tied to prevent the separate sale thereof, before approving the building plan on a specific land unit.

204. Dwelling house, second dwelling and additional dwellings

(1) One dwelling house and one second dwelling shall be permitted on any land unit as a primary right.

[7] It should be noted that NEMA requires a basic assessment for agricultural industries of 2000m² or more in extent which are located outside industrial areas (refer Regulations 327 Reg 8 April 2017).

(2) On land units exceeding 20ha in size, the Municipality may grant its consent for additional dwelling units at a rate of one additional dwelling unit per every 10ha exceeding the 20ha threshold, up to a maximum of four additional dwelling units, as set out in the definitions. This parameter may not be deviated or departed from.

(3) Each dwelling house, second dwelling or additional dwelling unit may be occupied by no more than one family as defined or may be used in a manner permitted as additional uses or consent uses if approved by the Municipality, and the same conditions as set out in Chapter 7 for bed and breakfast establishment, home day care centre and home occupation practice shall apply.

(4) The maximum building development parameters are indicated in section (7): a main dwelling and second dwelling may not exceed a coverage of 600m^2 each whilst any additional dwelling is limited to a coverage of 120m^2 each. Coverage excludes garage, carport or outbuildings which are ordinarily associated to a dwelling house for one family.

205. Employee housing unit

(1) One employee housing dwelling unit shall be permitted on a land unit as a primary right.

(2) The Municipality may grant its further technical approval for additional employee housing units, provided that it is satisfied that the owner has provided sufficient proof that the additional employee housing units are for *bona fide* employees associated with activities on the land unit.

(3) An employee housing unit may only be used for the accommodation of one family as defined, unless another use thereof has been approved by the Municipality.

(4) One of the occupants of each of the employee housing units shall be permanently employed in connection with the farming activities on the farm concerned.

(5) The maximum building development parameters are indicated in section (7): each employee housing unit may not exceed a coverage of 120 m^2. Coverage excludes garage, carport or outbuildings which are ordinarily associated to a dwelling house for one family

(6) Construction of new employee housing units shall be refused where employee housing units on the land unit were, in the past, converted to other land uses, unless the Municipality is satisfied that such approval will not result in creeping development footprint which exceed the overall development extent intended for a land unit or will lead to an erosion of agriculture as the primary land use on the property.

(7) Should employee housing on one land unit serve a farm which consists of more than one land unit, the Municipality may, in their sole opinion, require that land units be notarially tied to prevent the separate sale thereof, before approving the building plan on a specific land unit.

206. Home occupation and home day care as additional uses

(1) A home occupation or home day care establishment may only be conducted from the approved main dwelling house or the second dwelling on the land unit and the proprietor shall reside in a main dwelling or second dwelling on the land unit. The same parameters as set out in section 51 shall apply to a home occupation or home day care establishment in this zone.

207. Bed and breakfast, guest house, tourist dwelling unit as additional use in this zone

(1) The total number of guest bedrooms in a bed and breakfast, guest house and tourist dwelling unit as a combined additional use on a land unit may not exceed 7 bedrooms or 14 people[8] in total per land unit.

(2) A bed and breakfast establishment may only be conducted from the approved main house or the second dwelling where the proprietor shall reside in either of these two buildings. The same parameters as section 51 shall apply to a bed and breakfast in this zone, except the maximum number of rooms permitted is subject to the overall threshold for guest accommodation in this zone.

(3) A guest house and/or tourist dwelling unit accommodation, when conducted as additional uses, may only be conducted from one or more approved dwelling units on the land unit.

(4) Guest accommodation, when conducted as additional uses, may only be undertaken as an additional use on a land unit where the primary use of the property remains cultivation, keeping of animals or any other bona fide agricultural or natural environment use, unless otherwise approved by the Municipality. The guest accommodation shall always remain subservient to the primary agricultural activities and shall not interfere with the agricultural or natural environment land uses on the property. If the land unit ceases to be used for agricultural or natural environment activities, the Municipality may instruct the owner to also cease the guest accommodation activity.

(5) A guest house, bed and breakfast, or tourist dwelling unit in this zone may not include meeting or beauty treatment rooms or a wellness centre unless the Municipality's consent has been obtained for these land uses.

(6) The Municipality may grant a consent use for a greater number of bedrooms to be used for a guest house, tourist dwelling unit or bed and breakfast, provided that these activities shall remain confined to the approved dwelling units on the land unit and the number of additional dwellings may not exceed the number permitted by means of the definition of "additional dwellings".

(7) When approving such an application the Municipality shall impose a restriction on the number of bedrooms which may be used in connection with the activity and any future expansions or alterations will require further consent.

208. Tourist accommodation and hotel in this zone

(1) When the number or scale of buildings, in which accommodation for transient guests is provided, exceed the maximum number or scale of dwelling houses and additional dwelling houses permitted on a land unit, or if other buildings, which are not the approved main dwelling house, second dwelling house or additional dwellings units, are converted to transient guest accommodation, the activity shall be classified either as a tourist accommodation establishment or a hotel, depending on the type of accommodation and the ancillary uses.

(2) A tourist accommodation establishment or hotel is a consent use in this zone.

(3) When considering a consent use application, the Municipality shall adhere to the assessment criteria and other requirements set out in section 213.

[8] Note: "Less than 15 people" per land unit is the threshold set in National Environmental Management Act (NEMA) regulations for all guest accommodation facilities outside the urban edge below which basic assessment is not required (unless within 5km of a proclaimed national park). It is regarded as an appropriate general threshold for guest accommodation permitted as an additional use right on a farm land unit since the impact (from a land use management perspective) is regarded to be small and the activity will not have an adverse impact on agricultural activities, when curtailed to existing buildings. It should however be noted that guest accommodation outside the urban edge, but within protected areas, within 10km of a national park or world heritage site, or 5km from any other protected area or from the core of a biosphere reserve triggers a NEMA basic assessment.

209. Tourist facilities in this zone

(1) The parameters in this section shall apply to all tourist facilities on a land unit which are conducted as an additional use in this zone.

(2) A technical approval for additional uses shall not be issued in terms of section 13(8)(f) unless all the applicable parameters in this section are complied with. Any deviation from these parameters requires a consent use application in terms of Planning Law.

(3) Tourist facilities in this zone may only be undertaken from a land unit where the primary use of the land unit is *bona fide* agriculture or natural environment or a combination of these uses and where the proposed activity is subservient to the primary land use on the farm.

(4) Tourist facilities which are additional uses, and which require buildings to operate from, may only be undertaken from existing approved buildings on the land unit which are no longer utilised for their original purpose, provided the Municipality may approve internal alterations and minor additions to these buildings within the parameters of this Scheme. Building plans must be submitted and approved prior to converting existing buildings to tourist facilities.

(5) New buildings for tourist facilities require a consent use application in terms of Planning Law.

(6) The total coverage of all buildings plus any external use areas which are used for tourist facilities (excluding parking areas) as an additional use, including the area which is used for manufacturing as envisaged in subsection (8), shall not exceed 250m^2 for the entire land unit, of which:

(a) the total coverage of buildings plus external use areas of all shops in a tourist facility as provided for in subsection (7) may not exceed a total of 120m^2 and this is a sub-limit of the overall limit for tourist facilities;

(b) the coverage plus external use areas used for the making and manufacturing of products as provided for in subsection (8) may not exceed a total of 50m^2 and this is a sub-limit of the overall limit for tourist facilities. This sub-limit may not be exceeded through application for consent use, nor may it be departed from;

(c) the total land area for market stalls may not exceed 120m^2 and this is a sub-limit of the overall limit for tourist facilities.

(7) Shops in a tourist facility, which may include a market, farm stall, farm shop, point of sale, deli, may sell goods which are produced or grown on the farm, or goods from elsewhere, provided that at least 50% of the floor space of the shop shall be dedicated to the display and sale of goods produced or grown on the farm.

(8) Tourist facilities may include an area for the brewing or manufacturing of beverages, cooking or baking of food, making of arts, craft, clothing or articles, where the raw materials used in such activity is not necessarily grown or farmed on the land unit concerned, provided the following conditions are adhered:

(a) the activity shall be undertaken or managed by the owner of the farm or one of their relatives, or a full-time employee of the farm or one of their relatives;

(b) such goods may be sold in the tourist facility on the property, or elsewhere.

(7) The site development plan together with any conditions as approved by the Municipality shall constitute the development rules for the activity and any expansion, alteration or relocation will require a further application in terms of this Scheme.

(8) The Municipality may impose any conditions required to mitigate the potential impact.

(9) Tourist facilities may not have an adverse impact on surrounding properties, in respect of, but not limited to, noise, traffic congestion, pollution, emissions or the gathering of large numbers of people, or the presence of people hindering agriculture e.g. during spraying season, nor may the tourist activities have an adverse impact on any *bona fide* agricultural activities on the farm itself or on neighbouring properties.

(10) The Municipality may, at any time after the commencement of the activity impose additional conditions to mitigate adverse impacts or it may instruct the owner that the activity shall cease, and the Municipality shall issue a compliance notice in accordance with the Municipal Planning By-law.

(11) Tourist facilities which exceed the maximum thresholds or any of the conditions or provisions in this section shall require a consent use application, unless the specifically prohibited in this section, and the Municipality may only grant such consent if it is satisfied that the objectives of the Agriculture and Rural zone will not be undermined by such approval.

210. Polytunnels in this zone

(1) For polytunnels, which for the purposes of this section also include agricultural shade netting, the following provisions apply: -

(a) up to 2000m^2 coverage per land unit are permitted as a primary use provided that it is indicated on an overall site development plan for the farm submitted to the Municipality in accordance with section 216 prior to erection thereof;

(b) between 2001m^2 and 5000m^2 coverage per land unit is permitted with the technical approval of the Municipality, subject to a more detailed and location-specific site development plan, as may be required by the Municipality;

(c) exceeding 5000m^2 [9]coverage on a land unit requires a consent use application to be submitted and approved by the Municipality.

(2) When assessing an application for technical approval or consent use for polytunnels, the Municipality shall take cognisance of the importance of agriculture and food security and strive to approve applications forthwith if proposals address concerns of adverse impacts on visual, cultural and heritage amenity and addresses all technical requirements.

(3) The Municipality may require proposals to be amended, in the form of repositioning, screening and any other measures which may address negative adverse impacts.

(4) The Municipality may also impose measures and conditions related to decommissioning as set out in section 24 of this Scheme.

211. Mining as a temporary departure in Agriculture and Rural Zone

(1) The Municipality may grant a departure in this zone to use land for the purposes of mining on a temporary basis.

(2) Notwithstanding section 18(1)(b) of the Stellenbosch Land Use Planning By-law, the period for which a mine may operate shall be linked to the life expectancy of the mine and may exceed a period of 5 years.

(3) The Municipality shall impose conditions relating to the period of validity, other operational requirements, as well as future rehabilitation of the mine after closure, as provided for in section 24 of this Scheme.

212. Rooftop and freestanding base telecommunication stations

(1) A rooftop base telecommunication station in this zone is an additional use and a freestanding base telecommunication station may only be erected if consent use is approved by the Municipality.

(2) A rooftop base telecommunication station antennae may not extend more than 3 meters in height above the part of the building that it is attached to unless otherwise approved by the Municipality when granting a technical approval.

[9] It must be noted that The National Heritage Resources Act (no 25 of 1999) requires a NID to be submitted for any activity that will change the character of a site **exceeding 5000m^2 in area**.

(3) Any base station attached to the antennae shall be accommodated within the envelope of the building itself or inside its roof structure and shall not be visible from a public road, unless otherwise approved by the Municipality when granting a technical approval.

(4) The mast of a freestanding base telecommunication station may not extend more than 30 meters in height above existing ground level.

(5) The height of any structures and buildings associated with a freestanding base telecommunication station (excluding the masts) may not exceed 1 storey unless otherwise approved by the Municipality when granting its consent.

(6) The Municipality may request that a pre-electromagnetic radiation test be commissioned to accompany the application.

(7) The Municipality may require appropriate context-specific screening to mitigate the impact of such infrastructure.

213. Consent uses in Agriculture and Rural Zone

(1) Prior to approving a consent use application for the conversion of any existing buildings on a land unit in this zone, the Municipality shall require a site development plan to be submitted in accordance with the requirements in section 216.

(2) When approving new consent uses the Municipality shall have regard for the objectives of the zone namely the preservation of agricultural land and the continued use of farm land for agriculture.

(3) The scale of the individual buildings used for consent uses shall remain in keeping with the character of buildings on the land unit, the character of the area and non-agricultural land uses may not dominate the farm activities or buildings form.

(4) A consent use application for an abattoir, airstrip, meeting facilities associated with a guest house, day care centre, helicopter landing pad, hotel, outdoor sport, tourist accommodation establishment and tourist facilities which exceed the threshold may only be approved if the Municipality is satisfied that the use is subservient to the primary use of bona fide agriculture or natural environment or combination of these two primary uses.

(5) These consent uses may only be undertaken from a land unit where the primary use of the land unit is bona fide agriculture/and or natural environment and where the proposed activity is subservient to these two primary land use activities on the land unit.

(6) If agriculture or natural environment use is not conducted from the farm, or if agriculture or natural environment use ceases to be practiced on the land unit, a rezoning is required before non-agricultural consent uses may be exercised.

(7) As far as possible, the consent uses should be undertaken from existing buildings on the property which are no longer utilised for their original purpose, and the Municipality may approve internal alterations and additions to these buildings within the parameters of this Scheme.

(8) New buildings may only be approved if the Municipality is satisfied that there are no other suitable unused buildings on the land unit which can be used for this purpose, or where the location or configuration of existing buildings are obviously unsuitable or undesirable for the proposed use, or where the proposed new buildings are significantly more desirable given the purpose of the Agriculture and Rural zone.

(9) The coverage or floor area of each approved consent use on the land unit shall be recorded on the farm's site development plan, and the Municipality may limit the floor area or coverage of each particular land use or the total floor area or coverage that may be used for consent uses.

214. Building development parameters in this zone

(1) The following building lines, height, and floor area or coverage thresholds shall apply to buildings and activities within this zone:

Building type	BUILDING LINES (m) Street & common boundaries (incl. ROW servitudes)	HEIGHT (Storeys)	PRIMARY USE Maximum Coverage Threshold	ADDITIONAL USE (SDP) Maximum Coverage Threshold	CONSENT USE Maximum Coverage
Accommodation and dwellings in this zone					
Dwelling house and second dwelling-house (excluding outbuildings, carport or garage)	5m	2 storeys	600m² each		
Additional dwelling houses (excluding outbuildings, carport or garage): Max 4 dwelling units (1 unit/10ha for land units larger than 20ha)	5m	1 storey			120m² each
Guest house, bed & breakfast & tourist dwelling units: in existing approved dwellings	In existing approved dwelling houses (as per above)			Max 7 bedrooms	As approved by Municipality
Tourist facilities					
Tourist facilities: overall max limit including outdoor areas used but excluding parking.	5m	1 storey		250m²	As approved by Municipality
-Shop in tourist facility sub-limit				120m²	
-Manufacture and craft workshop sub-limit				50m²	
Other Agricultural buildings					
Employee housing unit (excluding outbuildings, carport or garage)	5m	1 storey	120m²	As approved by Municipality	
Agricultural buildings	5m	3 storeys	No overall limit on land unit	Any one building > 2000m²	
Agricultural industry, including outdoor parking and loading areas	5m	3 storeys	n/a	<2000m²	≥2000m²
Polytunnels; including shade netting	5m	1 storey	≤2000m²	≤2001m² to 5000m²	>5000m²

(2) The general development parameters as set out in Chapter 5 of this Scheme, shall, where applicable, be complied with.

215. Boundary walls and fences parameters

(1) The height of any masonry wall, excluding the entrance structure and columns, may not exceed 1 meter.

(2) A fence comprising of only wire or steel palisade (painted charcoal, black or dark green) may not exceed 2,1 meters.

(3) No brick piers shall be permitted in wire or steel palisade fences and only the entrance gate structure may be of solid brick structures which shall not be higher than 3,5 meters for a maximum distance of 10 meters on both sides of the entrance gate.

(4) The general development parameters relating to boundary walls and fences in section 23 shall also apply.

216. Site development plan

(1) A site development plan shall be required by the Municipality for any new development or change of land uses in existing buildings in this zone.

(2) An owner of land zoned Agriculture and Rural may submit a site development plan for a farm, as described in subsection (2) even if no new development is intended, at any time after the commencement of this Scheme, and shall do so prior to, or at the same time as, an application is submitted in terms of this Scheme or when a building plan for new buildings is submitted to the Municipality, or when an existing building is converted to another use.

(3) The purpose of the farm site development plan submitted in terms of subsection (1) and (2) is to indicate all existing buildings and their land uses, cultivated areas, grazing areas, uncultivated areas, dams, rivers, natural veld and critical biodiversity areas on a plan to provide an overview of the extent of land use activities on the land unit, and to enable the Municipality to evaluate the compliance of any new land use or building proposals.

(4) Any existing activity which is indicated on the overall farm site development plan shall be clearly marked as either an existing primary use, a non-conforming land use/building or previously approved consent use or departure, as the case may be, and the proof of such approval or lawfulness (application number, building plan number or letter of approval, or any other relevant documentary proof) may be requested by the Municipality and must then be supplied by the applicant.

(5) The plan may also show future intended activities which shall be clearly marked as future primary, additional or consent uses. The plan can either be accompanied by the necessary planning application for the additional or consent uses, or these shall be clearly marked as un-approved uses for future application.

(6) None of the future activities which require approval in terms of this Scheme are approved by their inclusion on this plan until the relevant planning application is concluded.

(7) The plan may be updated and amended by the owner from time to time, when the need arises, and shall be updated each time a new building plan or application in terms of Planning Law or this Scheme is submitted.

(8) The farm site development plan does not require notification to neighbours, unless it accompanies an application in terms of Planning Law, in which case the required procedures will apply.

(9) An amended farm site development plan shall accompany any application for an additional or consent use indicating the extent and location of the proposed activity in relation to the overall farm land uses.

(10) Apart from the farm site development plan the Municipality shall also require a more detailed site development plan for the specific additional use or consent use which will serve as the development parameters for the approved use, once approved.

(11) An approved overall farm site development plan shall not lapse unless replaced by a new farm site development plan.

217. Construction environmental management plan

(1) The Municipality may require that a construction environmental management plan is submitted for approval prior to building plan approval for the construction of new buildings in this zone.

218. Engineering services

(1) At building plan approval, the Municipality may impose conditions related to the provision of off-the-grid engineering services in instances where municipal engineering services are not available to a proposed development. Such services shall be provided at the cost of the owner and to the satisfaction of the Municipality.

219. Development charges in this zone

(1) A development charge is payable in terms of section 20 in instances where a building plan is submitted to utilise intensified primary development rights which came into operation as a result of this Scheme.

(2) The Municipality shall, prior to approval of such a building plan, determine the extent of such additional rights and calculate the required levy, which shall be paid by the land owner prior to the approval of said building plan.

(3) The Municipality may impose development charges for any additional use or consent use application in accordance with Planning Law.



Farm No.182/1, Stellenbosch Division

Legend

Map Center: Lon: 18°50'11.5"E
Lat: 33°55'16.9"S

Scale: 1:2 257

Date created: July 27, 2023

Western Cape Government
FOR YOU
Agriculture

April 2023

STELLENBOSCH
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DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT
www.stellenbosch.gov.za/planning-portal/
SUBMIT COMPLETED FORM TO landuse.enquiries@stellenbosch.gov.za

ZONING CERTIFICATE APPLICATION FORM				**Date**	**12 July 2023**
A request for a zoning certificate will only be processed after payment has been received. Ensure that the correct property descriptions are indicated.					
Erf No	**N/A**	**Town**	**Stellenbosch**	**Suburb**	**Kayamandi**
Farm No	**182**	**Farm Portion**	**1**	**Nearest Town**	
Physical or Street Address of Property	**Northern Extension Housing Development**			**Property / Business Name or Known as**	**Zutari**
Applicant Name	**Rudolf Schröder**			**Applicant Contact Number**	**083 390 6963**
Applicant Email Address	**Rudolf.Schroder@zutari.com**			**VAT no:**	
Is the zoning certificate required for a business license				**YES**	☒ **NO**
Is the zoning certificate required for a liquor license				**YES**	☒ **NO**
If yes, please attach: **(a) completed business license application form, indicating the purpose of the license** **(b) layout plan of premises (where applicable)**					
If no, please provide reason why a zoning certificate is required	**To confirm current zoning in support of a Land use Planning application**				

INDICATE WHICH OF THE FOLLOWING DOCUMENTATION IS ATTACHED TO THE ZONING CERTIFICATE APPLICATION	**APPLICANT TO INDICATE**		**CUSTOMER INTERFACE VERIFY ☑***
	YES	**NO**	
1. Completed business license application form, indicating the purpose of the license (where applicable)		✘	
2. Layout plan for premises (where applicable)	✘		
SIGNED BY APPLICANT	CRSchröder		
VERIFIED & SIGNED BY CUSTOMER INTERFACE OFFICER			

Verification only of the documentation attached and not the completeness or correctness of that documentation.

BANKING DETAILS

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

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

20 JUL 2023

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Our Ref: *P 183 S*
Contact number: *(021) 808 8640*
Contact Person: *N Dafeti*
Date: *27 July 2023*

ZONING CERTIFICATE

Farm No. 183, Stellenbosch Division, Province of the Western Cape

1. ZONING SCHEME PROVISIONS APPLICABLE TO THE SUBJECT PROPERTY

In accordance with the Stellenbosch Zoning Scheme Bylaw 2019, the base zone allocated to the above property, is:

AGRICULTURE & RURAL ZONE
With Consent Use for a Freestanding base telecommunication station

In terms of the provisions of the said Bylaw, this base zone may provide for the following Primary, Additional and Consent land uses:

PRIMARY USES	ADDITIONAL USES (Technical approval) *Land development requiring technical approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015*	CONSENT USES (APPLICATION REQUIRED) Land development requiring approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015
Agricultural building (≤2000m²) Agriculture Dwelling house Forestry Natural environment Occasional use (one event/year) Private road Polytunnel(≤2000m²) Second dwelling Employee housing (one unit)	Agricultural building (>2000m²) Agricultural industry (≤2000m²) Bed and breakfast establishment Employee housing (exceeding one unit) Guest house Home daycare centre Home occupation practice Polytunnel (≥2001m² and ≤5000m²) Rooftop base telecommunication station Tourist dwelling units Tourist facility (existing buildings)	Abattoir Additional dwelling units (maximum of 4) Airfield Airstrip Agricultural industry (≥2000m²) Camping site Day care centre Freestanding base telecommunication station Helicopter landing pad Intensive feed farming Kennel Market Occasional use (>one event/year) Plant nursery Polytunnel (>5000m²) Renewable energy structure Service station Tourist accommodation establishment Tourist facility (new buildings or exceeding threshold) Any additional use exceeding the threshold set out in this chapter

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

UTILITY SERVICES ZONE

PRIMARY USES	ADDITIONAL USES (Technical approval) *Land development requiring technical approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015*	CONSENT USES (APPLICATION REQUIRED) Land development requiring approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015
Authority use Parking garage Public parking Public road Utility Services Occasional use (one event/year) Private Road Rooftop base telecommunication station	Employee housing Market	Freestanding base telecommunication station Helicopter landing pad Occasional use (>one event/year) Renewable energy installation Transport purposes (passengers)

PUBLIC OPEN SPACE ZONE

With deemed Consent Use for cemetery

PRIMARY USES	ADDITIONAL USES (Technical approval) *Land development requiring technical approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015*	CONSENT USES (APPLICATION REQUIRED) Land development requiring approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015
Open space Natural environment Private road Occasional use (one event/year)	Rooftop base telecommunication station	Camping site Cemetery Employee housing Freestanding base telecommunication station Indoor sport Market Occasional use (>one event/year) Outdoor sport Tourist accommodation establishment Tourist facilities

2. PERMITTED LAND USES ATTACHED TO THE SUBJECT PROPERTY

a) The land uses which are permitted on the subject property in accordance with the zoning provisions and the approvals granted and on record, are the following:
All primary land uses as per zoning scheme Bylaw.

b) A deemed Consent Use for the cemetery

c) Consent Use for a 30m high freestanding base telecommunication station

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www.stellenbosch.gov.za

3. Land Use Restrictions

The above land uses are subject to various definitions, development parameters and restrictions contained in the applicable zoning scheme, a copy of which is available on the Stellenbosch Municipality website at https://stellenbosch.gov.za/planning-portal/.

4. Status of the Zoning Certificate

a) A Zoning Certificate is not a legal mechanism to vest any land use rights and where there are any discrepancies between the zoning information contained in this certificate and any current Municipal decision on the permitted land use rights and any qualification thereon, such Municipal decision on the land use rights will override the contents of this zoning certificate.

b) The permitted land use rights attached to the subject property does not exempt the owner/occupier from compliance with any other statutory requirement which may be applicable to the subject property, inclusive of restrictive title deed conditions,

pp Engelbracht

Director: Planning & Economic Development

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



Remainder Farm No.183, Stellenbosch

Legend

Map Center: Lon: 18°50'31.8"E
Lat: 33°56'7.4"S

Scale: 1:18 056

Date created: July 27, 2023

Western Cape Government
Agriculture
FOR YOU



☐ REMAINDER FARM NO. 183, STB

File

STELLENBOSCH

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Application Number: LU/9800
Our File Reference Number: Farm 183, Stellenbosch
Your Reference Number: None
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: mdp1@mamphele.co.za / sibusiso@mamphele.co.za

Sir / Madam

APPLICATION FOR SPECIAL DEVELOPMENT FOR TELECOMMUNICATIONS BASE STATION: FARM 183, STELLENBOSCH DIVISION

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows:

That the application for Special Development in terms of Section 10.2.2 of the Stellenbosch Municipality Zoning Scheme Regulations, July 1996 for a 30m high telecommunication base station with associated equipment on Farm 183, Stellenbosch Division **BE APPROVED** in terms of Section 60 of the said Bylaw for the following reason/s:

2.1 **Reasons for the above Decision**

a) The telecommunication base mast will greatly benefit the users of cellular telephones as well as the internet as it will increase the effectiveness and efficiency of the network in the area;
b) The existing 30m high lattice mast is desirable and compatible with the surrounding land uses as it provides network coverage and improves connectivity levels;
c) Existing established trees on the property mitigate visual appearance of the mast on the property

2.2 **That such approval BE SUBJECT to the following conditions in terms of Section 66 of the said Bylaw:**

a) That the approval applies only to the Special Development in question, as indicated on ANNEXURE B and shall not be construed as authority to depart from any other legal prescriptions or requirements.

b) Ongoing maintenance of the entire installation is the responsibility of the operator.

c) The operator must certify that the anticipated combined / weighted RF emissions of the particular site will not exceed the safety limits set by the International Commission for Non-Ionising Radiation Protection (ICNIRP), prior to the approval of plans.

d) The land owner / operator shall grant Council access at all reasonable times to the installation, for the purpose of monitoring inspection and compliance certification.

e) The service provider be willing to co-host with other service providers.

f) No unauthorized person shall be able to come within 5m in front of the panel antennae. Clearly marked warning signs, must define this no go zone.

3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

4. Appeals must be submitted with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law. The following prescribed information is accordingly required:

(a) The personal particulars of the Appellant, including:

(I) First names and surname;
(II) ID number;
(III) Company of Legal person's name (if applicable)
(IV) Physical Address;
(V) Contact details, including a Cell number and E-Mail address;

(b) Reference to this correspondence and the 'relevant property details on which the appeal is submitted.

(c) The grounds of the appeal which may include the following grounds:

(i) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000);

(ii) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.

(d) whether the appeal is lodged against the whole decision or a part of the decision;

(e) if the appeal is lodged against a part of the decision, a description of the part;

(f) if the appeal is lodged against a condition of approval, a description of the condition;

(g) the factual or legal findings that the appellant relies on;

(h) the relief sought by the appellant; and

(i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;

(j) That the appeal includes the following declaration by the Appellant:

(i) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct

(ii) That the Appellant is aware that it is and offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.

5. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of E-mail at the following address: Lenacia.Kamineth@stellenbosch.gov.za.

6. An applicant who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

7. The approved tariff structure may be accessed and viewed on the municipal website (https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs) and the banking details for the General Account can also be accessed on the municipal website (https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details-1/file).

8. An applicant who lodge an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

(a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.

(b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.

(c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.

(d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

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

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

Yours faithfully

FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

DATE: 4/6/20

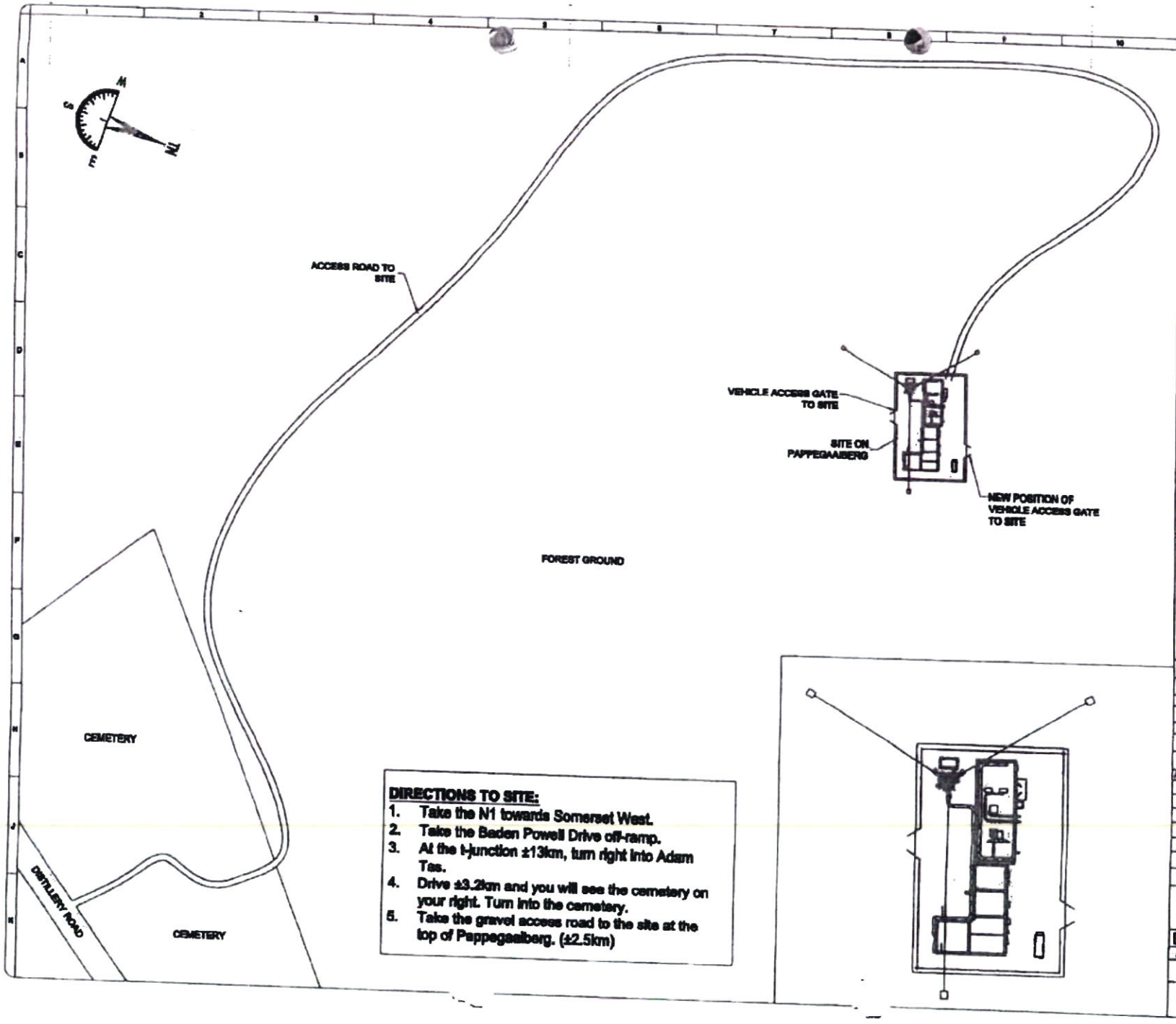
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ANNEXURE B

(SPECIAL DEVELOPMENT FOR TELECOMMUNICATIONS BASE STATION: FARM 183, STELLENBOSCH DIVISION)

SITE DEVELOPMENT PLAN

Confidential



DIRECTIONS TO SITE:

1. Take the N1 towards Somerset West.
2. Take the Baden Powell Drive off-ramp.
3. At the t-junction ±13km, turn right into Adam Tas.
4. Drive ±3.2km and you will see the cemetery on your right. Turn into the cemetery.
5. Take the gravel access road to the site at the top of Pappegaalberg. (±2.5km)

MTN

SITE DETAIL

SITE NAME
PAPPEGAAIBERG

LAND ID	SEQ NO.	SURVEY DATE
670	10972	13-04-11

ADDRESS
PAPPEGAAIBERG
STELLENBOSCH
WESTERN CAPE

LATITUDE	LONGITUDE	AMSL
33.92415 (S)	018.85.4 (E)	291m

APPROVAL

MTN RADIO ENGINEER
NAME | SIGN

MTN PLANNER
NAME | SIGN

PLESSEY PROJECTS SA
NAME | SIGN

ENGINEER
NAME | ECSA NO.

Commencement of work subject to above approval

PLESSEY
Execution Excellence
A SIRTI GROUP DATA COMPANY

Plessey Solutions
Address: 100 Grand Park, Bellville, Western Cape
Tel: 021 950 1500, Fax: 021 951 1500

OFFICE

DRAWN BY	CHECKED BY
NAME	NAME
WAYNE FALLINS	R. FISHER
DATE	DATE
05-01-12	05-01-12

REVISIONS

REV.	DESCRIPTION	BY	DATE
A	CONSTRUCTION DRAWINGS	WFF	05-01-12

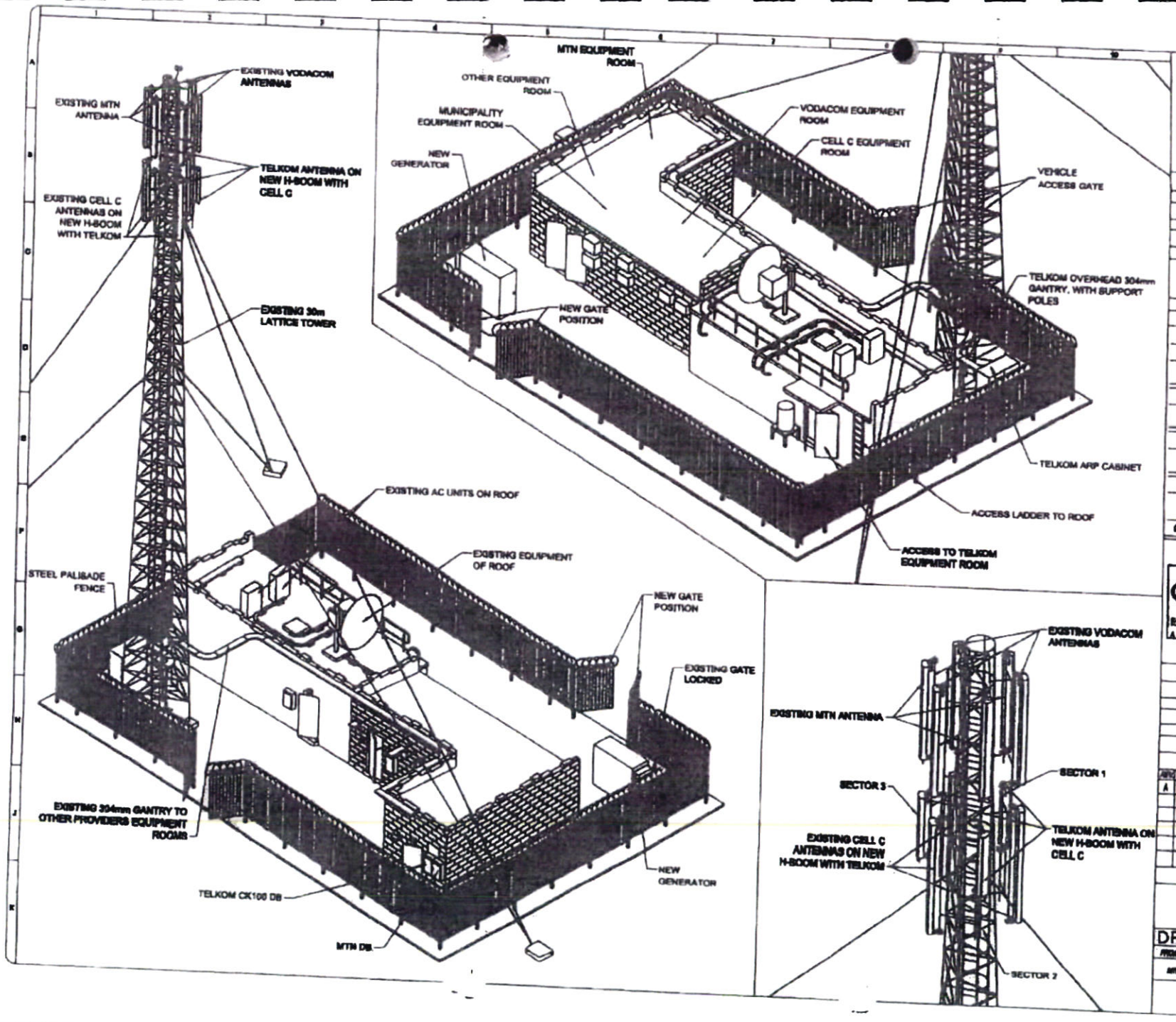
TITLE

CELL C EQUIPMENT LAYOUT
CELL C PORTION
LOCALITY MAP

DRAWING NUMBER

PROJECT	SITE NO.	SHEET	REV.
MTN	670	L02	A

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MTN

SITE DETAIL

SITE NAME: PAPENDARDRIFT

LAND ID	APPLNO.	MARKET RATE
679	16/16	13-01-11

ADDRESS: PAPENDARDRIFT STELLENBOSCH WESTERN CAPE

LATITUDE	LONGITUDE	ALT.
33.9[illegible] (S)	18.8[illegible] (E)	370m

APPROVAL

MTN RADIO ENGINEER — NAME: [illegible] SIGN: [illegible]

MTN PLANNER — NAME: [illegible] SIGN: [illegible]

PLESSEY PROJECTS SA — NAME: [illegible] SIGN: [illegible]

ENGINEER — NAME: [illegible] SIGN AS: [illegible]

Commencement of work subject to above approval

PLESSEY
Execution Excellence
A [illegible] company

[illegible]

OFFICE

DRAWN BY	CHECKED BY
NAME: [illegible]	NAME: [illegible]
DATE: [illegible]	DATE: [illegible]

REVISIONS

REV	DESCRIPTION	BY	DATE
A	CONSTRUCTION DRAWINGS	MW	05-01-12

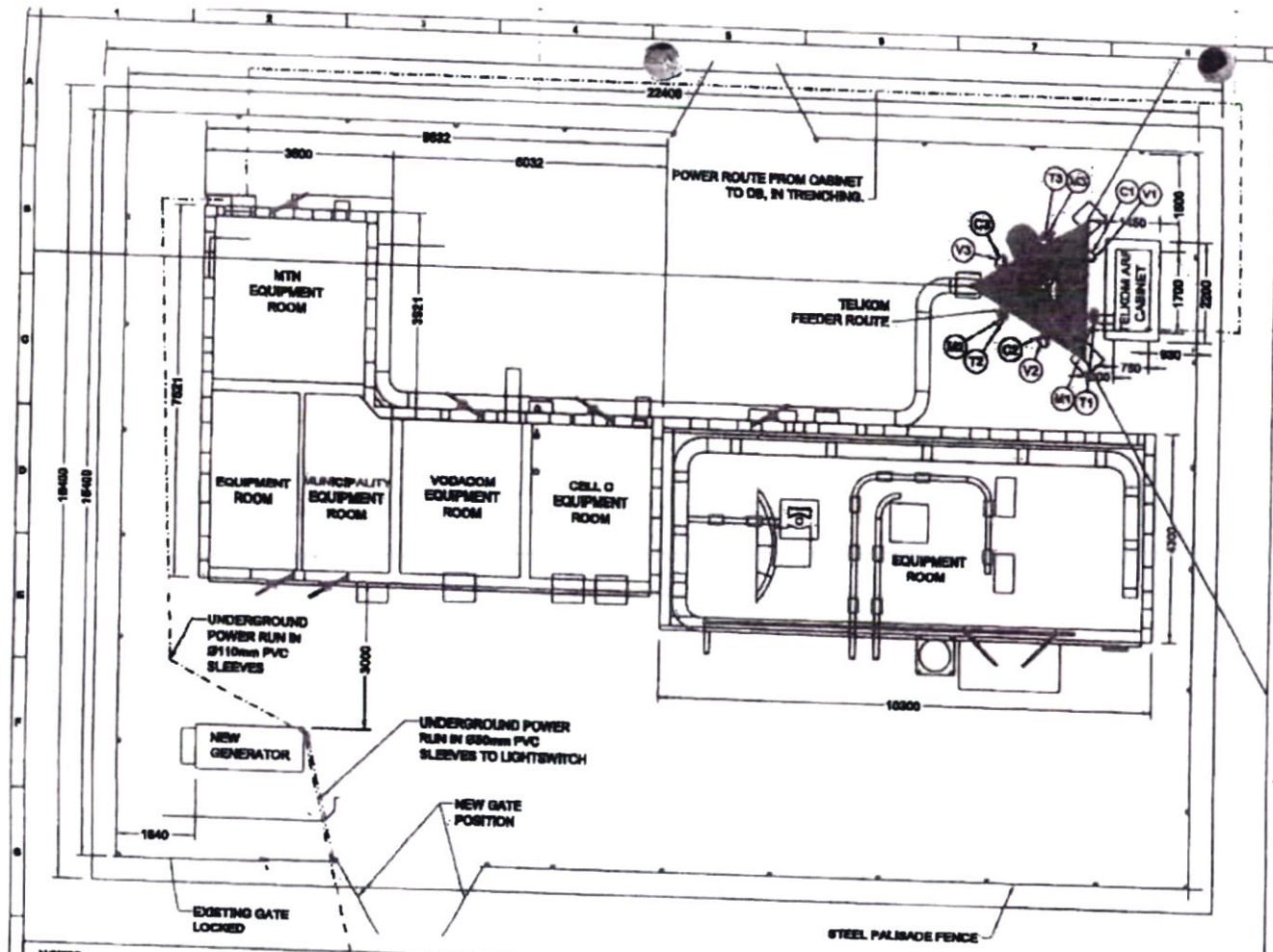
TITLE

MTN EQUIPMENT LAYOUT
MTN PORTION
ISOMETRIC VIEW

DRAWING NUMBER

PROJECT	DRG NO.	SHEET	REV.
MTN	MTN	C01	A

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NOTES:

1. THE CONTRACTOR IS TO VERIFY ON SITE ALL QUANTITIES SHOWN ON THE SET OF DRAWINGS PRIOR TO ORDERING ANY MATERIAL.
2. QUANTITIES SHOWN ON THIS SET OF DRAWINGS ARE NOT COMPLETE AND ARE SHOWN TO ASSIST THE CONTRACTOR. IT REMAINS THE CONTRACTORS RESPONSIBILITY TO ACQUAINT HIMSELF WITH THE SCOPE OF WORKS AND THE MATERIALS REQUIRED TO COMPLETE THE WORKS AS SHOWN.
3. THE ENGINEER IS TO ENSURE THAT THERE IS SUFFICIENT POWER AVAILABLE AT THE SOURCE OF POWER.
4. SHOULD THE CONTRACTOR ENCOUNTER ANY SITUATION WHERE THE SITE CONDITIONS DIFFER FROM THE DESIGN CRITERIA HE MUST NOTIFY THE ENGINEER IN WRITING IMMEDIATELY IN ORDER THAT THE DESIGN IS REVISED.
5. ANY DAMAGED GALVANISING MUST BE TOUCHED UP TO CLIENT SPECIFICATION AFTER INSTALLATION.
6. ALL WORK TO COMPLY WITH SABS 1200.

NOTE:

THIS DRAWING REPRESENTS THE GENERAL LAYOUT OF THE ANTENNA FACILITY. SOME MODIFICATIONS MAY BE NECESSARY TO SUIT THE LESSEE'S ENGINEERING SPECIFICATIONS, SYSTEM DESIGN, OPERATIONS, AND GOVERNMENT APPROVALS. ALL NECESSARY MODIFICATIONS WILL BECOME PART OF THE PERMITTED USE AS DETAILED IN THE TERMS AND CONDITIONS OF THIS AGREEMENT AND MAY INCLUDE:

- REPOSITIONING OF ANTENNAE;
- REPOSITIONING THE EQUIPMENT EQUIPMENT CONTAINER;
- REPOSITIONING OF CABLES AND/OR CABLE SUPPORTS.

TELKOM ANTENNA DETAIL

CELL	FREQ.	AZIMUTH	AGL.	FEEDER	FEEDER LG.	ANT. TYPE	ANT. CONFIG.
T1	DUEL	0°	28m	7/8"	30m	HBXX-6516DS-VTM	THIRD PARTY
T2	DUEL	120°	28m	7/8"	30m	HBXX-6516DS-VTM	THIRD PARTY
T3	DUEL	240°	28m	7/	0m	HBXX-6516DS-VTM	THIRD PARTY

MTN ANTENNA DETAIL

CELL	FREQ.	AZIMUTH	AGL.	FEEDER	FEEDER LG.	ANT. TYPE	ANT. CONFIG.
M1	-	0°	28m	-	30m	HBXX-6516DS-VTM	-
M2	-	120°	28m	-	30m	HBXX-6516DS-VTM	-
M3	-	240°	28m	-	30m	HBXX-6516DS-VTM	-

VODACOM ANTENNA DETAIL

CELL	FREQ.	AZIMUTH	AGL.	FEEDER	FEEDER LG.	ANT. TYPE	ANT. CONFIG.
V1	900	30°	32m	7/8"	34m	K742 241	TO CLIENT SPEC
V2	900	150°	27m	7/8"	31m	K742 241	TO CLIENT SPEC
V3	900	150°	27m	7/8"	31m	K742 241	TO CLIENT SPEC

CELL C ANTENNA DETAIL

CELL	FREQ.	AZIMUTH	AGL.	FEEDER	FEEDER LG.	ANT. TYPE	ANT. CONFIG.
C1	900	30°	34m	7/8"	36m	K739 638	TO CLIENT SPEC
C2	900	150°		7/8"	36m	K739 638	TO CLIENT SPEC
C3	900	140°		7/8"	36m	K739 638	TO CLIENT SPEC

SCOPE OF WORKS

CIVIL

1. Case a new 2200x1450mm concrete plinth for the cabinet.

ELECTRICAL:

1. New CK100 DB to be installed next to existing DB.
2. Power to be installed from ARP cabinet to new DB.

RF:

1. Install 3 x antennas for Telkom.
2. Install new overhead 864mm gantry tray, for feeder route.
3. Install new ARP cabinet.

MTN

SITE DETAIL

SITE NAME: PAPENDORPS

LAND ID	SITE NO.	PLANNER NAME
979	15999	15-041

ADDRESS: PAPENDORPS, SELBORNE, BUFFALO CITY

LATITUDE	LONGITUDE	ASL
32.8335.1 (S)	027.4.4.4 (E)	22m

APPROVAL

MTN RADIO ENGINEER — NAME: | SIGN:

MTN PLANNER — NAME: | SIGN:

PLESSEY PROJECTS SA — NAME: | SIGN:

ENGINEER — NAME: | SIGN NO.

Commencement of work subject to above approval

PLESSEY — Engineering Excellence — A SIEMENS AND PARTNER

OFFICE

DRAWN BY	CHECKED BY
NAME	NAME
RIENIE NIEUWOUDT	R.PARKER
DATE	DATE
15-11-12	15-11-12

REVISIONS

REV	DESCRIPTION	BY	DATE
A	CONSTRUCTION DRAWINGS	WW	15-11-12

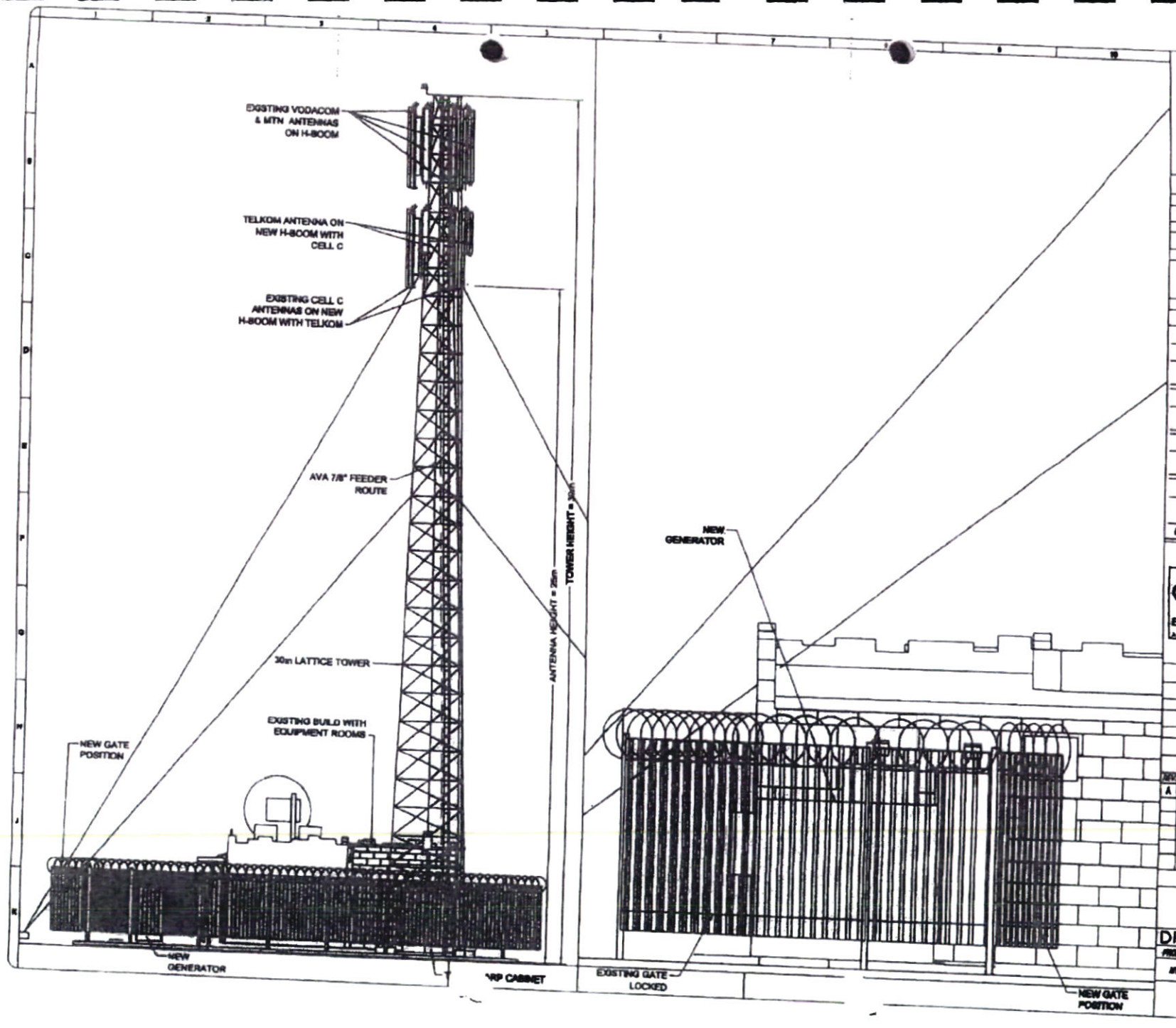
TITLE

MTN EQUIPMENT LAYOUT
MTN PORTION
TOP VIEW

DRAWING NUMBER

PROJECT	AREA No.	SHEET	REV.
MW	979	C02	A

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MTN

SITE DETAIL

APPROVAL

MTN RADIO ENGINEER

MTN PLANNER

PLESSEY PROJECTS SA

ENGINEER

PLESSEY
Execution Excellence

OFFICE

DRAWN BY	CHECKED BY

REVISIONS

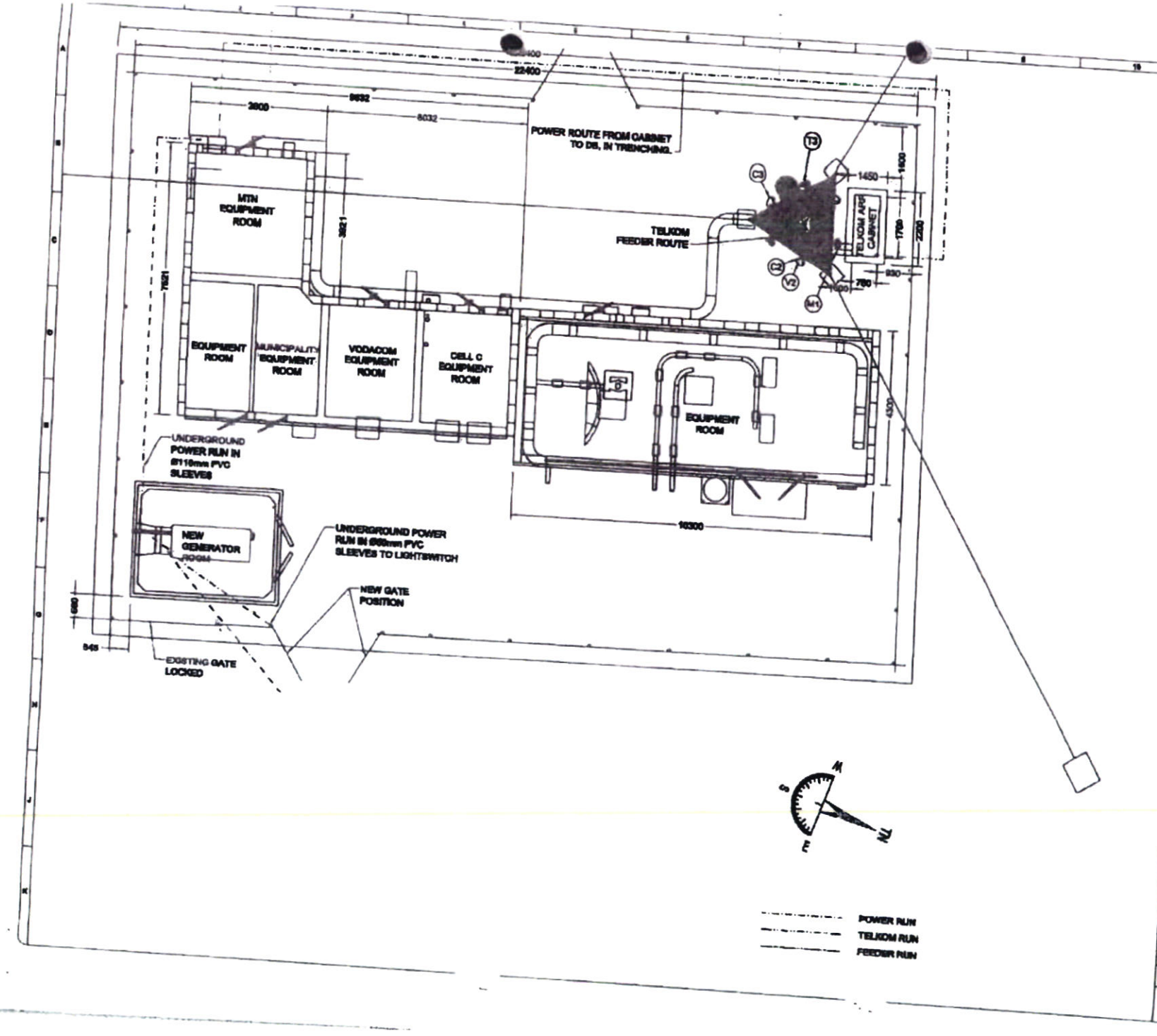
REV	DESCRIPTION	BY	DATE
A	CONSTRUCTION DRAWINGS	WW	05-01-12

TITLE

MTN EQUIPMENT LAYOUT
MTN PORTION
SIDE VIEW

DRAWING NUMBER

PROJECT	SITE NO.	SHEET	REV.
MTN	STD	C03	A



MTN

SITE DETAIL

APPROVAL

MTN RADIO ENGINEER

MTN PLANNER

PLESSEY PROJECTS SA

ENGINEER

PLESSEY
Execution Excellence

OFFICE

DRAWN BY	CHECKED BY
MARIE RICARD	R. FRAYER
05-01-12	05-01-12

REVISIONS

REV.	DESCRIPTION	BY	DATE
A	CONSTRUCTION DRAWINGS	MR	05-01-12

TITLE

MTN EQUIPMENT HOUSING
MTN PORTION
TOP VIEW

DRAWING NUMBER

PROJECT	SITE NO.	SHEET	REV.
MTN	MTN	C04	A

CHAPTER 20: AGRICULTURE AND RURAL ZONE

199. Zone name and designation on map

(1) The Agriculture and Rural zone may be referred to by the code (AR) and shall be indicated on the zoning map in pale green (Colour code 211,255,191).

200. Purpose of the zone

(1) The purpose of this zone is to make provision for:

(a) the protection and preservation of agricultural land, rural landscapes and biodiversity;

(b) use of land for purposes of bona fide agricultural production or conservation;

(c) buildings and structures which may be erected for reasonable and normal agricultural purposes;

(d) a limited range of other ancillary uses which may take place on agricultural land units, either as additional rights or with the consent of the Municipality and which provides for more intensive agricultural use, agricultural industry or tourism which has the objective of creating variety, ensuring sustainability and providing diversified income to land owners, without adversely impacting on the primary use of the land unit for agricultural purposes.

201. Land use within this zone

(1) The following land uses are permitted in this zone:

Primary Uses	Additional Uses (not exceeding threshold in this chapter and subject to technical approval)	Consent Uses (Application required)
• Agricultural building (≤2000m²) • Agriculture • Dwelling house • Forestry • Natural environment • Occasional use (one event/year) • Private road • Polytunnel (≤2000m²) • Second dwelling • Employee housing (one unit)	• Agricultural building (>2000m²) • Agricultural industry (<2000m²) • Bed and breakfast establishment • Employee housing (exceeding one unit) • Guest house • Home day care centre • Home occupation practice • Polytunnel (≥2001m² and ≤5000m²) • Rooftop base telecommunication station • Tourist dwelling units • Tourist facility (existing buildings)	• Abattoir • Additional dwelling units (max 4) • Airfield • Airstrip • Agricultural industry (≥2000m²) • Camping site • Day care centre • Freestanding base telecommunication station • Helicopter landing pad • Intensive feed farming • Kennel • Market • Occasional use (> one event/year) • Plant nursery • Polytunnel (>5000m²) • Renewable energy structure • Service trade • Tourist accommodation establishment • Tourist facility (new buildings or exceeding threshold) • Any additional use exceeding the threshold set out in this chapter

(2) One or more of the abovementioned primary uses are permitted on a land unit at the same time.

(3) After the commencement of this Scheme, and prior to the erection of any new buildings or alterations to existing buildings or the conversion of any existing buildings to a new land use, a site development plan shall be submitted in accordance with section 216 for a land unit.

(4) A technical approval for an additional use shall not be issued in terms of section 13(8)(f) unless all the applicable parameters for that use in the relevant section is complied with. Any deviation from these parameters requires a consent use application in terms of Planning Law.

(5) Portions of buildings or land in this zone may not be registered separately by sectional title.

202. Agricultural buildings

(1) Agricultural buildings which are directly related to the agricultural activities on a land unit may be erected, provided that where the coverage of any one building exceeds 2000m², an application for technical approval for an additional use shall be made in terms of section 13.

(2) The number of agricultural buildings on a land unit is not limited provided that all buildings are reasonably connected to the main farming activity.

(3) Should agricultural buildings on one land unit serve a farm which consists of more than one land unit, the Municipality may, in their sole opinion, require that land units be notarially tied to prevent the separate sale thereof, before approving the building plan on a specific land unit.

203. Agricultural industry

(1) At least 50% of the produce used in an agricultural industry shall be grown or produced on the particular farm on which the agricultural industry is located.

(2) Where the total area used for the agricultural industry on a land unit, including all storage, parking, loading and associated circulation space for the activity, is less than 2000m²[7], agricultural industry buildings may be erected provided that the Municipality has granted an application for technical approval for an additional use in terms of section 13.

(3) A consent use application is required where the total area used for the agricultural industry on a land unit, including all storage, parking, loading and associated circulation space exceeds 2000m².

(4) The Municipality may require information about produce, yields and production capacity to confirm the scale of the proposed building is commensurate with the farming activities on the land unit or farm concerned.

(5) The agricultural industry shall remain subservient to the agricultural activities on the land unit or farm.

(6) Other farm owners in the surrounding area may supply produce to the agricultural industry provided that the definition is complied with.

(7) An agricultural industry may not be subdivided, alienated via a registered lease, or sectionalised.

(8) Should agricultural industry buildings on one land unit serve a farm which consists of more than one land unit, the Municipality may, in their sole opinion, require that land units be notarially tied to prevent the separate sale thereof, before approving the building plan on a specific land unit.

204. Dwelling house, second dwelling and additional dwellings

(1) One dwelling house and one second dwelling shall be permitted on any land unit as a primary right.

[7] It should be noted that NEMA requires a basic assessment for agricultural industries of **2000m² or more** in extent which are located outside industrial areas (refer Regulations 327 Reg 8 April 2017).

(2) On land units exceeding 20ha in size, the Municipality may grant its consent for additional dwelling units at a rate of one additional dwelling unit per every 10ha exceeding the 20ha threshold, up to a maximum of four additional dwelling units, as set out in the definitions. This parameter may not be deviated or departed from.

(3) Each dwelling house, second dwelling or additional dwelling unit may be occupied by no more than one family as defined or may be used in a manner permitted as additional uses or consent uses if approved by the Municipality, and the same conditions as set out in Chapter 7 for bed and breakfast establishment, home day care centre and home occupation practice shall apply.

(4) The maximum building development parameters are indicated in section (7): a main dwelling and second dwelling may not exceed a coverage of 600m² each whilst any additional dwelling is limited to a coverage of 120m² each. Coverage excludes garage, carport or outbuildings which are ordinarily associated to a dwelling house for one family.

205. Employee housing unit

(1) One employee housing dwelling unit shall be permitted on a land unit as a primary right.

(2) The Municipality may grant its further technical approval for additional employee housing units, provided that it is satisfied that the owner has provided sufficient proof that the additional employee housing units are for *bona fide* employees associated with activities on the land unit.

(3) An employee housing unit may only be used for the accommodation of one family as defined, unless another use thereof has been approved by the Municipality.

(4) One of the occupants of each of the employee housing units shall be permanently employed in connection with the farming activities on the farm concerned.

(5) The maximum building development parameters are indicated in section (7): each employee housing unit may not exceed a coverage of 120 m². Coverage excludes garage, carport or outbuildings which are ordinarily associated to a dwelling house for one family

(6) Construction of new employee housing units shall be refused where employee housing units on the land unit were, in the past, converted to other land uses, unless the Municipality is satisfied that such approval will not result in creeping development footprint which exceed the overall development extent intended for a land unit or will lead to an erosion of agriculture as the primary land use on the property.

(7) Should employee housing on one land unit serve a farm which consists of more than one land unit, the Municipality may, in their sole opinion, require that land units be notarially tied to prevent the separate sale thereof, before approving the building plan on a specific land unit.

206. Home occupation and home day care as additional uses

(1) A home occupation or home day care establishment may only be conducted from the approved main dwelling house or the second dwelling on the land unit and the proprietor shall reside in a main dwelling or second dwelling on the land unit. The same parameters as set out in section 51 shall apply to a home occupation or home day care establishment in this zone.

207. Bed and breakfast, guest house, tourist dwelling unit as additional use in this zone

(1) The total number of guest bedrooms in a bed and breakfast, guest house and tourist dwelling unit as a combined additional use on a land unit may not exceed 7 bedrooms or 14 people[8] in total per land unit.

(2) A bed and breakfast establishment may only be conducted from the approved main house or the second dwelling where the proprietor shall reside in either of these two buildings. The same parameters as section 51 shall apply to a bed and breakfast in this zone, except the maximum number of rooms permitted is subject to the overall threshold for guest accommodation in this zone.

(3) A guest house and/or tourist dwelling unit accommodation, when conducted as additional uses, may only be conducted from one or more approved dwelling units on the land unit.

(4) Guest accommodation, when conducted as additional uses, may only be undertaken as an additional use on a land unit where the primary use of the property remains cultivation, keeping of animals or any other bona fide agricultural or natural environment use, unless otherwise approved by the Municipality. The guest accommodation shall always remain subservient to the primary agricultural activities and shall not interfere with the agricultural or natural environment land uses on the property. If the land unit ceases to be used for agricultural or natural environment activities, the Municipality may instruct the owner to also cease the guest accommodation activity.

(5) A guest house, bed and breakfast, or tourist dwelling unit in this zone may not include meeting or beauty treatment rooms or a wellness centre unless the Municipality's consent has been obtained for these land uses.

(6) The Municipality may grant a consent use for a greater number of bedrooms to be used for a guest house, tourist dwelling unit or bed and breakfast, provided that these activities shall remain confined to the approved dwelling units on the land unit and the number of additional dwellings may not exceed the number permitted by means of the definition of "additional dwellings".

(7) When approving such an application the Municipality shall impose a restriction on the number of bedrooms which may be used in connection with the activity and any future expansions or alterations will require further consent.

208. Tourist accommodation and hotel in this zone

(1) When the number or scale of buildings, in which accommodation for transient guests is provided, exceed the maximum number or scale of dwelling houses and additional dwelling houses permitted on a land unit, or if other buildings, which are not the approved main dwelling house, second dwelling house or additional dwellings units, are converted to transient guest accommodation, the activity shall be classified either as a tourist accommodation establishment or a hotel, depending on the type of accommodation and the ancillary uses.

(2) A tourist accommodation establishment or hotel is a consent use in this zone.

(3) When considering a consent use application, the Municipality shall adhere to the assessment criteria and other requirements set out in section 213.

[8] Note: "Less than 15 people" per land unit is the threshold set in National Environmental Management Act (NEMA) regulations for all guest accommodation facilities outside the urban edge below which basic assessment is not required (unless within 5km of a proclaimed national park). It is regarded as an appropriate general threshold for guest accommodation permitted as an additional use right on a farm land unit since the impact (from a land use management perspective) is regarded to be small and the activity will not have an adverse impact on agricultural activities, when curtailed to existing buildings. It should however be noted that guest accommodation outside the urban edge, but within protected areas, within 10km of a national park or world heritage site, or 5km from any other protected area or from the core of a biosphere reserve triggers a NEMA basic assessment.

209. Tourist facilities in this zone

(1) The parameters in this section shall apply to all tourist facilities on a land unit which are conducted as an additional use in this zone.

(2) A technical approval for additional uses shall not be issued in terms of section 13(8)(f) unless all the applicable parameters in this section are complied with. Any deviation from these parameters requires a consent use application in terms of Planning Law.

(3) Tourist facilities in this zone may only be undertaken from a land unit where the primary use of the land unit is *bona fide* agriculture or natural environment or a combination of these uses and where the proposed activity is subservient to the primary land use on the farm.

(4) Tourist facilities which are additional uses, and which require buildings to operate from, may only be undertaken from existing approved buildings on the land unit which are no longer utilised for their original purpose, provided the Municipality may approve internal alterations and minor additions to these buildings within the parameters of this Scheme. Building plans must be submitted and approved prior to converting existing buildings to tourist facilities.

(5) New buildings for tourist facilities require a consent use application in terms of Planning Law.

(6) The total coverage of all buildings plus any external use areas which are used for tourist facilities (excluding parking areas) as an additional use, including the area which is used for manufacturing as envisaged in subsection (8), shall not exceed 250m² for the entire land unit, of which:

(a) the total coverage of buildings plus external use areas of all shops in a tourist facility as provided for in subsection (7) may not exceed a total of 120m² and this is a sub-limit of the overall limit for tourist facilities;

(b) the coverage plus external use areas used for the making and manufacturing of products as provided for in subsection (8) may not exceed a total of 50m² and this is a sub-limit of the overall limit for tourist facilities. This sub-limit may not be exceeded through application for consent use, nor may it be departed from;

(c) the total land area for market stalls may not exceed 120m² and this is a sub-limit of the overall limit for tourist facilities.

(7) Shops in a tourist facility, which may include a market, farm stall, farm shop, point of sale, deli, may sell goods which are produced or grown on the farm, or goods from elsewhere, provided that at least 50% of the floor space of the shop shall be dedicated to the display and sale of goods produced or grown on the farm.

(8) Tourist facilities may include an area for the brewing or manufacturing of beverages, cooking or baking of food, making of arts, craft, clothing or articles, where the raw materials used in such activity is not necessarily grown or farmed on the land unit concerned, provided the following conditions are adhered:

(a) the activity shall be undertaken or managed by the owner of the farm or one of their relatives, or a full-time employee of the farm or one of their relatives;

(b) such goods may be sold in the tourist facility on the property, or elsewhere.

(7) The site development plan together with any conditions as approved by the Municipality shall constitute the development rules for the activity and any expansion, alteration or relocation will require a further application in terms of this Scheme.

(8) The Municipality may impose any conditions required to mitigate the potential impact.

(9) Tourist facilities may not have an adverse impact on surrounding properties, in respect of, but not limited to, noise, traffic congestion, pollution, emissions or the gathering of large numbers of people, or the presence of people hindering agriculture e.g. during spraying season, nor may the tourist activities have an adverse impact on any *bona fide* agricultural activities on the farm itself or on neighbouring properties.

(10) The Municipality may, at any time after the commencement of the activity impose additional conditions to mitigate adverse impacts or it may instruct the owner that the activity shall cease, and the Municipality shall issue a compliance notice in accordance with the Municipal Planning By-law.

(11) Tourist facilities which exceed the maximum thresholds or any of the conditions or provisions in this section shall require a consent use application, unless the specifically prohibited in this section, and the Municipality may only grant such consent if it is satisfied that the objectives of the Agriculture and Rural zone will not be undermined by such approval.

210. Polytunnels in this zone

(1) For polytunnels, which for the purposes of this section also include agricultural shade netting, the following provisions apply: -

(a) up to 2000m² coverage per land unit are permitted as a primary use provided that it is indicated on an overall site development plan for the farm submitted to the Municipality in accordance with section 216 prior to erection thereof;

(b) between 2001m² and 5000m² coverage per land unit is permitted with the technical approval of the Municipality, subject to a more detailed and location-specific site development plan, as may be required by the Municipality;

(c) exceeding 5000m² [9]coverage on a land unit requires a consent use application to be submitted and approved by the Municipality.

(2) When assessing an application for technical approval or consent use for polytunnels, the Municipality shall take cognisance of the importance of agriculture and food security and strive to approve applications forthwith if proposals address concerns of adverse impacts on visual, cultural and heritage amenity and addresses all technical requirements.

(3) The Municipality may require proposals to be amended, in the form of repositioning, screening and any other measures which may address negative adverse impacts.

(4) The Municipality may also impose measures and conditions related to decommissioning as set out in section 24 of this Scheme.

211. Mining as a temporary departure in Agriculture and Rural Zone

(1) The Municipality may grant a departure in this zone to use land for the purposes of mining on a temporary basis.

(2) Notwithstanding section 18(1)(b) of the Stellenbosch Land Use Planning By-law, the period for which a mine may operate shall be linked to the life expectancy of the mine and may exceed a period of 5 years.

(3) The Municipality shall impose conditions relating to the period of validity, other operational requirements, as well as future rehabilitation of the mine after closure, as provided for in section 24 of this Scheme.

212. Rooftop and freestanding base telecommunication stations

(1) A rooftop base telecommunication station in this zone is an additional use and a freestanding base telecommunication station may only be erected if consent use is approved by the Municipality.

(2) A rooftop base telecommunication station antennae may not extend more than 3 meters in height above the part of the building that it is attached to unless otherwise approved by the Municipality when granting a technical approval.

[9] It must be noted that The National Heritage Resources Act (no 25 of 1999) requires a NID to be submitted for any activity that will change the character of a site **exceeding 5000m² in area**.

(3) Any base station attached to the antennae shall be accommodated within the envelope of the building itself or inside its roof structure and shall not be visible from a public road, unless otherwise approved by the Municipality when granting a technical approval.

(4) The mast of a freestanding base telecommunication station may not extend more than 30 meters in height above existing ground level.

(5) The height of any structures and buildings associated with a freestanding base telecommunication station (excluding the masts) may not exceed 1 storey unless otherwise approved by the Municipality when granting its consent.

(6) The Municipality may request that a pre-electromagnetic radiation test be commissioned to accompany the application.

(7) The Municipality may require appropriate context-specific screening to mitigate the impact of such infrastructure.

213. Consent uses in Agriculture and Rural Zone

(1) Prior to approving a consent use application for the conversion of any existing buildings on a land unit in this zone, the Municipality shall require a site development plan to be submitted in accordance with the requirements in section 216.

(2) When approving new consent uses the Municipality shall have regard for the objectives of the zone namely the preservation of agricultural land and the continued use of farm land for agriculture.

(3) The scale of the individual buildings used for consent uses shall remain in keeping with the character of buildings on the land unit, the character of the area and non-agricultural land uses may not dominate the farm activities or buildings form.

(4) A consent use application for an abattoir, airstrip, meeting facilities associated with a guest house, day care centre, helicopter landing pad, hotel, outdoor sport, tourist accommodation establishment and tourist facilities which exceed the threshold may only be approved if the Municipality is satisfied that the use is subservient to the primary use of bona fide agriculture or natural environment or combination of these two primary uses.

(5) These consent uses may only be undertaken from a land unit where the primary use of the land unit is bona fide agriculture/and or natural environment and where the proposed activity is subservient to these two primary land use activities on the land unit.

(6) If agriculture or natural environment use is not conducted from the farm, or if agriculture or natural environment use ceases to be practiced on the land unit, a rezoning is required before non-agricultural consent uses may be exercised.

(7) As far as possible, the consent uses should be undertaken from existing buildings on the property which are no longer utilised for their original purpose, and the Municipality may approve internal alterations and additions to these buildings within the parameters of this Scheme.

(8) New buildings may only be approved if the Municipality is satisfied that there are no other suitable unused buildings on the land unit which can be used for this purpose, or where the location or configuration of existing buildings are obviously unsuitable or undesirable for the proposed use, or where the proposed new buildings are significantly more desirable given the purpose of the Agriculture and Rural zone.

(9) The coverage or floor area of each approved consent use on the land unit shall be recorded on the farm's site development plan, and the Municipality may limit the floor area or coverage of each particular land use or the total floor area or coverage that may be used for consent uses.

214. Building development parameters in this zone

(1) The following building lines, height, and floor area or coverage thresholds shall apply to buildings and activities within this zone:

Building type	BUILDING LINES (m) Street & common boundaries (incl. ROW servitudes)	HEIGHT (Storeys)	PRIMARY USE Maximum Coverage Threshold	ADDITIONAL USE (SDP) Maximum Coverage Threshold	CONSENT USE Maximum Coverage
Accommodation and dwellings in this zone					
Dwelling house and second dwelling-house (excluding outbuildings, carport or garage)	5m	2 storeys	600m² each		
Additional dwelling houses (excluding outbuildings, carport or garage): Max 4 dwelling units (1 unit/10ha for land units larger than 20ha)	5m	1 storey			120m² each
Guest house, bed & breakfast & tourist dwelling units: in existing approved dwellings	In existing approved dwelling houses (as per above)			Max 7 bedrooms	As approved by Municipality
Tourist facilities					
Tourist facilities: overall max limit including outdoor areas used but excluding parking.	5m	1 storey		250m²	As approved by Municipality
-Shop in tourist facility sub-limit				120m²	
-Manufacture and craft workshop sub-limit				50m²	
Other Agricultural buildings					
Employee housing unit (excluding outbuildings, carport or garage)	5m	1 storey	120m²	As approved by Municipality	
Agricultural buildings	5m	3 storeys	No overall limit on land unit	Any one building > 2000m²	
Agricultural industry, including outdoor parking and loading areas	5m	3 storeys	n/a	<2000m²	≥2000m²
Polytunnels; including shade netting	5m	1 storey	≤2000m²	≤2001m² to 5000m²	>5000m²

(2) The general development parameters as set out in Chapter 5 of this Scheme, shall, where applicable, be complied with.

215. Boundary walls and fences parameters

(1) The height of any masonry wall, excluding the entrance structure and columns, may not exceed 1 meter.

(2) A fence comprising of only wire or steel palisade (painted charcoal, black or dark green) may not exceed 2,1 meters.

(3) No brick piers shall be permitted in wire or steel palisade fences and only the entrance gate structure may be of solid brick structures which shall not be higher than 3,5 meters for a maximum distance of 10 meters on both sides of the entrance gate.

(4) The general development parameters relating to boundary walls and fences in section 23 shall also apply.

216. Site development plan

(1) A site development plan shall be required by the Municipality for any new development or change of land uses in existing buildings in this zone.

(2) An owner of land zoned Agriculture and Rural may submit a site development plan for a farm, as described in subsection (2) even if no new development is intended, at any time after the commencement of this Scheme, and shall do so prior to, or at the same time as, an application is submitted in terms of this Scheme or when a building plan for new buildings is submitted to the Municipality, or when an existing building is converted to another use.

(3) The purpose of the farm site development plan submitted in terms of subsection (1) and (2) is to indicate all existing buildings and their land uses, cultivated areas, grazing areas, uncultivated areas, dams, rivers, natural veld and critical biodiversity areas on a plan to provide an overview of the extent of land use activities on the land unit, and to enable the Municipality to evaluate the compliance of any new land use or building proposals.

(4) Any existing activity which is indicated on the overall farm site development plan shall be clearly marked as either an existing primary use, a non-conforming land use/building or previously approved consent use or departure, as the case may be, and the proof of such approval or lawfulness (application number, building plan number or letter of approval, or any other relevant documentary proof) may be requested by the Municipality and must then be supplied by the applicant.

(5) The plan may also show future intended activities which shall be clearly marked as future primary, additional or consent uses. The plan can either be accompanied by the necessary planning application for the additional or consent uses, or these shall be clearly marked as un-approved uses for future application.

(6) None of the future activities which require approval in terms of this Scheme are approved by their inclusion on this plan until the relevant planning application is concluded.

(7) The plan may be updated and amended by the owner from time to time, when the need arises, and shall be updated each time a new building plan or application in terms of Planning Law or this Scheme is submitted.

(8) The farm site development plan does not require notification to neighbours, unless it accompanies an application in terms of Planning Law, in which case the required procedures will apply.

(9) An amended farm site development plan shall accompany any application for an additional or consent use indicating the extent and location of the proposed activity in relation to the overall farm land uses.

(10) Apart from the farm site development plan the Municipality shall also require a more detailed site development plan for the specific additional use or consent use which will serve as the development parameters for the approved use, once approved.

(11) An approved overall farm site development plan shall not lapse unless replaced by a new farm site development plan.

217. Construction environmental management plan

(1) The Municipality may require that a construction environmental management plan is submitted for approval prior to building plan approval for the construction of new buildings in this zone.

218. Engineering services

(1) At building plan approval, the Municipality may impose conditions related to the provision of off-the-grid engineering services in instances where municipal engineering services are not available to a proposed development. Such services shall be provided at the cost of the owner and to the satisfaction of the Municipality.

219. Development charges in this zone

(1) A development charge is payable in terms of section 20 in instances where a building plan is submitted to utilise intensified primary development rights which came into operation as a result of this Scheme.

(2) The Municipality shall, prior to approval of such a building plan, determine the extent of such additional rights and calculate the required levy, which shall be paid by the land owner prior to the approval of said building plan.

(3) The Municipality may impose development charges for any additional use or consent use application in accordance with Planning Law.

CHAPTER 15: UTILITY SERVICES ZONE

152. Zone name and designation on map

(1) The Utility Service zone may be referred to by the code (US) and shall be indicated on the zoning map in red (Colour code 255,3,3).

153. Purpose of the zone

(1) The purpose of this zone is to make provision for:

(a) the use of land for the provision and protection of any infrastructure services for the general public, whether in public or private ownership;

(b) land used by government, parastatal or private bodies appointed to perform a public function for any of the uses in the definition of **"authority use"** or where the authority use is not provided for in terms of any of the other land use categories and thus cannot be classified in any other suitable zone.

154. Land use within this zone

(1) The following land uses are permitted in this zone:

Primary Uses	Additional Uses (technical approval)	Consent Uses (Application required)
• Authority use • Parking garage • Public parking • Public road • Utility services • Occasional use (one event/year) • Private road • Rooftop base telecommunication station	• Employee housing • Market	• Freestanding base telecommunication station • Helicopter landing pad • Occasional use (>one event/year) • Renewable energy installation • Transport purposes (passengers)

(2) One or more of the abovementioned primary uses are permitted on a land unit at the same time.

155. Employee housing in this zone

(1) No more than one employee housing unit shall be permitted on any land unit, except with the technical approval granted by the Municipality where it is necessary for the operational functioning of the facility to have additional employees accommodated on the land unit.

(2) The floor area of an employee housing unit floor shall not exceed 75m^2.

(3) An employee housing unit shall only be occupied by one family as defined.

(4) One of the occupants of an employee housing unit shall be employed in connection with the main activity on the land unit.

156. Rooftop- and freestanding base telecommunication stations

(1) A rooftop base telecommunication station in this zone is an additional use and a freestanding base telecommunication station may only be erected if a consent use application is approved by the Municipality.

(2) A rooftop base telecommunication station antennae may not extend more than 3 meters in height above the part of the building that it is attached to unless otherwise approved by the Municipality when granting a technical approval.

(3) Any base station attached to the antennae shall be accommodated within the envelope of the building itself or inside its roof structure and shall not be visible from a public road, unless otherwise approved by the Municipality when granting a technical approval.

(4) The mast of a freestanding base telecommunication station may not extend more than 30 meters in height above existing ground level.

(5) The height of any structures and buildings associated with a freestanding base telecommunication station (excluding the masts) may not exceed 1 storey unless otherwise approved by the Municipality when granting its consent.

(6) The Municipality may request that a pre-electromagnetic radiation test be commissioned to accompany an application.

(7) The Municipality may require appropriate context-specific screening to mitigate the impact of such infrastructure.

157. Renewable energy installations

(1) A renewable energy installation may only be erected if a consent use is approved by the Municipality.

(2) A maximum height of 200 meters for a wind turbine is permitted, measured from the existing ground level of the footprint of each structure to the highest tip of the blade. The maximum height of a structure for solar photovoltaic panels will be technology dependent but shall not exceed 8,5 meters unless an alternative height is approved by the Municipality when granting its consent.

(3) The maximum height of associated buildings is one storey.

(4) The setback from common and street boundaries, as well as from residential, commercial or agricultural buildings or any public or private road or registered right of way, shall be a distance equal to 1.5 times the height of the structures.

(5) Setback boundaries do not apply to common boundaries which are internal to the development. These setbacks are for safety purposes and may not be deviated or departed from.

(6) A site development plan shall be submitted for approval prior to building plan approval and additional conditions may be imposed by the Municipality upon such approval.

(7) The extent of the application area shall be surveyed and coordinates of the exact location of turbines or solar infrastructure and all associated buildings and lay down areas shall be indicated on the site development plan.

(8) In order to provide for rehabilitation, decommissioning and potential damage to the environment, the owner of the facility shall, prior to the commencement of construction, make financial provision, to the satisfaction of the competent authority, in order to fulfil any obligations emanating in this regard.

(9) If the owner fails, as contemplated above to rehabilitate and decommission the facility or to restore damage to the environment or when the facility is abandoned, the competent authority may, after written notice to the owner, use all or part of the financial provision to rehabilitate, decommission, or manage the negative environmental impact in question or to remove the facility.

(10) The Insolvency Act, 1936 (Act no. 24 of 1936), does not apply to any form of financial provision and all amounts arising from the provision provided for in subsection (7).

(11) A renewable energy structure shall be considered abandoned in the event that the facility fails to continuously operate for one year, or when part or all of the structure is confirmed as a hazard unless the owner can prove otherwise.

158. Building development parameters in this zone

(1) The following building lines, coverage and height shall apply to buildings within this zone:

Building type	Street boundary building lines (m)	Common boundary building lines (m)	Coverage	Height
All buildings (other than listed below)	5m	5m	20%	2 storeys
Wind turbine	1,5 times height of structure	1,5 times height of structure		200m
Photovoltaic structure	1,5 times height of structure	1,5 times height of structure		8,5m
Buildings associated with a renewable energy installation	5m	5m		1 storey
Rooftop mast	5m	5m		3m
Free standing mast	1,5 times height of structure	1,5 times height of structure		15m
Freestanding base telecommunication building	5m	5m		1 storey
Employee housing	5m	5m	75m²	2 storeys

(2) The general development parameters as set out in Chapter 5 of this Scheme, shall, where applicable, be complied with.

159. Boundary walls and fences

(1) The height of any wall or fence shall be as follows:
  (a) on a street boundary: no more than 3 meters high;
  (b) on a common boundary: no more than 3 meters high.

(2) On a street boundary at least 50% of the area of the boundary wall, including gates, shall consist of visually permeable sections, which may be fencing, painted palisade, wire mesh or cast-iron work, steel railings, wooden slats, or any other material to the Municipality's satisfaction.

(3) No brick piers shall be permitted in wire or steel palisade fences and only the entrance gate structure may be of solid brick structures which shall not be higher than 3,5 meters for a maximum distance of 10 meters on both sides of the entrance gate.

(4) The general development parameters relating to boundary walls and fences in section 23 shall also apply.

160. Site development plan

(1) A site development plan may be required by the Municipality for any primary use on the site.

(2) An occasional use application accompanied by a site development plan shall be submitted in terms of section 13 of this Scheme for additional uses prior to the commencement of an occasional use activity.

(3) An application for additional use together with a site development plan shall be submitted in terms of section 13 of this Scheme for additional uses prior to the commencement of an additional use activity.

(4) If trading areas in this zone are demarcated in terms of the Municipality's Informal Trading Policy or By-law, a site development plan is not required for this activity.

(5) If a use is an occasional use as defined, and an events permit is issued in terms of the Municipality's events permit, a site development plan does not have to be submitted in terms of the Scheme for that event.

(6) A site development plan shall be required for a consent use application and shall serve as the development parameters for such use once approved.

161. Construction environmental management plan

(1) The Municipality may require that a construction environmental management plan is submitted for approval prior to building plan approval for the construction of new buildings in this zone.

162. Development charges in this zone

(1) A development charge is payable in terms of section 20 in instances where a building plan is submitted to utilise intensified primary development rights which came into operation because of this Scheme.

(2) The Municipality shall, prior to approval of such a building plan, determine the extent of such additional rights and calculate the required levy, which shall be paid by the land owner prior to the approval of said building plan.

(3) The Municipality may impose development charges for any additional use or consent use application in accordance with Planning Law.

CHAPTER 18: PUBLIC OPEN SPACE ZONE

181. Zone name and designation on map

(1) The Public Open Space zone may be referred to by the code (POS) and shall be indicated on the zoning map in bright green (Colour code 171, 255, 3).

182. Purpose of the zone

(1) The purpose of this zone is to make provision for land which vests in the Municipality as a 'public place' and which is intended to be used for:

(a) active or passive public recreational and public amenity purposes; or

(b) creating a desired townscape, or visual open space for residents; or

(c) serving as an open space which also accommodates riverine corridors and other similar natural features; or to

(d) serve as an open space which accommodates extensive municipal services in a landscaped or natural setting, such as stormwater detention ponds and overland stormwater corridors.

183. Land use within this zone

(1) The following land uses are permitted in this zone:

Primary Uses	Additional Uses (technical approval)	Consent Uses (application required)
• Open space • Natural environment • Private road • Occasional use (one event/ year)	• Rooftop base telecommunication station	• Camping site • Cemetery • Employee housing • Freestanding base telecommunication station • Indoor sport • Market • Occasional use (>one event/year) • Outdoor sport • Tourist accommodation establishment • Tourist facilities

(2) One or more of the abovementioned primary uses are permitted on a land unit at the same time.

184. Rooftop and freestanding base telecommunication stations

(1) A rooftop base telecommunication station in this zone is an additional use and a freestanding base telecommunication station may only be erected if a consent use application is approved by the Municipality.

(2) A rooftop base telecommunication station antennae may not extend more than 3 meters in height above the part of the building that it is attached to unless otherwise approved by the Municipality when granting technical approval.

(3) Any base station attached to the antennae shall be accommodated within the envelope of the building itself or inside its roof structure and shall not be visible from a public road, unless otherwise approved by the Municipality when granting technical approval.

(4) The mast of a freestanding base telecommunication station may not extend more than 30 meters in height above existing ground level.

(5) The height of any structures and buildings associated with a freestanding base telecommunication station, excluding the masts, may not exceed 1 storey unless otherwise approved by the Municipality when granting its consent.

(6) The Municipality may request that a pre-electromagnetic radiation test be commissioned to accompany the application.

(7) The Municipality may require appropriate context-specific screening to mitigate the impact of such infrastructure.

185. Building development parameters in this zone

(1) The following building lines, coverage and height shall apply to buildings within this zone:

Building type	Street boundary building lines (m)	Common boundary building lines (m)	Coverage	Height
All buildings	5m	5m	20% or as restricted in SDP	1 storey

186. Boundary walls and fences

(1) The height of any masonry wall, excluding the entrance structure and columns, may not exceed 1 meter.

(2) A fence comprising of only wire or steel palisade (painted charcoal, black or dark green) may not exceed 2,1 meters.

(3) No brick piers shall be permitted in wire or steel palisade fences and only the entrance gate structure may be of solid brick structures which shall not be higher than 3,5 meters for a maximum distance of 10 meters on both sides of the entrance gate.

(4) The general development parameters relating to boundary walls and fences in section 23 shall also apply.

187. Site development plan

(1) A site development plan may be required by the Municipality for any primary use.

(2) If trading areas in this zone are demarcated in terms of the Municipality's Informal Trading Policy or By-law, a consent use application and site development plan is not required for this activity.

(3) A site development plan shall be required for a consent use application and shall serve as the development parameters for such use once approved.

188. Construction environmental management plan

(1) The Municipality may require that a construction environmental management plan is submitted for approval prior to building plan approval for the construction of new buildings in this zone.

189. Development charges in this zone

(1) The Municipality may impose development charges for any additional use or consent use application in accordance with Planning Law.

April 2023

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DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT
www.stellenbosch.gov.za/planning-portal/
SUBMIT COMPLETED FORM TO landuse.enquiries@stellenbosch.gov.za

ZONING CERTIFICATE APPLICATION FORM				**Date**	**12 July 2023**
A request for a zoning certificate will only be processed after payment has been received. Ensure that the correct property descriptions are indicated.					
Erf No	**N/A**	**Town**	**Stellenbosch**	**Suburb**	**Kayamandi**
Farm No	**183**	**Farm Portion**	**N/A**	**Nearest Town**	
Physical or Street Address of Property	**Northern Extension Housing Development**			**Property / Business Name or Known as**	**Zutari**
Applicant Name	**Rudolf Schröder**			**Applicant Contact Number**	**083 390 6963**
Applicant Email Address	**Rudolf.Schroder@zutari.com**			**VAT no:**	

Is the zoning certificate required for a business license	**YES**	☒ **NO**
Is the zoning certificate required for a liquor license	**YES**	☒ **NO**

If yes, please attach:
(a) completed business license application form, indicating the purpose of the license
(b) layout plan of premises (where applicable)

If no, please provide reason why a zoning certificate is required	**To confirm current zoning in support of a Land use Planning application**

INDICATE WHICH OF THE FOLLOWING DOCUMENTATION IS ATTACHED TO THE ZONING CERTIFICATE APPLICATION	**APPLICANT TO INDICATE**		**CUSTOMER INTERFACE VERIFY ☑***
	YES	**NO**	
1. Completed business license application form, indicating the purpose of the license (where applicable)		✘	
2. Layout plan for premises (where applicable)	✘		

SIGNED BY APPLICANT	CRSchröder
VERIFIED & SIGNED BY CUSTOMER INTERFACE OFFICER	

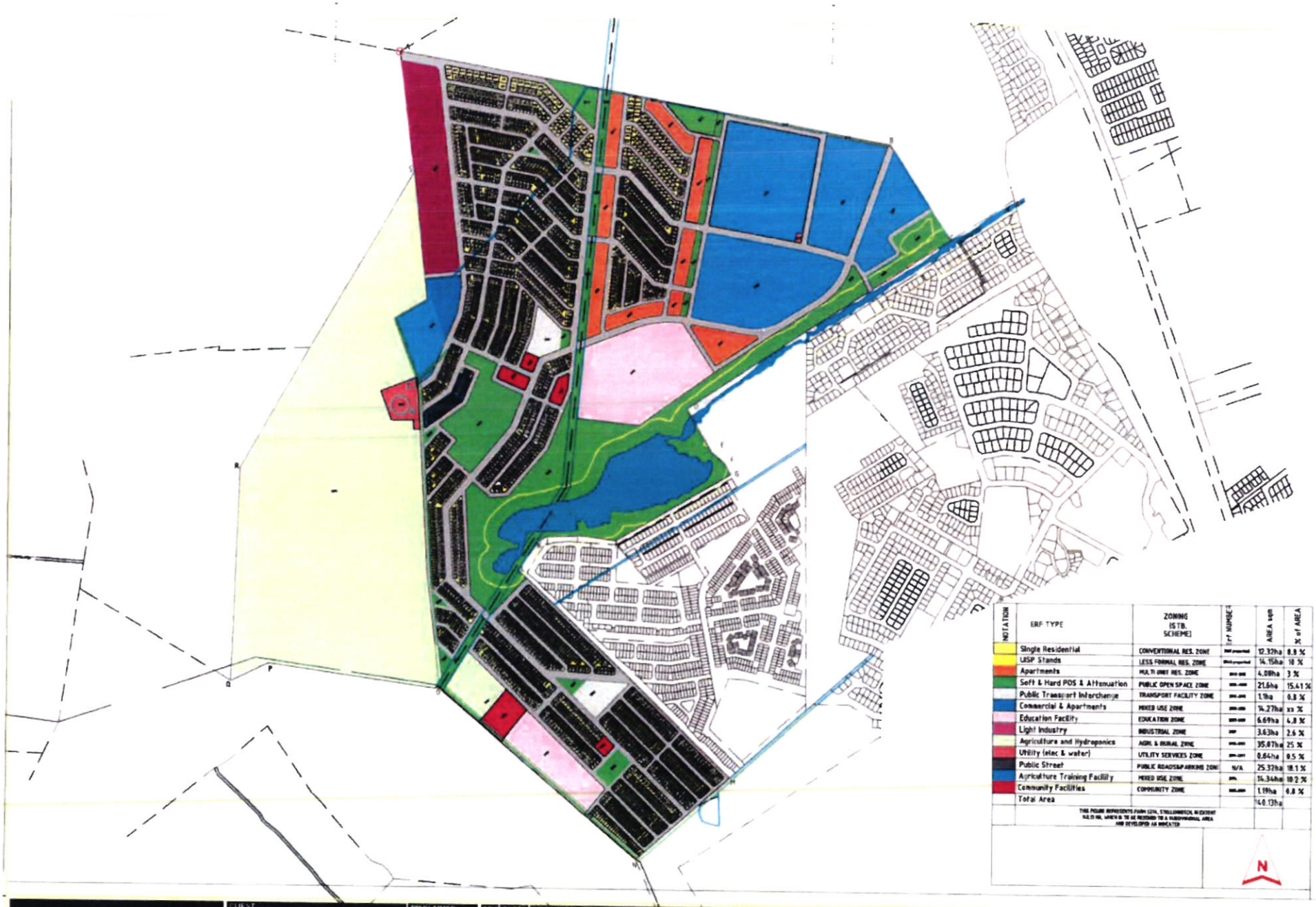
Verification only of the documentation attached and not the completeness or correctness of that documentation.

BANKING DETAILS

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

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

20 JUL 2023



NOTATION	ERF TYPE	ZONING (STB. SCHEME)	Erf NUMBER	AREA sqm	% of AREA
	Single Residential	CONVENTIONAL RES. ZONE	[illegible]	12.32ha	8.9 %
	USP Stands	LESS FORMAL RES. ZONE	[illegible]	14.15ha	10 %
	Apartments	MULTI UNIT RES. ZONE	[illegible]	4.08ha	3 %
	Soft & Hard POS & Attenuation	PUBLIC OPEN SPACE ZONE	[illegible]	21.6ha	15.41 %
	Public Transport Interchange	TRANSPORT FACILITY ZONE	[illegible]	1.1ha	0.8 %
	Comaercial & Apartments	MIXED USE ZONE	[illegible]	14.27ha	xx %
	Education Facility	EDUCATION ZONE	[illegible]	6.69ha	4.8 %
	Light Industry	INDUSTRIAL ZONE	[illegible]	3.63ha	2.6 %
	Agriculture and Hydroponics	AGRI. & RURAL ZONE	[illegible]	35.87ha	25 %
	Utility (elec & water)	UTILITY SERVICES ZONE	[illegible]	0.64ha	0.5 %
	Public Street	PUBLIC ROADS&PARKING ZONE	N/A	25.32ha	18.1 %
	Agriculture Training Facility	MIXED USE ZONE	[illegible]	14.34ha	10.2 %
	Community Facilities	COMMUNITY ZONE	[illegible]	1.19ha	0.8 %
	Total Area			140.13ha	

THE FIGURE REPRESENTS FARM 527/4, STELLENBOSCH, IN EXTENT 140.13 HA, WHICH IS TO BE REZONED TO A MIXED/ORIGINAL AREA AND DEVELOPED AS INDICATED

N

ZUTARI
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DISCLAIMER
IF CONSTRUCTION DRAWINGS ARE ISSUED UNSIGNED, THE MASTER WITH THE ORIGINAL SIGNATURE OF APPROVAL WILL BE HELD AT THE ZUTARI OFFICE OF THE APPROVER

REV	DATE	REVISION DETAILS	APPROVED
REV1	2023/09/20	NORTHERN EXTENSION HOUSING DEVELOPMENT LAND USES	R.S.

SCALE: N.T.S | SIZE: A3
DRAWN: AFB
DESIGNED: X
REVIEWED: R.S
APPROVED: APPSIGN | DATE: [illegible] | R.S.
STATUS1
STATUS2

PROJECT: FARM527/4 STELLENBOSCH
TITLE: NORTHERN_EXTENSION_DEVELOPMENT_FRAMEWORK
DRAWING No: 1001438 - [illegible] - [illegible] - [illegible] - 230630 - 1

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Our Ref : *183/5 S*
Contact person : *N Dafeti*
Contact no : *(021) 808 8640*
Date : *26 July 2023*

ZONING CERTIFICATE

Farm No. 183/5, Stellenbosch Division, Province of the Western Cape

1. ZONING SCHEME PROVISIONS APPLICABLE TO THE SUBJECT PROPERTY

In accordance with the Stellenbosch Zoning Scheme Bylaw 2019, the base zone allocated to the above property, is:

AGRICULTURE & RURAL ZONE

In terms of the provisions of the said Bylaw, this base zone may provide for the following Primary, Additional and Consent land uses:

PRIMARY USES PERMITTED	ADDITIONAL USES (Technical approval) Land development requiring technical approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015	CONSENT USE (APPLICATION REQUIRED) Land development requiring approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015
Agricultural building (≤2000m²) Agriculture Dwelling house Forestry Natural environment Occasional use (one event/year) Private road Polytunnel (≤2000m²) Second dwelling Employee housing (one unit)	Agricultural building (>2000m²) Agricultural industry (<2000m²) Bed and breakfast establishment Employee housing (exceeding one unit) Guest house Home day care centre Home occupation practice Polytunnel (≥2001m² and ≤5000m²) Rooftop base telecommunication station Tourist dwelling units Tourist facility (existing buildings)	Abattoir Additional dwelling units (max 4) Airfield Airstrip Agricultural industry (≥2000m²) Camping site Day care centre Freestanding base telecommunication station Helicopter landing pad Intensive feed farming Kennel Market Occasional use (>one event/year) Plant nursery Polytunnel (>5000m²) Renewable energy structure Service trade Tourist accommodation establishment Tourist facility (new buildings or exceeding threshold) Any additional use exceeding the threshold set out in this chapter

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www.stellenbosch.gov.za

2. PERMITTED LAND USES ATTACHED TO THE SUBJECT PROPERTY

a) The land uses which are permitted on the subject property in accordance with the zoning provisions and the approvals granted and on record, are the following:

All primary land uses as per zoning scheme Bylaw.

3. Land Use Restrictions

The above land uses are subject to various definitions, development parameters and restrictions contained in the applicable zoning scheme, a copy of which is available on the Stellenbosch Municipality website at https://stellenbosch.gov.za/planning-portal/.

4. Status of the Zoning Certificate

a) A Zoning Certificate is not a legal mechanism to vest any land use rights and where there are any discrepancies between the zoning information contained in this certificate and any current Municipal decision on the permitted land use rights and any qualification thereon, such Municipal decision on the land use rights will override the contents of this zoning certificate.

b) The permitted land use rights attached to the subject property does not exempt the owner/occupier from compliance with any other statutory requirement which may be applicable to the subject property, inclusive of restrictive title deed conditions,

Director: Planning & Economic Development

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



Farm No. 183/5, Stellenbosch Division

Legend

Map Center: Lon: 18°50'15.5"E
Lat: 33°55'6.9"S

Scale: 1:9 028

Date created: July 26, 2023

Western Cape Government
Agriculture
FOR YOU

CHAPTER 20: AGRICULTURE AND RURAL ZONE

199. Zone name and designation on map

(1) The Agriculture and Rural zone may be referred to by the code (AR) and shall be indicated on the zoning map in pale green (Colour code 211,255,191).

200. Purpose of the zone

(1) The purpose of this zone is to make provision for:

(a) the protection and preservation of agricultural land, rural landscapes and biodiversity;

(b) use of land for purposes of bona fide agricultural production or conservation;

(c) buildings and structures which may be erected for reasonable and normal agricultural purposes;

(d) a limited range of other ancillary uses which may take place on agricultural land units, either as additional rights or with the consent of the Municipality and which provides for more intensive agricultural use, agricultural industry or tourism which has the objective of creating variety, ensuring sustainability and providing diversified income to land owners, without adversely impacting on the primary use of the land unit for agricultural purposes.

201. Land use within this zone

(1) The following land uses are permitted in this zone:

Primary Uses	Additional Uses (not exceeding threshold in this chapter and subject to technical approval)	Consent Uses (Application required)
• Agricultural building (≤2000m²) • Agriculture • Dwelling house • Forestry • Natural environment • Occasional use (one event/year) • Private road • Polytunnel (≤2000m²) • Second dwelling • Employee housing (one unit)	• Agricultural building (>2000m²) • Agricultural industry (<2000m²) • Bed and breakfast establishment • Employee housing (exceeding one unit) • Guest house • Home day care centre • Home occupation practice • Polytunnel (≥2001m² and ≤5000m²) • Rooftop base telecommunication station • Tourist dwelling units • Tourist facility (existing buildings)	• Abattoir • Additional dwelling units (max 4) • Airfield • Airstrip • Agricultural industry (≥2000m²) • Camping site • Day care centre • Freestanding base telecommunication station • Helicopter landing pad • Intensive feed farming • Kennel • Market • Occasional use (> one event/year) • Plant nursery • Polytunnel (>5000m²) • Renewable energy structure • Service trade • Tourist accommodation establishment • Tourist facility (new buildings or exceeding threshold) • Any additional use exceeding the threshold set out in this chapter

(2) One or more of the abovementioned primary uses are permitted on a land unit at the same time.

(3) After the commencement of this Scheme, and prior to the erection of any new buildings or alterations to existing buildings or the conversion of any existing buildings to a new land use, a site development plan shall be submitted in accordance with section 216 for a land unit.

(4) A technical approval for an additional use shall not be issued in terms of section 13(8)(f) unless all the applicable parameters for that use in the relevant section is complied with. Any deviation from these parameters requires a consent use application in terms of Planning Law.

(5) Portions of buildings or land in this zone may not be registered separately by sectional title.

202. Agricultural buildings

(1) Agricultural buildings which are directly related to the agricultural activities on a land unit may be erected, provided that where the coverage of any one building exceeds 2000m², an application for technical approval for an additional use shall be made in terms of section 13.

(2) The number of agricultural buildings on a land unit is not limited provided that all buildings are reasonably connected to the main farming activity.

(3) Should agricultural buildings on one land unit serve a farm which consists of more than one land unit, the Municipality may, in their sole opinion, require that land units be notarially tied to prevent the separate sale thereof, before approving the building plan on a specific land unit.

203. Agricultural industry

(1) At least 50% of the produce used in an agricultural industry shall be grown or produced on the particular farm on which the agricultural industry is located.

(2) Where the total area used for the agricultural industry on a land unit, including all storage, parking, loading and associated circulation space for the activity, is less than 2000m²[7], agricultural industry buildings may be erected provided that the Municipality has granted an application for technical approval for an additional use in terms of section 13.

(3) A consent use application is required where the total area used for the agricultural industry on a land unit, including all storage, parking, loading and associated circulation space exceeds 2000m².

(4) The Municipality may require information about produce, yields and production capacity to confirm the scale of the proposed building is commensurate with the farming activities on the land unit or farm concerned.

(5) The agricultural industry shall remain subservient to the agricultural activities on the land unit or farm.

(6) Other farm owners in the surrounding area may supply produce to the agricultural industry provided that the definition is complied with.

(7) An agricultural industry may not be subdivided, alienated via a registered lease, or sectionalised.

(8) Should agricultural industry buildings on one land unit serve a farm which consists of more than one land unit, the Municipality may, in their sole opinion, require that land units be notarially tied to prevent the separate sale thereof, before approving the building plan on a specific land unit.

204. Dwelling house, second dwelling and additional dwellings

(1) One dwelling house and one second dwelling shall be permitted on any land unit as a primary right.

[7] It should be noted that NEMA requires a basic assessment for agricultural industries of 2000m² or more in extent which are located outside industrial areas (refer Regulations 327 Reg 8 April 2017).

(2) On land units exceeding 20ha in size, the Municipality may grant its consent for additional dwelling units at a rate of one additional dwelling unit per every 10ha exceeding the 20ha threshold, up to a maximum of four additional dwelling units, as set out in the definitions. This parameter may not be deviated or departed from.

(3) Each dwelling house, second dwelling or additional dwelling unit may be occupied by no more than one family as defined or may be used in a manner permitted as additional uses or consent uses if approved by the Municipality, and the same conditions as set out in Chapter 7 for bed and breakfast establishment, home day care centre and home occupation practice shall apply.

(4) The maximum building development parameters are indicated in section (7): a main dwelling and second dwelling may not exceed a coverage of 600m^2 each whilst any additional dwelling is limited to a coverage of 120m^2 each. Coverage excludes garage, carport or outbuildings which are ordinarily associated to a dwelling house for one family.

205. Employee housing unit

(1) One employee housing dwelling unit shall be permitted on a land unit as a primary right.

(2) The Municipality may grant its further technical approval for additional employee housing units, provided that it is satisfied that the owner has provided sufficient proof that the additional employee housing units are for *bona fide* employees associated with activities on the land unit.

(3) An employee housing unit may only be used for the accommodation of one family as defined, unless another use thereof has been approved by the Municipality.

(4) One of the occupants of each of the employee housing units shall be permanently employed in connection with the farming activities on the farm concerned.

(5) The maximum building development parameters are indicated in section (7): each employee housing unit may not exceed a coverage of 120 m^2. Coverage excludes garage, carport or outbuildings which are ordinarily associated to a dwelling house for one family

(6) Construction of new employee housing units shall be refused where employee housing units on the land unit were, in the past, converted to other land uses, unless the Municipality is satisfied that such approval will not result in creeping development footprint which exceed the overall development extent intended for a land unit or will lead to an erosion of agriculture as the primary land use on the property.

(7) Should employee housing on one land unit serve a farm which consists of more than one land unit, the Municipality may, in their sole opinion, require that land units be notarially tied to prevent the separate sale thereof, before approving the building plan on a specific land unit.

206. Home occupation and home day care as additional uses

(1) A home occupation or home day care establishment may only be conducted from the approved main dwelling house or the second dwelling on the land unit and the proprietor shall reside in a main dwelling or second dwelling on the land unit. The same parameters as set out in section 51 shall apply to a home occupation or home day care establishment in this zone.

207. Bed and breakfast, guest house, tourist dwelling unit as additional use in this zone

(1) The total number of guest bedrooms in a bed and breakfast, guest house and tourist dwelling unit as a combined additional use on a land unit may not exceed 7 bedrooms or 14 people[8] in total per land unit.

(2) A bed and breakfast establishment may only be conducted from the approved main house or the second dwelling where the proprietor shall reside in either of these two buildings. The same parameters as section 51 shall apply to a bed and breakfast in this zone, except the maximum number of rooms permitted is subject to the overall threshold for guest accommodation in this zone.

(3) A guest house and/or tourist dwelling unit accommodation, when conducted as additional uses, may only be conducted from one or more approved dwelling units on the land unit.

(4) Guest accommodation, when conducted as additional uses, may only be undertaken as an additional use on a land unit where the primary use of the property remains cultivation, keeping of animals or any other bona fide agricultural or natural environment use, unless otherwise approved by the Municipality. The guest accommodation shall always remain subservient to the primary agricultural activities and shall not interfere with the agricultural or natural environment land uses on the property. If the land unit ceases to be used for agricultural or natural environment activities, the Municipality may instruct the owner to also cease the guest accommodation activity.

(5) A guest house, bed and breakfast, or tourist dwelling unit in this zone may not include meeting or beauty treatment rooms or a wellness centre unless the Municipality's consent has been obtained for these land uses.

(6) The Municipality may grant a consent use for a greater number of bedrooms to be used for a guest house, tourist dwelling unit or bed and breakfast, provided that these activities shall remain confined to the approved dwelling units on the land unit and the number of additional dwellings may not exceed the number permitted by means of the definition of "additional dwellings".

(7) When approving such an application the Municipality shall impose a restriction on the number of bedrooms which may be used in connection with the activity and any future expansions or alterations will require further consent.

208. Tourist accommodation and hotel in this zone

(1) When the number or scale of buildings, in which accommodation for transient guests is provided, exceed the maximum number or scale of dwelling houses and additional dwelling houses permitted on a land unit, or if other buildings, which are not the approved main dwelling house, second dwelling house or additional dwellings units, are converted to transient guest accommodation, the activity shall be classified either as a tourist accommodation establishment or a hotel, depending on the type of accommodation and the ancillary uses.

(2) A tourist accommodation establishment or hotel is a consent use in this zone.

(3) When considering a consent use application, the Municipality shall adhere to the assessment criteria and other requirements set out in section 213.

[8] Note: "Less than 15 people" per land unit is the threshold set in National Environmental Management Act (NEMA) regulations for all guest accommodation facilities outside the urban edge below which basic assessment is not required (unless within 5km of a proclaimed national park). It is regarded as an appropriate general threshold for guest accommodation permitted as an additional use right on a farm land unit since the impact (from a land use management perspective) is regarded to be small and the activity will not have an adverse impact on agricultural activities, when curtailed to existing buildings. It should however be noted that guest accommodation outside the urban edge, but within protected areas, within 10km of a national park or world heritage site, or 5km from any other protected area or from the core of a biosphere reserve triggers a NEMA basic assessment.

209. Tourist facilities in this zone

(1) The parameters in this section shall apply to all tourist facilities on a land unit which are conducted as an additional use in this zone.

(2) A technical approval for additional uses shall not be issued in terms of section 13(8)(f) unless all the applicable parameters in this section are complied with. Any deviation from these parameters requires a consent use application in terms of Planning Law.

(3) Tourist facilities in this zone may only be undertaken from a land unit where the primary use of the land unit is *bona fide* agriculture or natural environment or a combination of these uses and where the proposed activity is subservient to the primary land use on the farm.

(4) Tourist facilities which are additional uses, and which require buildings to operate from, may only be undertaken from existing approved buildings on the land unit which are no longer utilised for their original purpose, provided the Municipality may approve internal alterations and minor additions to these buildings within the parameters of this Scheme. Building plans must be submitted and approved prior to converting existing buildings to tourist facilities.

(5) New buildings for tourist facilities require a consent use application in terms of Planning Law.

(6) The total coverage of all buildings plus any external use areas which are used for tourist facilities (excluding parking areas) as an additional use, including the area which is used for manufacturing as envisaged in subsection (8), shall not exceed 250m^2 for the entire land unit, of which:

(a) the total coverage of buildings plus external use areas of all shops in a tourist facility as provided for in subsection (7) may not exceed a total of 120m^2 and this is a sub-limit of the overall limit for tourist facilities;

(b) the coverage plus external use areas used for the making and manufacturing of products as provided for in subsection (8) may not exceed a total of 50m^2 and this is a sub-limit of the overall limit for tourist facilities. This sub-limit may not be exceeded through application for consent use, nor may it be departed from;

(c) the total land area for market stalls may not exceed 120m^2 and this is a sub-limit of the overall limit for tourist facilities.

(7) Shops in a tourist facility, which may include a market, farm stall, farm shop, point of sale, deli, may sell goods which are produced or grown on the farm, or goods from elsewhere, provided that at least 50% of the floor space of the shop shall be dedicated to the display and sale of goods produced or grown on the farm.

(8) Tourist facilities may include an area for the brewing or manufacturing of beverages, cooking or baking of food, making of arts, craft, clothing or articles, where the raw materials used in such activity is not necessarily grown or farmed on the land unit concerned, provided the following conditions are adhered:

(a) the activity shall be undertaken or managed by the owner of the farm or one of their relatives, or a full-time employee of the farm or one of their relatives;

(b) such goods may be sold in the tourist facility on the property, or elsewhere.

(7) The site development plan together with any conditions as approved by the Municipality shall constitute the development rules for the activity and any expansion, alteration or relocation will require a further application in terms of this Scheme.

(8) The Municipality may impose any conditions required to mitigate the potential impact.

(9) Tourist facilities may not have an adverse impact on surrounding properties, in respect of, but not limited to, noise, traffic congestion, pollution, emissions or the gathering of large numbers of people, or the presence of people hindering agriculture e.g. during spraying season, nor may the tourist activities have an adverse impact on any *bona fide* agricultural activities on the farm itself or on neighbouring properties.

(10) The Municipality may, at any time after the commencement of the activity impose additional conditions to mitigate adverse impacts or it may instruct the owner that the activity shall cease, and the Municipality shall issue a compliance notice in accordance with the Municipal Planning By-law.

(11) Tourist facilities which exceed the maximum thresholds or any of the conditions or provisions in this section shall require a consent use application, unless the specifically prohibited in this section, and the Municipality may only grant such consent if it is satisfied that the objectives of the Agriculture and Rural zone will not be undermined by such approval.

210. Polytunnels in this zone

(1) For polytunnels, which for the purposes of this section also include agricultural shade netting, the following provisions apply: -

(a) up to 2000m^2 coverage per land unit are permitted as a primary use provided that it is indicated on an overall site development plan for the farm submitted to the Municipality in accordance with section 216 prior to erection thereof;

(b) between 2001m^2 and 5000m^2 coverage per land unit is permitted with the technical approval of the Municipality, subject to a more detailed and location-specific site development plan, as may be required by the Municipality;

(c) exceeding 5000m^2 [9]coverage on a land unit requires a consent use application to be submitted and approved by the Municipality.

(2) When assessing an application for technical approval or consent use for polytunnels, the Municipality shall take cognisance of the importance of agriculture and food security and strive to approve applications forthwith if proposals address concerns of adverse impacts on visual, cultural and heritage amenity and addresses all technical requirements.

(3) The Municipality may require proposals to be amended, in the form of repositioning, screening and any other measures which may address negative adverse impacts.

(4) The Municipality may also impose measures and conditions related to decommissioning as set out in section 24 of this Scheme.

211. Mining as a temporary departure in Agriculture and Rural Zone

(1) The Municipality may grant a departure in this zone to use land for the purposes of mining on a temporary basis.

(2) Notwithstanding section 18(1)(b) of the Stellenbosch Land Use Planning By-law, the period for which a mine may operate shall be linked to the life expectancy of the mine and may exceed a period of 5 years.

(3) The Municipality shall impose conditions relating to the period of validity, other operational requirements, as well as future rehabilitation of the mine after closure, as provided for in section 24 of this Scheme.

212. Rooftop and freestanding base telecommunication stations

(1) A rooftop base telecommunication station in this zone is an additional use and a freestanding base telecommunication station may only be erected if consent use is approved by the Municipality.

(2) A rooftop base telecommunication station antennae may not extend more than 3 meters in height above the part of the building that it is attached to unless otherwise approved by the Municipality when granting a technical approval.

[9] It must be noted that The National Heritage Resources Act (no 25 of 1999) requires a NID to be submitted for any activity that will change the character of a site **exceeding 5000m^2 in area**.

(3) Any base station attached to the antennae shall be accommodated within the envelope of the building itself or inside its roof structure and shall not be visible from a public road, unless otherwise approved by the Municipality when granting a technical approval.

(4) The mast of a freestanding base telecommunication station may not extend more than 30 meters in height above existing ground level.

(5) The height of any structures and buildings associated with a freestanding base telecommunication station (excluding the masts) may not exceed 1 storey unless otherwise approved by the Municipality when granting its consent.

(6) The Municipality may request that a pre-electromagnetic radiation test be commissioned to accompany the application.

(7) The Municipality may require appropriate context-specific screening to mitigate the impact of such infrastructure.

213. Consent uses in Agriculture and Rural Zone

(1) Prior to approving a consent use application for the conversion of any existing buildings on a land unit in this zone, the Municipality shall require a site development plan to be submitted in accordance with the requirements in section 216.

(2) When approving new consent uses the Municipality shall have regard for the objectives of the zone namely the preservation of agricultural land and the continued use of farm land for agriculture.

(3) The scale of the individual buildings used for consent uses shall remain in keeping with the character of buildings on the land unit, the character of the area and non-agricultural land uses may not dominate the farm activities or buildings form.

(4) A consent use application for an abattoir, airstrip, meeting facilities associated with a guest house, day care centre, helicopter landing pad, hotel, outdoor sport, tourist accommodation establishment and tourist facilities which exceed the threshold may only be approved if the Municipality is satisfied that the use is subservient to the primary use of bona fide agriculture or natural environment or combination of these two primary uses.

(5) These consent uses may only be undertaken from a land unit where the primary use of the land unit is bona fide agriculture/and or natural environment and where the proposed activity is subservient to these two primary land use activities on the land unit.

(6) If agriculture or natural environment use is not conducted from the farm, or if agriculture or natural environment use ceases to be practiced on the land unit, a rezoning is required before non-agricultural consent uses may be exercised.

(7) As far as possible, the consent uses should be undertaken from existing buildings on the property which are no longer utilised for their original purpose, and the Municipality may approve internal alterations and additions to these buildings within the parameters of this Scheme.

(8) New buildings may only be approved if the Municipality is satisfied that there are no other suitable unused buildings on the land unit which can be used for this purpose, or where the location or configuration of existing buildings are obviously unsuitable or undesirable for the proposed use, or where the proposed new buildings are significantly more desirable given the purpose of the Agriculture and Rural zone.

(9) The coverage or floor area of each approved consent use on the land unit shall be recorded on the farm's site development plan, and the Municipality may limit the floor area or coverage of each particular land use or the total floor area or coverage that may be used for consent uses.

214. Building development parameters in this zone

(1) The following building lines, height, and floor area or coverage thresholds shall apply to buildings and activities within this zone:

Building type	BUILDING LINES (m) Street & common boundaries (incl. ROW servitudes)	HEIGHT (Storeys)	PRIMARY USE Maximum Coverage Threshold	ADDITIONAL USE (SDP) Maximum Coverage Threshold	CONSENT USE Maximum Coverage
Accommodation and dwellings in this zone					
Dwelling house and second dwelling-house (excluding outbuildings, carport or garage)	5m	2 storeys	600m² each		
Additional dwelling houses (excluding outbuildings, carport or garage): Max 4 dwelling units (1 unit/10ha for land units larger than 20ha)	5m	1 storey			120m² each
Guest house, bed & breakfast & tourist dwelling units: in existing approved dwellings	In existing approved dwelling houses (as per above)			Max 7 bedrooms	As approved by Municipality
Tourist facilities					
Tourist facilities: overall max limit including outdoor areas used but excluding parking.	5m	1 storey		250m²	As approved by Municipality
-Shop in tourist facility sub-limit				120m²	
-Manufacture and craft workshop sub-limit				50m²	
Other Agricultural buildings					
Employee housing unit (excluding outbuildings, carport or garage)	5m	1 storey	120m²	As approved by Municipality	
Agricultural buildings	5m	3 storeys	No overall limit on land unit	Any one building > 2000m²	
Agricultural industry, including outdoor parking and loading areas	5m	3 storeys	n/a	<2000m²	≥2000m²
Polytunnels; including shade netting	5m	1 storey	≤2000m²	≤2001m² to 5000m²	>5000m²

(2) The general development parameters as set out in Chapter 5 of this Scheme, shall, where applicable, be complied with.

215. Boundary walls and fences parameters

(1) The height of any masonry wall, excluding the entrance structure and columns, may not exceed 1 meter.

(2) A fence comprising of only wire or steel palisade (painted charcoal, black or dark green) may not exceed 2,1 meters.

(3) No brick piers shall be permitted in wire or steel palisade fences and only the entrance gate structure may be of solid brick structures which shall not be higher than 3,5 meters for a maximum distance of 10 meters on both sides of the entrance gate.

(4) The general development parameters relating to boundary walls and fences in section 23 shall also apply.

216. Site development plan

(1) A site development plan shall be required by the Municipality for any new development or change of land uses in existing buildings in this zone.

(2) An owner of land zoned Agriculture and Rural may submit a site development plan for a farm, as described in subsection (2) even if no new development is intended, at any time after the commencement of this Scheme, and shall do so prior to, or at the same time as, an application is submitted in terms of this Scheme or when a building plan for new buildings is submitted to the Municipality, or when an existing building is converted to another use.

(3) The purpose of the farm site development plan submitted in terms of subsection (1) and (2) is to indicate all existing buildings and their land uses, cultivated areas, grazing areas, uncultivated areas, dams, rivers, natural veld and critical biodiversity areas on a plan to provide an overview of the extent of land use activities on the land unit, and to enable the Municipality to evaluate the compliance of any new land use or building proposals.

(4) Any existing activity which is indicated on the overall farm site development plan shall be clearly marked as either an existing primary use, a non-conforming land use/building or previously approved consent use or departure, as the case may be, and the proof of such approval or lawfulness (application number, building plan number or letter of approval, or any other relevant documentary proof) may be requested by the Municipality and must then be supplied by the applicant.

(5) The plan may also show future intended activities which shall be clearly marked as future primary, additional or consent uses. The plan can either be accompanied by the necessary planning application for the additional or consent uses, or these shall be clearly marked as un-approved uses for future application.

(6) None of the future activities which require approval in terms of this Scheme are approved by their inclusion on this plan until the relevant planning application is concluded.

(7) The plan may be updated and amended by the owner from time to time, when the need arises, and shall be updated each time a new building plan or application in terms of Planning Law or this Scheme is submitted.

(8) The farm site development plan does not require notification to neighbours, unless it accompanies an application in terms of Planning Law, in which case the required procedures will apply.

(9) An amended farm site development plan shall accompany any application for an additional or consent use indicating the extent and location of the proposed activity in relation to the overall farm land uses.

(10) Apart from the farm site development plan the Municipality shall also require a more detailed site development plan for the specific additional use or consent use which will serve as the development parameters for the approved use, once approved.

(11) An approved overall farm site development plan shall not lapse unless replaced by a new farm site development plan.

217. Construction environmental management plan

(1) The Municipality may require that a construction environmental management plan is submitted for approval prior to building plan approval for the construction of new buildings in this zone.

218. Engineering services

(1) At building plan approval, the Municipality may impose conditions related to the provision of off-the-grid engineering services in instances where municipal engineering services are not available to a proposed development. Such services shall be provided at the cost of the owner and to the satisfaction of the Municipality.

219. Development charges in this zone

(1) A development charge is payable in terms of section 20 in instances where a building plan is submitted to utilise intensified primary development rights which came into operation as a result of this Scheme.

(2) The Municipality shall, prior to approval of such a building plan, determine the extent of such additional rights and calculate the required levy, which shall be paid by the land owner prior to the approval of said building plan.

(3) The Municipality may impose development charges for any additional use or consent use application in accordance with Planning Law.

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Our Ref : *183/23 S*
Contact person : *N Dafeti*
Contact no : *(021) 808 8640*
Date : *27 July 2023*

ZONING CERTIFICATE

Farm No. 183/23, Stellenbosch Division, Province of the Western Cape

1. ZONING SCHEME PROVISIONS APPLICABLE TO THE SUBJECT PROPERTY

In accordance with the Stellenbosch Zoning Scheme Bylaw 2019, the base zone allocated to the above property, is:

AGRICULTURE & RURAL ZONE

In terms of the provisions of the said Bylaw, this base zone may provide for the following Primary, Additional and Consent land uses:

PRIMARY USES PERMITTED	ADDITIONAL USES (Technical approval) Land development requiring technical approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015	CONSENT USE (APPLICATION REQUIRED) Land development requiring approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015
Agricultural building (≤2000m²) Agriculture Dwelling house Forestry Natural environment Occasional use (one event/year) Private road Polytunnel (≤2000m²) Second dwelling Employee housing (one unit)	Agricultural building (>2000m²) Agricultural industry (<2000m²) Bed and breakfast establishment Employee housing (exceeding one unit) Guest house Home day care centre Home occupation practice Polytunnel (≥2001m² and ≤5000m²) Rooftop base telecommunication station Tourist dwelling units Tourist facility (existing buildings)	Abattoir Additional dwelling units (max 4) Airfield Airstrip Agricultural industry (≥2000m²) Camping site Day care centre Freestanding base telecommunication station Helicopter landing pad Intensive feed farming Kennel Market Occasional use (>one event/year) Plant nursery Polytunnel (>5000m²) Renewable energy structure Service trade Tourist accommodation establishment Tourist facility (new buildings or exceeding threshold) Any additional use exceeding the threshold set out in this chapter

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www.stellenbosch.gov.za

2. PERMITTED LAND USES ATTACHED TO THE SUBJECT PROPERTY

a) The land uses which are permitted on the subject property in accordance with the zoning provisions and the approvals granted and on record, are the following:

All primary land uses as per zoning scheme Bylaw.

3. Land Use Restrictions

The above land uses are subject to various definitions, development parameters and restrictions contained in the applicable zoning scheme, a copy of which is available on the Stellenbosch Municipality website at https://stellenbosch.gov.za/planning-portal/.

4. Status of the Zoning Certificate

a) A Zoning Certificate is not a legal mechanism to vest any land use rights and where there are any discrepancies between the zoning information contained in this certificate and any current Municipal decision on the permitted land use rights and any qualification thereon, such Municipal decision on the land use rights will override the contents of this zoning certificate.

b) The permitted land use rights attached to the subject property does not exempt the owner/occupier from compliance with any other statutory requirement which may be applicable to the subject property, inclusive of restrictive title deed conditions,

pp **Director: Planning & Economic Development**

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Farm No.183/23, Stellenbosch Division

Legend

Map Center: Lon: 18°50'3.9"E
Lat: 33°54'49.1"S

Scale: 1:9 028

Date created: July 27, 2023

Western Cape Government
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Agriculture

CHAPTER 20: AGRICULTURE AND RURAL ZONE

199. Zone name and designation on map

(1) The Agriculture and Rural zone may be referred to by the code (AR) and shall be indicated on the zoning map in pale green (Colour code 211,255,191).

200. Purpose of the zone

(1) The purpose of this zone is to make provision for:

(a) the protection and preservation of agricultural land, rural landscapes and biodiversity;

(b) use of land for purposes of bona fide agricultural production or conservation;

(c) buildings and structures which may be erected for reasonable and normal agricultural purposes;

(d) a limited range of other ancillary uses which may take place on agricultural land units, either as additional rights or with the consent of the Municipality and which provides for more intensive agricultural use, agricultural industry or tourism which has the objective of creating variety, ensuring sustainability and providing diversified income to land owners, without adversely impacting on the primary use of the land unit for agricultural purposes.

201. Land use within this zone

(1) The following land uses are permitted in this zone:

Primary Uses	Additional Uses (not exceeding threshold in this chapter and subject to technical approval)	Consent Uses (Application required)
• Agricultural building (≤2000m²) • Agriculture • Dwelling house • Forestry • Natural environment • Occasional use (one event/year) • Private road • Polytunnel (≤2000m²) • Second dwelling • Employee housing (one unit)	• Agricultural building (>2000m²) • Agricultural industry (<2000m²) • Bed and breakfast establishment • Employee housing (exceeding one unit) • Guest house • Home day care centre • Home occupation practice • Polytunnel (≥2001m² and ≤5000m²) • Rooftop base telecommunication station • Tourist dwelling units • Tourist facility (existing buildings)	• Abattoir • Additional dwelling units (max 4) • Airfield • Airstrip • Agricultural industry (≥2000m²) • Camping site • Day care centre • Freestanding base telecommunication station • Helicopter landing pad • Intensive feed farming • Kennel • Market • Occasional use (> one event/year) • Plant nursery • Polytunnel (>5000m²) • Renewable energy structure • Service trade • Tourist accommodation establishment • Tourist facility (new buildings or exceeding threshold) • Any additional use exceeding the threshold set out in this chapter

(2) One or more of the abovementioned primary uses are permitted on a land unit at the same time.

(3) After the commencement of this Scheme, and prior to the erection of any new buildings or alterations to existing buildings or the conversion of any existing buildings to a new land use, a site development plan shall be submitted in accordance with section 216 for a land unit.

(4) A technical approval for an additional use shall not be issued in terms of section 13(8)(f) unless all the applicable parameters for that use in the relevant section is complied with. Any deviation from these parameters requires a consent use application in terms of Planning Law.

(5) Portions of buildings or land in this zone may not be registered separately by sectional title.

202. Agricultural buildings

(1) Agricultural buildings which are directly related to the agricultural activities on a land unit may be erected, provided that where the coverage of any one building exceeds 2000m², an application for technical approval for an additional use shall be made in terms of section 13.

(2) The number of agricultural buildings on a land unit is not limited provided that all buildings are reasonably connected to the main farming activity.

(3) Should agricultural buildings on one land unit serve a farm which consists of more than one land unit, the Municipality may, in their sole opinion, require that land units be notarially tied to prevent the separate sale thereof, before approving the building plan on a specific land unit.

203. Agricultural industry

(1) At least 50% of the produce used in an agricultural industry shall be grown or produced on the particular farm on which the agricultural industry is located.

(2) Where the total area used for the agricultural industry on a land unit, including all storage, parking, loading and associated circulation space for the activity, is less than 2000m²[7], agricultural industry buildings may be erected provided that the Municipality has granted an application for technical approval for an additional use in terms of section 13.

(3) A consent use application is required where the total area used for the agricultural industry on a land unit, including all storage, parking, loading and associated circulation space exceeds 2000m².

(4) The Municipality may require information about produce, yields and production capacity to confirm the scale of the proposed building is commensurate with the farming activities on the land unit or farm concerned.

(5) The agricultural industry shall remain subservient to the agricultural activities on the land unit or farm.

(6) Other farm owners in the surrounding area may supply produce to the agricultural industry provided that the definition is complied with.

(7) An agricultural industry may not be subdivided, alienated via a registered lease, or sectionalised.

(8) Should agricultural industry buildings on one land unit serve a farm which consists of more than one land unit, the Municipality may, in their sole opinion, require that land units be notarially tied to prevent the separate sale thereof, before approving the building plan on a specific land unit.

204. Dwelling house, second dwelling and additional dwellings

(1) One dwelling house and one second dwelling shall be permitted on any land unit as a primary right.

[7] It should be noted that NEMA requires a basic assessment for agricultural industries of **2000m² or more** in extent which are located outside industrial areas (refer Regulations 327 Reg 8 April 2017).

(2) On land units exceeding 20ha in size, the Municipality may grant its consent for additional dwelling units at a rate of one additional dwelling unit per every 10ha exceeding the 20ha threshold, up to a maximum of four additional dwelling units, as set out in the definitions. This parameter may not be deviated or departed from.

(3) Each dwelling house, second dwelling or additional dwelling unit may be occupied by no more than one family as defined or may be used in a manner permitted as additional uses or consent uses if approved by the Municipality, and the same conditions as set out in Chapter 7 for bed and breakfast establishment, home day care centre and home occupation practice shall apply.

(4) The maximum building development parameters are indicated in section (7): a main dwelling and second dwelling may not exceed a coverage of 600m^2 each whilst any additional dwelling is limited to a coverage of 120m^2 each. Coverage excludes garage, carport or outbuildings which are ordinarily associated to a dwelling house for one family.

205. Employee housing unit

(1) One employee housing dwelling unit shall be permitted on a land unit as a primary right.

(2) The Municipality may grant its further technical approval for additional employee housing units, provided that it is satisfied that the owner has provided sufficient proof that the additional employee housing units are for *bona fide* employees associated with activities on the land unit.

(3) An employee housing unit may only be used for the accommodation of one family as defined, unless another use thereof has been approved by the Municipality.

(4) One of the occupants of each of the employee housing units shall be permanently employed in connection with the farming activities on the farm concerned.

(5) The maximum building development parameters are indicated in section (7): each employee housing unit may not exceed a coverage of 120 m^2. Coverage excludes garage, carport or outbuildings which are ordinarily associated to a dwelling house for one family

(6) Construction of new employee housing units shall be refused where employee housing units on the land unit were, in the past, converted to other land uses, unless the Municipality is satisfied that such approval will not result in creeping development footprint which exceed the overall development extent intended for a land unit or will lead to an erosion of agriculture as the primary land use on the property.

(7) Should employee housing on one land unit serve a farm which consists of more than one land unit, the Municipality may, in their sole opinion, require that land units be notarially tied to prevent the separate sale thereof, before approving the building plan on a specific land unit.

206. Home occupation and home day care as additional uses

(1) A home occupation or home day care establishment may only be conducted from the approved main dwelling house or the second dwelling on the land unit and the proprietor shall reside in a main dwelling or second dwelling on the land unit. The same parameters as set out in section 51 shall apply to a home occupation or home day care establishment in this zone.

207. Bed and breakfast, guest house, tourist dwelling unit as additional use in this zone

(1) The total number of guest bedrooms in a bed and breakfast, guest house and tourist dwelling unit as a combined additional use on a land unit may not exceed 7 bedrooms or 14 people[8] in total per land unit.

(2) A bed and breakfast establishment may only be conducted from the approved main house or the second dwelling where the proprietor shall reside in either of these two buildings. The same parameters as section 51 shall apply to a bed and breakfast in this zone, except the maximum number of rooms permitted is subject to the overall threshold for guest accommodation in this zone.

(3) A guest house and/or tourist dwelling unit accommodation, when conducted as additional uses, may only be conducted from one or more approved dwelling units on the land unit.

(4) Guest accommodation, when conducted as additional uses, may only be undertaken as an additional use on a land unit where the primary use of the property remains cultivation, keeping of animals or any other bona fide agricultural or natural environment use, unless otherwise approved by the Municipality. The guest accommodation shall always remain subservient to the primary agricultural activities and shall not interfere with the agricultural or natural environment land uses on the property. If the land unit ceases to be used for agricultural or natural environment activities, the Municipality may instruct the owner to also cease the guest accommodation activity.

(5) A guest house, bed and breakfast, or tourist dwelling unit in this zone may not include meeting or beauty treatment rooms or a wellness centre unless the Municipality's consent has been obtained for these land uses.

(6) The Municipality may grant a consent use for a greater number of bedrooms to be used for a guest house, tourist dwelling unit or bed and breakfast, provided that these activities shall remain confined to the approved dwelling units on the land unit and the number of additional dwellings may not exceed the number permitted by means of the definition of "additional dwellings".

(7) When approving such an application the Municipality shall impose a restriction on the number of bedrooms which may be used in connection with the activity and any future expansions or alterations will require further consent.

208. Tourist accommodation and hotel in this zone

(1) When the number or scale of buildings, in which accommodation for transient guests is provided, exceed the maximum number or scale of dwelling houses and additional dwelling houses permitted on a land unit, or if other buildings, which are not the approved main dwelling house, second dwelling house or additional dwellings units, are converted to transient guest accommodation, the activity shall be classified either as a tourist accommodation establishment or a hotel, depending on the type of accommodation and the ancillary uses.

(2) A tourist accommodation establishment or hotel is a consent use in this zone.

(3) When considering a consent use application, the Municipality shall adhere to the assessment criteria and other requirements set out in section 213.

[8] Note: "Less than 15 people" per land unit is the threshold set in National Environmental Management Act (NEMA) regulations for all guest accommodation facilities outside the urban edge below which basic assessment is not required (unless within 5km of a proclaimed national park). It is regarded as an appropriate general threshold for guest accommodation permitted as an additional use right on a farm land unit since the impact (from a land use management perspective) is regarded to be small and the activity will not have an adverse impact on agricultural activities, when curtailed to existing buildings. It should however be noted that guest accommodation outside the urban edge, but within protected areas, within 10km of a national park or world heritage site, or 5km from any other protected area or from the core of a biosphere reserve triggers a NEMA basic assessment.

209. Tourist facilities in this zone

(1) The parameters in this section shall apply to all tourist facilities on a land unit which are conducted as an additional use in this zone.

(2) A technical approval for additional uses shall not be issued in terms of section 13(8)(f) unless all the applicable parameters in this section are complied with. Any deviation from these parameters requires a consent use application in terms of Planning Law.

(3) Tourist facilities in this zone may only be undertaken from a land unit where the primary use of the land unit is *bona fide* agriculture or natural environment or a combination of these uses and where the proposed activity is subservient to the primary land use on the farm.

(4) Tourist facilities which are additional uses, and which require buildings to operate from, may only be undertaken from existing approved buildings on the land unit which are no longer utilised for their original purpose, provided the Municipality may approve internal alterations and minor additions to these buildings within the parameters of this Scheme. Building plans must be submitted and approved prior to converting existing buildings to tourist facilities.

(5) New buildings for tourist facilities require a consent use application in terms of Planning Law.

(6) The total coverage of all buildings plus any external use areas which are used for tourist facilities (excluding parking areas) as an additional use, including the area which is used for manufacturing as envisaged in subsection (8), shall not exceed 250m² for the entire land unit, of which:

(a) the total coverage of buildings plus external use areas of all shops in a tourist facility as provided for in subsection (7) may not exceed a total of 120m² and this is a sub-limit of the overall limit for tourist facilities;

(b) the coverage plus external use areas used for the making and manufacturing of products as provided for in subsection (8) may not exceed a total of 50m² and this is a sub-limit of the overall limit for tourist facilities. This sub-limit may not be exceeded through application for consent use, nor may it be departed from;

(c) the total land area for market stalls may not exceed 120m² and this is a sub-limit of the overall limit for tourist facilities.

(7) Shops in a tourist facility, which may include a market, farm stall, farm shop, point of sale, deli, may sell goods which are produced or grown on the farm, or goods from elsewhere, provided that at least 50% of the floor space of the shop shall be dedicated to the display and sale of goods produced or grown on the farm.

(8) Tourist facilities may include an area for the brewing or manufacturing of beverages, cooking or baking of food, making of arts, craft, clothing or articles, where the raw materials used in such activity is not necessarily grown or farmed on the land unit concerned, provided the following conditions are adhered:

(a) the activity shall be undertaken or managed by the owner of the farm or one of their relatives, or a full-time employee of the farm or one of their relatives;

(b) such goods may be sold in the tourist facility on the property, or elsewhere.

(7) The site development plan together with any conditions as approved by the Municipality shall constitute the development rules for the activity and any expansion, alteration or relocation will require a further application in terms of this Scheme.

(8) The Municipality may impose any conditions required to mitigate the potential impact.

(9) Tourist facilities may not have an adverse impact on surrounding properties, in respect of, but not limited to, noise, traffic congestion, pollution, emissions or the gathering of large numbers of people, or the presence of people hindering agriculture e.g. during spraying season, nor may the tourist activities have an adverse impact on any *bona fide* agricultural activities on the farm itself or on neighbouring properties.

(10) The Municipality may, at any time after the commencement of the activity impose additional conditions to mitigate adverse impacts or it may instruct the owner that the activity shall cease, and the Municipality shall issue a compliance notice in accordance with the Municipal Planning By-law.

(11) Tourist facilities which exceed the maximum thresholds or any of the conditions or provisions in this section shall require a consent use application, unless the specifically prohibited in this section, and the Municipality may only grant such consent if it is satisfied that the objectives of the Agriculture and Rural zone will not be undermined by such approval.

210. Polytunnels in this zone

(1) For polytunnels, which for the purposes of this section also include agricultural shade netting, the following provisions apply: -

(a) up to 2000m² coverage per land unit are permitted as a primary use provided that it is indicated on an overall site development plan for the farm submitted to the Municipality in accordance with section 216 prior to erection thereof;

(b) between 2001m² and 5000m² coverage per land unit is permitted with the technical approval of the Municipality, subject to a more detailed and location-specific site development plan, as may be required by the Municipality;

(c) exceeding 5000m² [9]coverage on a land unit requires a consent use application to be submitted and approved by the Municipality.

(2) When assessing an application for technical approval or consent use for polytunnels, the Municipality shall take cognisance of the importance of agriculture and food security and strive to approve applications forthwith if proposals address concerns of adverse impacts on visual, cultural and heritage amenity and addresses all technical requirements.

(3) The Municipality may require proposals to be amended, in the form of repositioning, screening and any other measures which may address negative adverse impacts.

(4) The Municipality may also impose measures and conditions related to decommissioning as set out in section 24 of this Scheme.

211. Mining as a temporary departure in Agriculture and Rural Zone

(1) The Municipality may grant a departure in this zone to use land for the purposes of mining on a temporary basis.

(2) Notwithstanding section 18(1)(b) of the Stellenbosch Land Use Planning By-law, the period for which a mine may operate shall be linked to the life expectancy of the mine and may exceed a period of 5 years.

(3) The Municipality shall impose conditions relating to the period of validity, other operational requirements, as well as future rehabilitation of the mine after closure, as provided for in section 24 of this Scheme.

212. Rooftop and freestanding base telecommunication stations

(1) A rooftop base telecommunication station in this zone is an additional use and a freestanding base telecommunication station may only be erected if consent use is approved by the Municipality.

(2) A rooftop base telecommunication station antennae may not extend more than 3 meters in height above the part of the building that it is attached to unless otherwise approved by the Municipality when granting a technical approval.

[9] It must be noted that The National Heritage Resources Act (no 25 of 1999) requires a NID to be submitted for any activity that will change the character of a site **exceeding 5000m² in area**.

(3) Any base station attached to the antennae shall be accommodated within the envelope of the building itself or inside its roof structure and shall not be visible from a public road, unless otherwise approved by the Municipality when granting a technical approval.

(4) The mast of a freestanding base telecommunication station may not extend more than 30 meters in height above existing ground level.

(5) The height of any structures and buildings associated with a freestanding base telecommunication station (excluding the masts) may not exceed 1 storey unless otherwise approved by the Municipality when granting its consent.

(6) The Municipality may request that a pre-electromagnetic radiation test be commissioned to accompany the application.

(7) The Municipality may require appropriate context-specific screening to mitigate the impact of such infrastructure.

213. Consent uses in Agriculture and Rural Zone

(1) Prior to approving a consent use application for the conversion of any existing buildings on a land unit in this zone, the Municipality shall require a site development plan to be submitted in accordance with the requirements in section 216.

(2) When approving new consent uses the Municipality shall have regard for the objectives of the zone namely the preservation of agricultural land and the continued use of farm land for agriculture.

(3) The scale of the individual buildings used for consent uses shall remain in keeping with the character of buildings on the land unit, the character of the area and non-agricultural land uses may not dominate the farm activities or buildings form.

(4) A consent use application for an abattoir, airstrip, meeting facilities associated with a guest house, day care centre, helicopter landing pad, hotel, outdoor sport, tourist accommodation establishment and tourist facilities which exceed the threshold may only be approved if the Municipality is satisfied that the use is subservient to the primary use of bona fide agriculture or natural environment or combination of these two primary uses.

(5) These consent uses may only be undertaken from a land unit where the primary use of the land unit is bona fide agriculture/and or natural environment and where the proposed activity is subservient to these two primary land use activities on the land unit.

(6) If agriculture or natural environment use is not conducted from the farm, or if agriculture or natural environment use ceases to be practiced on the land unit, a rezoning is required before non-agricultural consent uses may be exercised.

(7) As far as possible, the consent uses should be undertaken from existing buildings on the property which are no longer utilised for their original purpose, and the Municipality may approve internal alterations and additions to these buildings within the parameters of this Scheme.

(8) New buildings may only be approved if the Municipality is satisfied that there are no other suitable unused buildings on the land unit which can be used for this purpose, or where the location or configuration of existing buildings are obviously unsuitable or undesirable for the proposed use, or where the proposed new buildings are significantly more desirable given the purpose of the Agriculture and Rural zone.

(9) The coverage or floor area of each approved consent use on the land unit shall be recorded on the farm's site development plan, and the Municipality may limit the floor area or coverage of each particular land use or the total floor area or coverage that may be used for consent uses.

214. Building development parameters in this zone

(1) The following building lines, height, and floor area or coverage thresholds shall apply to buildings and activities within this zone:

Building type	BUILDING LINES (m) Street & common boundaries (incl. ROW servitudes)	HEIGHT (Storeys)	PRIMARY USE Maximum Coverage Threshold	ADDITIONAL USE (SDP) Maximum Coverage Threshold	CONSENT USE Maximum Coverage
Accommodation and dwellings in this zone					
Dwelling house and second dwelling-house (excluding outbuildings, carport or garage)	5m	2 storeys	600m² each		
Additional dwelling houses (excluding outbuildings, carport or garage): Max 4 dwelling units (1 unit/10ha for land units larger than 20ha)	5m	1 storey			120m² each
Guest house, bed & breakfast & tourist dwelling units: in existing approved dwellings	In existing approved dwelling houses (as per above)			Max 7 bedrooms	As approved by Municipality
Tourist facilities					
Tourist facilities: overall max limit including outdoor areas used but excluding parking.	5m	1 storey		250m²	As approved by Municipality
-Shop in tourist facility sub-limit				120m²	
-Manufacture and craft workshop sub-limit				50m²	
Other Agricultural buildings					
Employee housing unit (excluding outbuildings, carport or garage)	5m	1 storey	120m²	As approved by Municipality	
Agricultural buildings	5m	3 storeys	No overall limit on land unit	Any one building > 2000m²	
Agricultural industry, including outdoor parking and loading areas	5m	3 storeys	n/a	<2000m²	≥2000m²
Polytunnels; including shade netting	5m	1 storey	≤2000m²	≤2001m² to 5000m²	>5000m²

(2) The general development parameters as set out in Chapter 5 of this Scheme, shall, where applicable, be complied with.

215. Boundary walls and fences parameters

(1) The height of any masonry wall, excluding the entrance structure and columns, may not exceed 1 meter.

(2) A fence comprising of only wire or steel palisade (painted charcoal, black or dark green) may not exceed 2,1 meters.

(3) No brick piers shall be permitted in wire or steel palisade fences and only the entrance gate structure may be of solid brick structures which shall not be higher than 3,5 meters for a maximum distance of 10 meters on both sides of the entrance gate.

(4) The general development parameters relating to boundary walls and fences in section 23 shall also apply.

216. Site development plan

(1) A site development plan shall be required by the Municipality for any new development or change of land uses in existing buildings in this zone.

(2) An owner of land zoned Agriculture and Rural may submit a site development plan for a farm, as described in subsection (2) even if no new development is intended, at any time after the commencement of this Scheme, and shall do so prior to, or at the same time as, an application is submitted in terms of this Scheme or when a building plan for new buildings is submitted to the Municipality, or when an existing building is converted to another use.

(3) The purpose of the farm site development plan submitted in terms of subsection (1) and (2) is to indicate all existing buildings and their land uses, cultivated areas, grazing areas, uncultivated areas, dams, rivers, natural veld and critical biodiversity areas on a plan to provide an overview of the extent of land use activities on the land unit, and to enable the Municipality to evaluate the compliance of any new land use or building proposals.

(4) Any existing activity which is indicated on the overall farm site development plan shall be clearly marked as either an existing primary use, a non-conforming land use/building or previously approved consent use or departure, as the case may be, and the proof of such approval or lawfulness (application number, building plan number or letter of approval, or any other relevant documentary proof) may be requested by the Municipality and must then be supplied by the applicant.

(5) The plan may also show future intended activities which shall be clearly marked as future primary, additional or consent uses. The plan can either be accompanied by the necessary planning application for the additional or consent uses, or these shall be clearly marked as un-approved uses for future application.

(6) None of the future activities which require approval in terms of this Scheme are approved by their inclusion on this plan until the relevant planning application is concluded.

(7) The plan may be updated and amended by the owner from time to time, when the need arises, and shall be updated each time a new building plan or application in terms of Planning Law or this Scheme is submitted.

(8) The farm site development plan does not require notification to neighbours, unless it accompanies an application in terms of Planning Law, in which case the required procedures will apply.

(9) An amended farm site development plan shall accompany any application for an additional or consent use indicating the extent and location of the proposed activity in relation to the overall farm land uses.

(10) Apart from the farm site development plan the Municipality shall also require a more detailed site development plan for the specific additional use or consent use which will serve as the development parameters for the approved use, once approved.

(11) An approved overall farm site development plan shall not lapse unless replaced by a new farm site development plan.

217. Construction environmental management plan

(1) The Municipality may require that a construction environmental management plan is submitted for approval prior to building plan approval for the construction of new buildings in this zone.

218. Engineering services

(1) At building plan approval, the Municipality may impose conditions related to the provision of off-the-grid engineering services in instances where municipal engineering services are not available to a proposed development. Such services shall be provided at the cost of the owner and to the satisfaction of the Municipality.

219. Development charges in this zone

(1) A development charge is payable in terms of section 20 in instances where a building plan is submitted to utilise intensified primary development rights which came into operation as a result of this Scheme.

(2) The Municipality shall, prior to approval of such a building plan, determine the extent of such additional rights and calculate the required levy, which shall be paid by the land owner prior to the approval of said building plan.

(3) The Municipality may impose development charges for any additional use or consent use application in accordance with Planning Law.

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Our Ref : *183/36 S*
Contact person : *N Dafeti*
Contact no : *(021) 808 8640*
Date : *27 July 2023*

ZONING CERTIFICATE

Farm No. 183/36, Stellenbosch Division, Province of the Western Cape

1. ZONING SCHEME PROVISIONS APPLICABLE TO THE SUBJECT PROPERTY

In accordance with the Stellenbosch Zoning Scheme Bylaw 2019, the base zone allocated to the above property, is:

AGRICULTURE & RURAL ZONE

In terms of the provisions of the said Bylaw, this base zone may provide for the following Primary, Additional and Consent land uses:

PRIMARY USES PERMITTED	ADDITIONAL USES (Technical approval) Land development requiring technical approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015	CONSENT USE (APPLICATION REQUIRED) Land development requiring approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015
Agricultural building (≤2000m²) Agriculture Dwelling house Forestry Natural environment Occasional use (one event/year) Private road Polytunnel (≤2000m²) Second dwelling Employee housing (one unit)	Agricultural building (>2000m²) Agricultural industry (<2000m²) Bed and breakfast establishment Employee housing (exceeding one unit) Guest house Home day care centre Home occupation practice Polytunnel (≥2001m² and ≤5000m²) Rooftop base telecommunication station Tourist dwelling units Tourist facility (existing buildings)	Abattoir Additional dwelling units (max 4) Airfield Airstrip Agricultural industry (≥2000m²) Camping site Day care centre Freestanding base telecommunication station Helicopter landing pad Intensive feed farming Kennel Market Occasional use (>one event/year) Plant nursery Polytunnel (>5000m²) Renewable energy structure Service trade Tourist accommodation establishment Tourist facility (new buildings or exceeding threshold) Any additional use exceeding the threshold set out in this chapter

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

2. PERMITTED LAND USES ATTACHED TO THE SUBJECT PROPERTY

a) The land uses which are permitted on the subject property in accordance with the zoning provisions and the approvals granted and on record, are the following:

All primary land uses as per zoning scheme Bylaw.

3. Land Use Restrictions

The above land uses are subject to various definitions, development parameters and restrictions contained in the applicable zoning scheme, a copy of which is available on the Stellenbosch Municipality website at https://stellenbosch.gov.za/planning-portal/.

4. Status of the Zoning Certificate

a) A Zoning Certificate is not a legal mechanism to vest any land use rights and where there are any discrepancies between the zoning information contained in this certificate and any current Municipal decision on the permitted land use rights and any qualification thereon, such Municipal decision on the land use rights will override the contents of this zoning certificate.

b) The permitted land use rights attached to the subject property does not exempt the owner/occupier from compliance with any other statutory requirement which may be applicable to the subject property, inclusive of restrictive title deed conditions,

Engelbrecht

Director: Planning & Economic Development

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Farm No.183/36, Stellenbosch Division

Legend

Map Center: Lon: 18°50'10.9"E
Lat: 33°55'1"S

Scale: 1:4 514

Date created: July 27, 2023

Western Cape Government
FOR YOU
Agriculture

CHAPTER 20: AGRICULTURE AND RURAL ZONE

199. Zone name and designation on map

(1) The Agriculture and Rural zone may be referred to by the code (AR) and shall be indicated on the zoning map in pale green (Colour code 211,255,191).

200. Purpose of the zone

(1) The purpose of this zone is to make provision for:

(a) the protection and preservation of agricultural land, rural landscapes and biodiversity;

(b) use of land for purposes of bona fide agricultural production or conservation;

(c) buildings and structures which may be erected for reasonable and normal agricultural purposes;

(d) a limited range of other ancillary uses which may take place on agricultural land units, either as additional rights or with the consent of the Municipality and which provides for more intensive agricultural use, agricultural industry or tourism which has the objective of creating variety, ensuring sustainability and providing diversified income to land owners, without adversely impacting on the primary use of the land unit for agricultural purposes.

201. Land use within this zone

(1) The following land uses are permitted in this zone:

Primary Uses	Additional Uses (not exceeding threshold in this chapter and subject to technical approval)	Consent Uses (Application required)
• Agricultural building (≤2000m²) • Agriculture • Dwelling house • Forestry • Natural environment • Occasional use (one event/year) • Private road • Polytunnel (≤2000m²) • Second dwelling • Employee housing (one unit)	• Agricultural building (>2000m²) • Agricultural industry (<2000m²) • Bed and breakfast establishment • Employee housing (exceeding one unit) • Guest house • Home day care centre • Home occupation practice • Polytunnel (≥2001m² and ≤5000m²) • Rooftop base telecommunication station • Tourist dwelling units • Tourist facility (existing buildings)	• Abattoir • Additional dwelling units (max 4) • Airfield • Airstrip • Agricultural industry (≥2000m²) • Camping site • Day care centre • Freestanding base telecommunication station • Helicopter landing pad • Intensive feed farming • Kennel • Market • Occasional use (> one event/year) • Plant nursery • Polytunnel (>5000m²) • Renewable energy structure • Service trade • Tourist accommodation establishment • Tourist facility (new buildings or exceeding threshold) • Any additional use exceeding the threshold set out in this chapter

(2) One or more of the abovementioned primary uses are permitted on a land unit at the same time.

(3) After the commencement of this Scheme, and prior to the erection of any new buildings or alterations to existing buildings or the conversion of any existing buildings to a new land use, a site development plan shall be submitted in accordance with section 216 for a land unit.

(4) A technical approval for an additional use shall not be issued in terms of section 13(8)(f) unless all the applicable parameters for that use in the relevant section is complied with. Any deviation from these parameters requires a consent use application in terms of Planning Law.

(5) Portions of buildings or land in this zone may not be registered separately by sectional title.

202. Agricultural buildings

(1) Agricultural buildings which are directly related to the agricultural activities on a land unit may be erected, provided that where the coverage of any one building exceeds 2000m², an application for technical approval for an additional use shall be made in terms of section 13.

(2) The number of agricultural buildings on a land unit is not limited provided that all buildings are reasonably connected to the main farming activity.

(3) Should agricultural buildings on one land unit serve a farm which consists of more than one land unit, the Municipality may, in their sole opinion, require that land units be notarially tied to prevent the separate sale thereof, before approving the building plan on a specific land unit.

203. Agricultural industry

(1) At least 50% of the produce used in an agricultural industry shall be grown or produced on the particular farm on which the agricultural industry is located.

(2) Where the total area used for the agricultural industry on a land unit, including all storage, parking, loading and associated circulation space for the activity, is less than 2000m²[7], agricultural industry buildings may be erected provided that the Municipality has granted an application for technical approval for an additional use in terms of section 13.

(3) A consent use application is required where the total area used for the agricultural industry on a land unit, including all storage, parking, loading and associated circulation space exceeds 2000m².

(4) The Municipality may require information about produce, yields and production capacity to confirm the scale of the proposed building is commensurate with the farming activities on the land unit or farm concerned.

(5) The agricultural industry shall remain subservient to the agricultural activities on the land unit or farm.

(6) Other farm owners in the surrounding area may supply produce to the agricultural industry provided that the definition is complied with.

(7) An agricultural industry may not be subdivided, alienated via a registered lease, or sectionalised.

(8) Should agricultural industry buildings on one land unit serve a farm which consists of more than one land unit, the Municipality may, in their sole opinion, require that land units be notarially tied to prevent the separate sale thereof, before approving the building plan on a specific land unit.

204. Dwelling house, second dwelling and additional dwellings

(1) One dwelling house and one second dwelling shall be permitted on any land unit as a primary right.

[7] It should be noted that NEMA requires a basic assessment for agricultural industries of 2000m² or more in extent which are located outside industrial areas (refer Regulations 327 Reg 8 April 2017).

(2) On land units exceeding 20ha in size, the Municipality may grant its consent for additional dwelling units at a rate of one additional dwelling unit per every 10ha exceeding the 20ha threshold, up to a maximum of four additional dwelling units, as set out in the definitions. This parameter may not be deviated or departed from.

(3) Each dwelling house, second dwelling or additional dwelling unit may be occupied by no more than one family as defined or may be used in a manner permitted as additional uses or consent uses if approved by the Municipality, and the same conditions as set out in Chapter 7 for bed and breakfast establishment, home day care centre and home occupation practice shall apply.

(4) The maximum building development parameters are indicated in section (7): a main dwelling and second dwelling may not exceed a coverage of 600m^2 each whilst any additional dwelling is limited to a coverage of 120m^2 each. Coverage excludes garage, carport or outbuildings which are ordinarily associated to a dwelling house for one family.

205. Employee housing unit

(1) One employee housing dwelling unit shall be permitted on a land unit as a primary right.

(2) The Municipality may grant its further technical approval for additional employee housing units, provided that it is satisfied that the owner has provided sufficient proof that the additional employee housing units are for *bona fide* employees associated with activities on the land unit.

(3) An employee housing unit may only be used for the accommodation of one family as defined, unless another use thereof has been approved by the Municipality.

(4) One of the occupants of each of the employee housing units shall be permanently employed in connection with the farming activities on the farm concerned.

(5) The maximum building development parameters are indicated in section (7): each employee housing unit may not exceed a coverage of 120 m^2. Coverage excludes garage, carport or outbuildings which are ordinarily associated to a dwelling house for one family

(6) Construction of new employee housing units shall be refused where employee housing units on the land unit were, in the past, converted to other land uses, unless the Municipality is satisfied that such approval will not result in creeping development footprint which exceed the overall development extent intended for a land unit or will lead to an erosion of agriculture as the primary land use on the property.

(7) Should employee housing on one land unit serve a farm which consists of more than one land unit, the Municipality may, in their sole opinion, require that land units be notarially tied to prevent the separate sale thereof, before approving the building plan on a specific land unit.

206. Home occupation and home day care as additional uses

(1) A home occupation or home day care establishment may only be conducted from the approved main dwelling house or the second dwelling on the land unit and the proprietor shall reside in a main dwelling or second dwelling on the land unit. The same parameters as set out in section 51 shall apply to a home occupation or home day care establishment in this zone.

207. Bed and breakfast, guest house, tourist dwelling unit as additional use in this zone

(1) The total number of guest bedrooms in a bed and breakfast, guest house and tourist dwelling unit as a combined additional use on a land unit may not exceed 7 bedrooms or 14 people[8] in total per land unit.

(2) A bed and breakfast establishment may only be conducted from the approved main house or the second dwelling where the proprietor shall reside in either of these two buildings. The same parameters as section 51 shall apply to a bed and breakfast in this zone, except the maximum number of rooms permitted is subject to the overall threshold for guest accommodation in this zone.

(3) A guest house and/or tourist dwelling unit accommodation, when conducted as additional uses, may only be conducted from one or more approved dwelling units on the land unit.

(4) Guest accommodation, when conducted as additional uses, may only be undertaken as an additional use on a land unit where the primary use of the property remains cultivation, keeping of animals or any other bona fide agricultural or natural environment use, unless otherwise approved by the Municipality. The guest accommodation shall always remain subservient to the primary agricultural activities and shall not interfere with the agricultural or natural environment land uses on the property. If the land unit ceases to be used for agricultural or natural environment activities, the Municipality may instruct the owner to also cease the guest accommodation activity.

(5) A guest house, bed and breakfast, or tourist dwelling unit in this zone may not include meeting or beauty treatment rooms or a wellness centre unless the Municipality's consent has been obtained for these land uses.

(6) The Municipality may grant a consent use for a greater number of bedrooms to be used for a guest house, tourist dwelling unit or bed and breakfast, provided that these activities shall remain confined to the approved dwelling units on the land unit and the number of additional dwellings may not exceed the number permitted by means of the definition of "additional dwellings".

(7) When approving such an application the Municipality shall impose a restriction on the number of bedrooms which may be used in connection with the activity and any future expansions or alterations will require further consent.

208. Tourist accommodation and hotel in this zone

(1) When the number or scale of buildings, in which accommodation for transient guests is provided, exceed the maximum number or scale of dwelling houses and additional dwelling houses permitted on a land unit, or if other buildings, which are not the approved main dwelling house, second dwelling house or additional dwellings units, are converted to transient guest accommodation, the activity shall be classified either as a tourist accommodation establishment or a hotel, depending on the type of accommodation and the ancillary uses.

(2) A tourist accommodation establishment or hotel is a consent use in this zone.

(3) When considering a consent use application, the Municipality shall adhere to the assessment criteria and other requirements set out in section 213.

[8] Note: "Less than 15 people" per land unit is the threshold set in National Environmental Management Act (NEMA) regulations for all guest accommodation facilities outside the urban edge below which basic assessment is not required (unless within 5km of a proclaimed national park). It is regarded as an appropriate general threshold for guest accommodation permitted as an additional use right on a farm land unit since the impact (from a land use management perspective) is regarded to be small and the activity will not have an adverse impact on agricultural activities, when curtailed to existing buildings. It should however be noted that guest accommodation outside the urban edge, but within protected areas, within 10km of a national park or world heritage site, or 5km from any other protected area or from the core of a biosphere reserve triggers a NEMA basic assessment.

209. Tourist facilities in this zone

(1) The parameters in this section shall apply to all tourist facilities on a land unit which are conducted as an additional use in this zone.

(2) A technical approval for additional uses shall not be issued in terms of section 13(8)(f) unless all the applicable parameters in this section are complied with. Any deviation from these parameters requires a consent use application in terms of Planning Law.

(3) Tourist facilities in this zone may only be undertaken from a land unit where the primary use of the land unit is *bona fide* agriculture or natural environment or a combination of these uses and where the proposed activity is subservient to the primary land use on the farm.

(4) Tourist facilities which are additional uses, and which require buildings to operate from, may only be undertaken from existing approved buildings on the land unit which are no longer utilised for their original purpose, provided the Municipality may approve internal alterations and minor additions to these buildings within the parameters of this Scheme. Building plans must be submitted and approved prior to converting existing buildings to tourist facilities.

(5) New buildings for tourist facilities require a consent use application in terms of Planning Law.

(6) The total coverage of all buildings plus any external use areas which are used for tourist facilities (excluding parking areas) as an additional use, including the area which is used for manufacturing as envisaged in subsection (8), shall not exceed 250m^2 for the entire land unit, of which:

(a) the total coverage of buildings plus external use areas of all shops in a tourist facility as provided for in subsection (7) may not exceed a total of 120m^2 and this is a sub-limit of the overall limit for tourist facilities;

(b) the coverage plus external use areas used for the making and manufacturing of products as provided for in subsection (8) may not exceed a total of 50m^2 and this is a sub-limit of the overall limit for tourist facilities. This sub-limit may not be exceeded through application for consent use, nor may it be departed from;

(c) the total land area for market stalls may not exceed 120m^2 and this is a sub-limit of the overall limit for tourist facilities.

(7) Shops in a tourist facility, which may include a market, farm stall, farm shop, point of sale, deli, may sell goods which are produced or grown on the farm, or goods from elsewhere, provided that at least 50% of the floor space of the shop shall be dedicated to the display and sale of goods produced or grown on the farm.

(8) Tourist facilities may include an area for the brewing or manufacturing of beverages, cooking or baking of food, making of arts, craft, clothing or articles, where the raw materials used in such activity is not necessarily grown or farmed on the land unit concerned, provided the following conditions are adhered:

(a) the activity shall be undertaken or managed by the owner of the farm or one of their relatives, or a full-time employee of the farm or one of their relatives;

(b) such goods may be sold in the tourist facility on the property, or elsewhere.

(7) The site development plan together with any conditions as approved by the Municipality shall constitute the development rules for the activity and any expansion, alteration or relocation will require a further application in terms of this Scheme.

(8) The Municipality may impose any conditions required to mitigate the potential impact.

(9) Tourist facilities may not have an adverse impact on surrounding properties, in respect of, but not limited to, noise, traffic congestion, pollution, emissions or the gathering of large numbers of people, or the presence of people hindering agriculture e.g. during spraying season, nor may the tourist activities have an adverse impact on any *bona fide* agricultural activities on the farm itself or on neighbouring properties.

(10) The Municipality may, at any time after the commencement of the activity impose additional conditions to mitigate adverse impacts or it may instruct the owner that the activity shall cease, and the Municipality shall issue a compliance notice in accordance with the Municipal Planning By-law.

(11) Tourist facilities which exceed the maximum thresholds or any of the conditions or provisions in this section shall require a consent use application, unless the specifically prohibited in this section, and the Municipality may only grant such consent if it is satisfied that the objectives of the Agriculture and Rural zone will not be undermined by such approval.

210. Polytunnels in this zone

(1) For polytunnels, which for the purposes of this section also include agricultural shade netting, the following provisions apply: -

(a) up to 2000m² coverage per land unit are permitted as a primary use provided that it is indicated on an overall site development plan for the farm submitted to the Municipality in accordance with section 216 prior to erection thereof;

(b) between 2001m² and 5000m² coverage per land unit is permitted with the technical approval of the Municipality, subject to a more detailed and location-specific site development plan, as may be required by the Municipality;

(c) exceeding 5000m² [9]coverage on a land unit requires a consent use application to be submitted and approved by the Municipality.

(2) When assessing an application for technical approval or consent use for polytunnels, the Municipality shall take cognisance of the importance of agriculture and food security and strive to approve applications forthwith if proposals address concerns of adverse impacts on visual, cultural and heritage amenity and addresses all technical requirements.

(3) The Municipality may require proposals to be amended, in the form of repositioning, screening and any other measures which may address negative adverse impacts.

(4) The Municipality may also impose measures and conditions related to decommissioning as set out in section 24 of this Scheme.

211. Mining as a temporary departure in Agriculture and Rural Zone

(1) The Municipality may grant a departure in this zone to use land for the purposes of mining on a temporary basis.

(2) Notwithstanding section 18(1)(b) of the Stellenbosch Land Use Planning By-law, the period for which a mine may operate shall be linked to the life expectancy of the mine and may exceed a period of 5 years.

(3) The Municipality shall impose conditions relating to the period of validity, other operational requirements, as well as future rehabilitation of the mine after closure, as provided for in section 24 of this Scheme.

212. Rooftop and freestanding base telecommunication stations

(1) A rooftop base telecommunication station in this zone is an additional use and a freestanding base telecommunication station may only be erected if consent use is approved by the Municipality.

(2) A rooftop base telecommunication station antennae may not extend more than 3 meters in height above the part of the building that it is attached to unless otherwise approved by the Municipality when granting a technical approval.

[9] It must be noted that The National Heritage Resources Act (no 25 of 1999) requires a NID to be submitted for any activity that will change the character of a site **exceeding 5000m² in area**.

(3) Any base station attached to the antennae shall be accommodated within the envelope of the building itself or inside its roof structure and shall not be visible from a public road, unless otherwise approved by the Municipality when granting a technical approval.

(4) The mast of a freestanding base telecommunication station may not extend more than 30 meters in height above existing ground level.

(5) The height of any structures and buildings associated with a freestanding base telecommunication station (excluding the masts) may not exceed 1 storey unless otherwise approved by the Municipality when granting its consent.

(6) The Municipality may request that a pre-electromagnetic radiation test be commissioned to accompany the application.

(7) The Municipality may require appropriate context-specific screening to mitigate the impact of such infrastructure.

213. Consent uses in Agriculture and Rural Zone

(1) Prior to approving a consent use application for the conversion of any existing buildings on a land unit in this zone, the Municipality shall require a site development plan to be submitted in accordance with the requirements in section 216.

(2) When approving new consent uses the Municipality shall have regard for the objectives of the zone namely the preservation of agricultural land and the continued use of farm land for agriculture.

(3) The scale of the individual buildings used for consent uses shall remain in keeping with the character of buildings on the land unit, the character of the area and non-agricultural land uses may not dominate the farm activities or buildings form.

(4) A consent use application for an abattoir, airstrip, meeting facilities associated with a guest house, day care centre, helicopter landing pad, hotel, outdoor sport, tourist accommodation establishment and tourist facilities which exceed the threshold may only be approved if the Municipality is satisfied that the use is subservient to the primary use of bona fide agriculture or natural environment or combination of these two primary uses.

(5) These consent uses may only be undertaken from a land unit where the primary use of the land unit is bona fide agriculture/and or natural environment and where the proposed activity is subservient to these two primary land use activities on the land unit.

(6) If agriculture or natural environment use is not conducted from the farm, or if agriculture or natural environment use ceases to be practiced on the land unit, a rezoning is required before non-agricultural consent uses may be exercised.

(7) As far as possible, the consent uses should be undertaken from existing buildings on the property which are no longer utilised for their original purpose, and the Municipality may approve internal alterations and additions to these buildings within the parameters of this Scheme.

(8) New buildings may only be approved if the Municipality is satisfied that there are no other suitable unused buildings on the land unit which can be used for this purpose, or where the location or configuration of existing buildings are obviously unsuitable or undesirable for the proposed use, or where the proposed new buildings are significantly more desirable given the purpose of the Agriculture and Rural zone.

(9) The coverage or floor area of each approved consent use on the land unit shall be recorded on the farm's site development plan, and the Municipality may limit the floor area or coverage of each particular land use or the total floor area or coverage that may be used for consent uses.

214. Building development parameters in this zone

(1) The following building lines, height, and floor area or coverage thresholds shall apply to buildings and activities within this zone:

Building type	BUILDING LINES (m) Street & common boundaries (incl. ROW servitudes)	HEIGHT (Storeys)	PRIMARY USE Maximum Coverage Threshold	ADDITIONAL USE (SDP) Maximum Coverage Threshold	CONSENT USE Maximum Coverage
Accommodation and dwellings in this zone					
Dwelling house and second dwelling-house (excluding outbuildings, carport or garage)	5m	2 storeys	600m² each		
Additional dwelling houses (excluding outbuildings, carport or garage): Max 4 dwelling units (1 unit/10ha for land units larger than 20ha)	5m	1 storey			120m² each
Guest house, bed & breakfast & tourist dwelling units: in existing approved dwellings	In existing approved dwelling houses (as per above)			Max 7 bedrooms	As approved by Municipality
Tourist facilities					
Tourist facilities: overall max limit including outdoor areas used but excluding parking.	5m	1 storey		250m²	As approved by Municipality
-Shop in tourist facility sub-limit				120m²	
-Manufacture and craft workshop sub-limit				50m²	
Other Agricultural buildings					
Employee housing unit (excluding outbuildings, carport or garage)	5m	1 storey	120m²	As approved by Municipality	
Agricultural buildings	5m	3 storeys	No overall limit on land unit	Any one building > 2000m²	
Agricultural industry, including outdoor parking and loading areas	5m	3 storeys	n/a	<2000m²	≥2000m²
Polytunnels; including shade netting	5m	1 storey	≤2000m²	≤2001m² to 5000m²	>5000m²

(2) The general development parameters as set out in Chapter 5 of this Scheme, shall, where applicable, be complied with.

215. Boundary walls and fences parameters

(1) The height of any masonry wall, excluding the entrance structure and columns, may not exceed 1 meter.

(2) A fence comprising of only wire or steel palisade (painted charcoal, black or dark green) may not exceed 2,1 meters.

(3) No brick piers shall be permitted in wire or steel palisade fences and only the entrance gate structure may be of solid brick structures which shall not be higher than 3,5 meters for a maximum distance of 10 meters on both sides of the entrance gate.

(4) The general development parameters relating to boundary walls and fences in section 23 shall also apply.

216. Site development plan

(1) A site development plan shall be required by the Municipality for any new development or change of land uses in existing buildings in this zone.

(2) An owner of land zoned Agriculture and Rural may submit a site development plan for a farm, as described in subsection (2) even if no new development is intended, at any time after the commencement of this Scheme, and shall do so prior to, or at the same time as, an application is submitted in terms of this Scheme or when a building plan for new buildings is submitted to the Municipality, or when an existing building is converted to another use.

(3) The purpose of the farm site development plan submitted in terms of subsection (1) and (2) is to indicate all existing buildings and their land uses, cultivated areas, grazing areas, uncultivated areas, dams, rivers, natural veld and critical biodiversity areas on a plan to provide an overview of the extent of land use activities on the land unit, and to enable the Municipality to evaluate the compliance of any new land use or building proposals.

(4) Any existing activity which is indicated on the overall farm site development plan shall be clearly marked as either an existing primary use, a non-conforming land use/building or previously approved consent use or departure, as the case may be, and the proof of such approval or lawfulness (application number, building plan number or letter of approval, or any other relevant documentary proof) may be requested by the Municipality and must then be supplied by the applicant.

(5) The plan may also show future intended activities which shall be clearly marked as future primary, additional or consent uses. The plan can either be accompanied by the necessary planning application for the additional or consent uses, or these shall be clearly marked as un-approved uses for future application.

(6) None of the future activities which require approval in terms of this Scheme are approved by their inclusion on this plan until the relevant planning application is concluded.

(7) The plan may be updated and amended by the owner from time to time, when the need arises, and shall be updated each time a new building plan or application in terms of Planning Law or this Scheme is submitted.

(8) The farm site development plan does not require notification to neighbours, unless it accompanies an application in terms of Planning Law, in which case the required procedures will apply.

(9) An amended farm site development plan shall accompany any application for an additional or consent use indicating the extent and location of the proposed activity in relation to the overall farm land uses.

(10) Apart from the farm site development plan the Municipality shall also require a more detailed site development plan for the specific additional use or consent use which will serve as the development parameters for the approved use, once approved.

(11) An approved overall farm site development plan shall not lapse unless replaced by a new farm site development plan.

217. Construction environmental management plan

(1) The Municipality may require that a construction environmental management plan is submitted for approval prior to building plan approval for the construction of new buildings in this zone.

218. Engineering services

(1) At building plan approval, the Municipality may impose conditions related to the provision of off-the-grid engineering services in instances where municipal engineering services are not available to a proposed development. Such services shall be provided at the cost of the owner and to the satisfaction of the Municipality.

219. Development charges in this zone

(1) A development charge is payable in terms of section 20 in instances where a building plan is submitted to utilise intensified primary development rights which came into operation as a result of this Scheme.

(2) The Municipality shall, prior to approval of such a building plan, determine the extent of such additional rights and calculate the required levy, which shall be paid by the land owner prior to the approval of said building plan.

(3) The Municipality may impose development charges for any additional use or consent use application in accordance with Planning Law.

April 2023

STELLENBOSCH
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DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT
www.stellenbosch.gov.za/planning-portal/
SUBMIT COMPLETED FORM TO landuse.enquiries@stellenbosch.gov.za

ZONING CERTIFICATE APPLICATION FORM				**Date**	**12 July 2023**
A request for a zoning certificate will only be processed after payment has been received. Ensure that the correct property descriptions are indicated.					
Erf No	**N/A**	**Town**	**Stellenbosch**	**Suburb**	**Kayamandi**
Farm No	**183**	**Farm Portion**	**36**	**Nearest Town**	
Physical or Street Address of Property	**Northern Extension Housing Development**			**Property / Business Name or Known as**	**Zutari**
Applicant Name	**Rudolf Schröder**			**Applicant Contact Number**	**083 390 6963**
Applicant Email Address	**Rudolf.Schroder@zutari.com**			**VAT no:**	

Is the zoning certificate required for a business license	**YES**	☒ **NO**
Is the zoning certificate required for a liquor license	**YES**	☒ **NO**
If yes, please attach: **(a) completed business license application form, indicating the purpose of the license** **(b) layout plan of premises (where applicable)**		
If no, please provide reason why a zoning certificate is required	**To confirm current zoning in support of a Land use Planning application**	

INDICATE WHICH OF THE FOLLOWING DOCUMENTATION IS ATTACHED TO THE ZONING CERTIFICATE APPLICATION	**APPLICANT TO INDICATE**		**CUSTOMER INTERFACE VERIFY ☑***
	YES	**NO**	
1. Completed business license application form, indicating the purpose of the license (where applicable)		✘	
2. Layout plan for premises (where applicable)	✘		

SIGNED BY APPLICANT	CRSchröder
VERIFIED & SIGNED BY CUSTOMER INTERFACE OFFICER	

Verification only of the documentation attached and not the completeness or correctness of that documentation.

BANKING DETAILS

Account Holder Name: Stellenbosch Municipality
Bank: FIRST NATIONAL BANK (FNB)
Branch no.: 210554
Account no.: 62869253684
Payment reference: LU/_____ and ERF/FARM _____
Please use both the Land Use Application number and the Erf/Farm number indicated on the invoice as a reference when making EFT payment

20 JUL 2023



Annexure I SACPLAN Registration Certificate

The South African Council for Planners
SACPLAN

REGISTRATION CERTIFICATE

Issued in terms of Section 13(4) of the Planning Profession Act, 2002
(Act 36 of 2002)

This is to Certify that

Cornelis Rudolf Schroder

ID number: 7805315089081

is registered as a

Professional Planner

in terms of the Planning Profession Act, 2002 and is authorised to act as such in accordance with the said Act and the Rules prescribed thereunder.

Issued under the Seal of the Council

SACPLAN PROFESSIONAL PLANNER

CHAIRPERSON

REGISTRAR

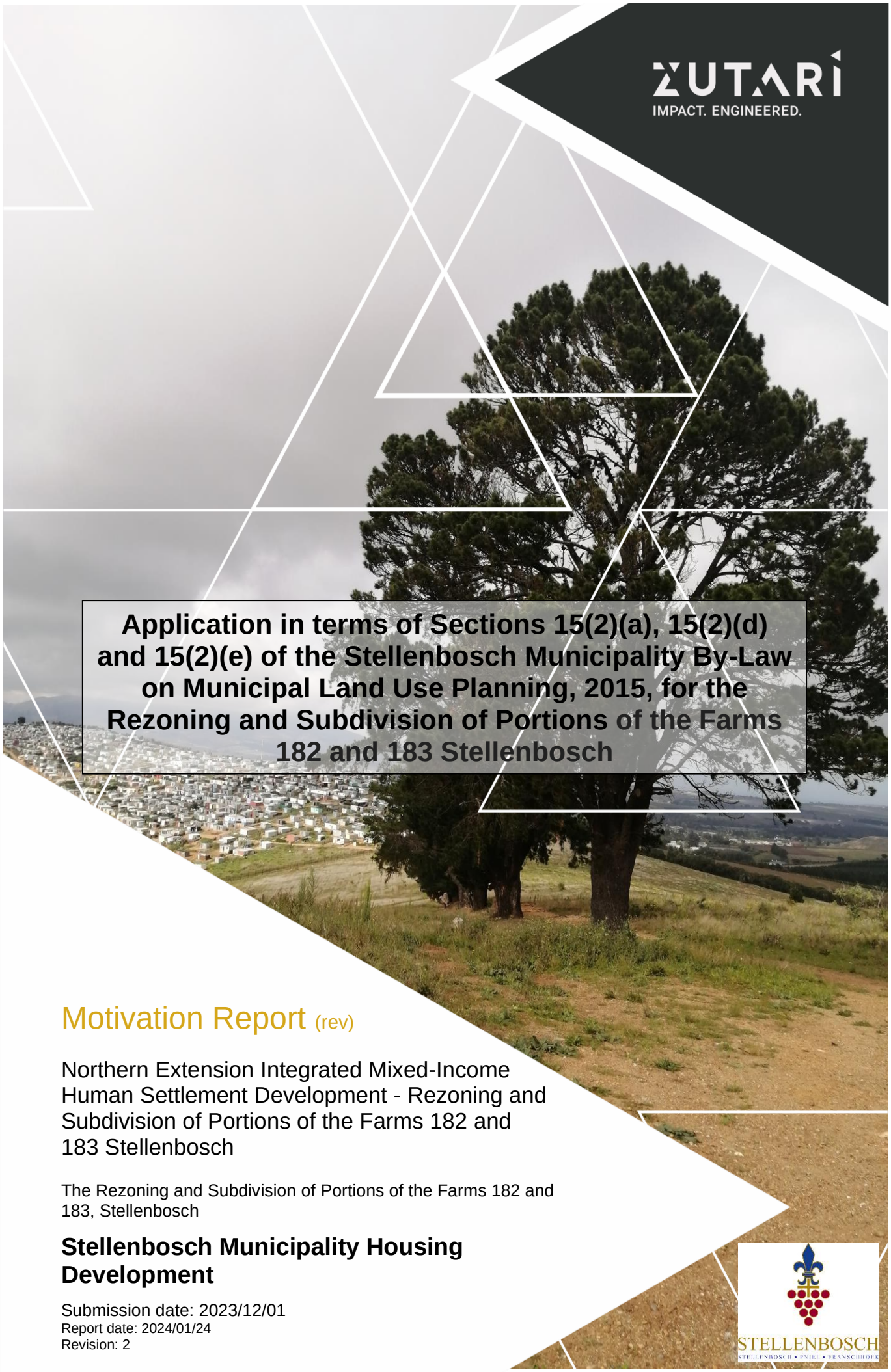
REGISTRATION NUMBER:
A/151/2009

Date of Issue: 02-11-2023

The registered person remains in good standing with SACPLAN for the period ending as stipulated herein.

This certificate is valid until: **30-06-2024**

Verification Number: 9338e35feebe293bc306d82a4ef5881f6



Application in terms of Sections 15(2)(a), 15(2)(d) and 15(2)(e) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015, for the Rezoning and Subdivision of Portions of the Farms 182 and 183 Stellenbosch

Motivation Report (rev)

Northern Extension Integrated Mixed-Income Human Settlement Development - Rezoning and Subdivision of Portions of the Farms 182 and 183 Stellenbosch

The Rezoning and Subdivision of Portions of the Farms 182 and 183, Stellenbosch

Stellenbosch Municipality Housing Development

Submission date: 2023/12/01
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Revision: 2

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Client contact		Shaun October Programme Manager Department: Housing Development Directorate: Planning & Economic Development T: +27 21 808 8756 NPK Building, corner of Rynveld and Van Riebeeck Streets, 2nd Floor, Stellenbosch, 7600	**Reference**		Northern Extension Integrated Mixed-Income Human Settlement Development - Stellenbosch	
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1	2023/12/01	Application for consolidation 15(2)(e) added			Rudolf Schröder	Rudolf Schröder
2	2024/01/24	Application for subdivision of the Remainder of farm 183 added			Rudolf Schröder	Rudolf Schröder
Current revision		**2**				

Approval			
Author signature		Approver signature	
Name	Nondumiso Buthelezi	Name	Rudolf Schröder
Title	Candidate Planner	Title	Professional Planner

Table of Contents

NORTHERN EXTENSION INTEGRATED MIXED-INCOME HUMAN SETTLEMENT DEVELOPMENT 7

1 INTRODUCTION & BACKGROUND 7

1.1 Introduction 7
1.2 Background 7
1.3 Application 8
1.4 Purpose of Memorandum 9
1.5 Pre-Application Consultation 9
1.6 Information Required in terms of Section 38 of the By-Law 9
1.7 Applicant Detail 10

2 PROPERTY PARTICULARS 11

2.1 Property Description, Registered Owner & Title Deed 11
2.2 Locality 12
2.3 Extent 15
2.4 Jurisdiction 16
2.5 Restrictive Title Conditions 16
2.6 Surveyor General Diagrams and Servitudes 16
2.7 Mortgage Bond 17
2.8 Applicable Zoning Scheme and Current Zoning 17
2.9 Analysis and Site Photos 21
2.10 Topography 24
2.11 Current Land Use 25

3 PROPOSED DEVELOPMENT 26

3.1 Development Vision 26
3.2 Urban Design and Spatial Contextual Analysis 26
3.2.1 Broad Scale Context: Northern Extension study area as a viable future regional gateway and node. 26
3.2.2 Broad Scale Context: Landscape, views and vegetation 28
3.2.3 Site Scale Spatial Analysis: Study Boundary 28
3.2.4 Site Scale Spatial Analysis: Movement Network 29
3.2.5 Landscape Systems 30
3.2.6 Heritage Systems 31
3.2.7 Site Scale Spatial Analysis: Amenities & Community 32
3.2.8 Morphology and Grain 32
3.2.9 Land-use character areas and activity nodes 33
3.2.10 Constraints 34
3.2.11 Opportunities 35
3.2.12 Site Structuring Elements 37
3.3 Development Proposal 38
3.4 Design Approach 40
3.4.1 Approach to Open Space and Electrical Servitude 40
3.4.2 Approach to Public Facilities 43
3.4.3 Approach to Housing 43
3.4.4 Approach to Structuring Streets 45
3.4.5 Approach to Neighbourhood Streets 47

4 APPLICATION PARTICULARS 49

4.1 Proposed Subdivision of the Remainder of the Farm 183 50
4.2 Proposed Consolidation 50

4.3 Proposed Rezoning 51
4.4 Proposed Subdivision 52
4.5 Proposed land uses 52
4.6 Proposed Phasing 55

5 MOTIVATION 57
5.1 Land development principles 57
5.1.1 Spatial justice 57
5.1.2 Spatial sustainability 57
5.1.3 Efficiency 58
5.1.4 Spatial resilience 58
5.1.5 Good administration 58
5.2 Need and Desirability 58
5.2.1 Need 58
5.2.2 Desirability 60
5.3 Strategic National, Provincial and Local Planning Frameworks and Policies 60
5.3.1 National policy context 61
5.3.2 Provincial policy context 66
5.3.3 District policy context 70
5.3.4 Municipal policy context 72
5.4 Natural Environment 74
5.4.1 Environmental Impact 74
5.4.2 Cultural Heritage and Archaeology 76
5.4.3 Geotechnical Conditions 78
5.4.4 Floodline determination 80
5.5 Engineering & Bulk Services 82
5.5.1 Water Infrastructure 82
5.5.2 Sewer Infrastructure 83
5.5.3 Stormwater Infrastructure 86
5.5.4 Electrical engineering 87
5.5.5 Transport Planning 89

6 PUBLIC PARTICIPATION 92
7 CONCLUSION 92

Annexures

ANNEXURE	DESCRIPTION
A	Application Form, completed and signed by Applicant
B	Power of Attorney (Zutari's Appointment Letter & SLA)
C	Proof of Registered Ownership (Title Deed)
D	Conveyance Certificates
E	Copy of the Surveyor-General's Diagrams
F	Locality Plan
G	Subdivisional Layout Plan
H	Zoning Certificates

I SACPLAN Registration Certificate
J Contour Cadastral Basemap
K Urban Design Framework
L Phasing Plan
M Heritage Impact Assessment
N Geotechnical Report
O Floodline Determination Report
P Civil Engineering Services Report
Q Electrical Engineering Services Report
R Traffic Impact Assessment Report
S Consolidation Plan

Figures

Figure 1: Western cape province
Figure 2: Locality of Stellenbosch Municipality in relation to the Western Cape
Figure 3 - Locality of the project site.
Figure 4 - Locality of land parcels that form the site of application
Figure 5 – Contour / Cadastral Basemap
Figure 6 – Servitude Map
Figure 7 - Zoning Certificate for Portion 1 of the Farm 183 Stellenbosch
Figure 8 - Approved consent use on The Remainder of the Farm 183
Figure 9 - Zoning of the land parcels that form the site of application according to the Stellenbosch Municipality Zoning Scheme 2019 (all portions zoned “Agriculture and Rural Zone”)
Figure 10 - Topographical survey map
Figure 11 – Northern Extension topography, elevation & terrain
Figure 12 - Current Land Use
Figure 13 - Northern Extension Broader Context
Figure 14 - Northern Extension Views and Natural Landscape
Figure 15 - Northern Extension Study Area
Figure 16 – Northern Extension Mobility Network
Figure 17 - Northern Extension Natural Systems
Figure 18 - Northern Extension Heritage Systems
Figure 19 - Northern Extension Existing Structures and Amenities
Figure 20 - Northern Extension Surrounding Land Uses & Amenities
Figure 21 - Northern Extension Spatial Constraints
Figure 22 – Northern Extension Spatial Opportunities
Figure 23 - Northern Extension Site Structuring Elements
Figure 24 - Development Concept
Figure 25 - Northern Extension Integrated Mixed-Income Human Settlement Development Subdivision Layout
Figure 26 - Design Approach to Open Spaces and Electrical Servitude
Figure 27 - Design Approach to Public Facilities
Figure 28 - Block typology.
Figure 29 - Northern Extension Urban Design Framework – Movement & Access
Figure 30 - 13m Road Reserve
Figure 31 - 16m Road Reserve
Figure 32 – Indicative Site Section FF - Structuring Streets
Figure 33 - Site Section FF

Figure 34 - Site Section CC
Figure 35: Indicative Street Section
Figure 36 - Proposed Consolidation
Figure 37 – Northern Extension Integrated Mixed-Income Human Settlement Development Subdivisional Layout Plan
Figure 38 - Northern Extension Land Use Distribution
Figure 39 - Proposed Agricultural Facilities
Figure 40 - Proposed Mix Use Development
Figure 41 - Provisional Phasing Plan
Figure 42: SPLUMA principles
Figure 43: PSDF themes
Figure 44 - The Northern Extension site is earmarked for Mixed Use Community and Residential infill in terms of the Stellenbosch MSDF 2019
Figure 45: Site vegetation map
Figure 46: Watercourse map
Figure 47 – Recommendations of HIA: UDF to be approved, subject to submission of SDPs/sketch plans for development in the yellow area for approval by Stellenbosch Municipality, Heritage Section
Figure 48: Trial hole location plan
Figure 49: Sub-catchment boundaries
Figure 50 - Bulk Water upgrades (GLS Master Plan 2023)
Figure 51 - Bulk sewer distribution upgrades (Municipal Master Plan 2023)
Figure 52 - Bulk sewer outfall upgrades (Municipal Masterplan 2023)
Figure 53: Bulk Sewer Upgrades (GLS Master Plan 2019)
Figure 54: Overland stormwater flow
Figure 55: Bulk electrical reticulation
Figure 56 - TIA study area
Figure 57: Existing signalised pedestrian crossing along R304

Tables

Table 1: Information required in terms of Section 38 of the By-Law
Table 2: Applicant Details
Table 3 - Property description
Table 4 – Extent of site of application
Table 5 - Current zoning
Table 6: Current Development Controls
Table 7 - Northern Extension Land Use and Yield
Table 8 - Estimated number of residential units per phase
Table 9: The role of local government in achieving the OneCape 2040 vision
Table 10: Catchment Parameters
Table 11: Average peak flows along the river
Table 12 - Summary of Development Phasing

1 INTRODUCTION & BACKGROUND

1.1 Introduction

Stellenbosch has grown significantly as an educational, commercial and tourism node. This growth and influx of people resulted in the need for an integrated mixed-income human settlement project. Stellenbosch Municipality identified the Northern Extension site as an ideal site for an integrated mixed-income human settlement development. Subsequently, Zutari was appointed to evaluate the development potential of the site from an engineering, planning and environmental perspective.

The main objective is to undertake a Broad Conceptual Urban Design framework for the Northern Extension, Stellenbosch, to guide the development framework and to obtain town planning (Land Use Planning Rights) and development rights. Zutari is appointed as a multidisciplinary team of professional consultants to conduct the required investigations and studies to obtain planning and development rights in terms of applicable legislative Policies and by-laws of the Stellenbosch Municipality.

Application is made for the consolidation, rezoning and subdivision of the following portions of the Farms 182 and 183 Stellenbosch in order to create an integrated mixed-income human settlement development:

- Portion 23 of Farm 183
- Portion 36 of Farm 183
- Remainder of Farm 182
- Portion of the Remainder of Farm 183
- Portion 1 of Farm 182
- Portion 1 of Farm 183
- Remainder of Portion 5 of Farm 183

1.2 Background

The Municipality is aiming to facilitate the development of ±4000 to ± 6000 residential opportunities, as well as providing the required social amenities and public facilities required. The feasibility studies that have been undertaken, included identifying developable land within the study area (different farm land identified).

The purpose of the project is to conduct various studies to determine if the Northern Extension site can accommodate an integrated mixed-income human settlement development. Through this project, Stellenbosch Municipality aims to facilitate the development of ± 5,000 residential opportunities including the required social and public facilities within the Site. The project will guide the development framework for the Northern Extension site through a Broad Conceptual Urban Design Framework and also obtain planning and development rights in terms of the applicable legislative policies and by-laws of the Stellenbosch Municipality.

The main objective was to undertake a Broad Conceptual Urban Design framework for the Northern Extension, Stellenbosch, for a mixed-income development, creating housing opportunities for a wide range of income categories. The project aims to:

- Propose and analyse different development options;

- Identify different residential typologies and densities;
- Identify relevant human settlements development initiatives to draw lessons and examples of good practice from;
- Address challenges of land invasion on a portion of the site; and
- Investigate the current traffic situation and make preliminary proposals in respect of the additional demand that will be created.

Extensive investigations and studies have been undertaken during the planning and design of the proposed developed which culminated in the final layout of the proposed development which forms the basis of this rezoning and subdivision application.

It is therefore the intention to submit an application in terms of Section 15(2) for the consolidation, rezoning and subdivision of the following Portions of the Farms 182 and 183 Stellenbosch:

- Portion 23 of Farm 183
- Portion 36 of Farm 183
- Remainder of Farm 182
- Portion of the Remainder of Farm 183
- Portion 1 of Farm 182
- Portion 1 of Farm 183
- Remainder of Portion 5 of Farm 183

The seven farm portions that is the subject of this application will be referred to as “the site of application”.

1.3 Application

An application is hereby submitted for the following:

a) In terms of Section **15(2)(d)** of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for the **subdivision** of the Remainder of Farm 183 into two Portions.

b) In terms of Section **15(2)(e)** of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for the **consolidation** of Portion 23 of Farm 183, Portion 36 of Farm 183, Remainder of Farm 182, Portion of the Remainder of Farm 183, Portion 1 of Farm 182, Portion 1 of Farm 183, and the Remainder of Portion 5 of Farm 183 into one property.

c) In terms of Section **15(2)(a)** of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for the **rezoning** of the consolidated property from “Agriculture and Rural Zone” to a “subdivisional area” in order to allow for the following uses:
   - 1338 Conventional Residential Zone stands
   - 1354 Less Formal Residential Zone stands
   - 8 Multi-unit Residential Zone stands
   - 25 Public Open Space Zone stands
   - 2 Transport Facility Zone stands
   - 4 Mixed Use Zone stands
   - 2 Education Zone stands
   - 2 Agriculture and Rural Zone stands
   - 3 Utility Zone stands
   - 6 Community Zone stands
   - Public Roads and Parking

   as shown on the proposed Subdivision plan

d) In terms of Section 15(2)(d) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for the Subdivision of the consolidated property in accordance with the Subdivision plan, in order to give effect to the proposed land uses.

e) Approval of the Phasing Plan.

1.4 Purpose of Memorandum

(i) To gather all relevant information regarding the proposed rezoning and subdivision proposal into one document;

(ii) To analyse all relevant information regarding the site and informants to the design of the proposed development, and

(iii) To motivate the need and desirability of the proposed rezoning and subdivision of the **Northern Extension Integrated Mixed-Income Human Settlement Development**, in terms of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015, in order to enable the relevant governing bodies to make an informed decision.

1.5 Pre-Application Consultation

In terms of **Section 37** of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015:

(1) The Municipality may require an owner who intends to submit an application or his or her agent to meet with the authorised employee and, where applicable, with employees of other relevant organs of state for a pre-application consultation before he or she submits an application to the Municipality in order to determine the information and documents that must be submitted with the application.

(2) The Municipality may issue guidelines regarding—

(a) applications that require a pre-application consultation;

(b) the nature of the information and documents that must be submitted with an application;

(c) the attendance of employees from the Municipality or other organs of state at a pre-application consultation; and

(d) the procedures at a pre-application consultation.

(3) The Municipality must keep minutes of the proceedings of a pre-application consultation.

In terms of this application and the development proposal contained herein, several consultation sessions were held with the project stakeholders and relevant municipal officials and a formal pre-application was submitted to the Municipality on 30 June 2023, where-after a pre-planning consultation was held with the Stellenbosch Municipality's Planning Department.

Some technical adjustments to the layout plan were required whereafter it was confirmed that the applicant can proceed with the submission of a formal rezoning and subdivision application.

1.6 Information Required in terms of Section 38 of the By-Law

In terms of Section 38 of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015, an application must be accompanied by the following information and documents:

Table 1: Information required in terms of Section 38 of the By-Law

Information Required	Location	Included in the Application	
		Yes	No
Application form, completed and signed by applicant	Annexure A	X	
Power of Attorney & Proof that the person is authorised to act on behalf of the Client	Annexure B	X	
Proof of Registered Ownership (Title Deed)	Annexure C	X	
Bondholder's Consent	N/A		X
Written motivation for the application based on the criteria referred to in Section 65	See Report	X	
Copy of the Surveyor-General's diagram	Annexure D	X	
Locality Plan	Annexure E	X	
Subdivisional Layout Plan	Annexure F	X	
Proof of Payment of Application Fees	No application fees are due as it is the Municipality's own application.		X
Conveyancer's Certificate indicating that the application is not restricted by any condition contained in the title deed.	Application to be referred to the Municipality's legal department for comments	X	
Minutes of pre-application consultation	Numerous consultations and discussions were held with the Municipality's technical departments in the planning of the proposed development.		X

1.7 Applicant Detail

Stellenbosch Municipality is the lawful owner of the property as stated on the registered title deed of the farm portions that form the site of application. Attached please find a copies of the Title Deeds, confirming the ownership of each land parcel **(Annexure C).**

The Stellenbosch Municipality appointed Zutari (Pty) Ltd to submit an application for rezoning and subdivision on their behalf. Zutari (Pty) Ltd, in their capacity as consultant for Stellenbosch Municipality, was authorised by the Municipality to sign any and all relevant documentation which

may be necessary for the proposed planning application on behalf of the Municipality. The procuration signed by the Stellenbosch Municipality, appointed Zutari (Pty) Ltd. as the lawful agent to prepare and compile the documentation required for the change in land use rights and subdivision of the **Northern Extension Integrated Mixed-Income Human Settlement Development**. Attached please find a copy of Zutari's appointment letter and Service Level Agreement **(Annexure B).**

Table 2: Applicant Details

Applicant, full name and title	Zutari (Pty) Ltd. Reg No. 1977/003711/07
Contact Person of Authorised Professional Planner	Rudolf Schröder
SACPLAN Registration number:	A/151/2009 (See registration certificate attached)
Street Address	Suite 201 2nd Floor Bloemhof Building 65 York Street George 6529
Telephone Number	+27 44 805 5400 / +27 83 390 6963
Email Address	rudolf.schroder@zutari.com

See SACPLAN registration certificate attached as **Annexure I**.

2 PROPERTY PARTICULARS

2.1 Property Description, Registered Owner & Title Deed

There are seven land parcels that form the site of application. The following portions of the Farms 182 and 183 Stellenbosch form the site of application:

- Portion 23 of Farm 183
- Portion 36 of Farm 183
- Remainder of Farm 182
- Portion of the Remainder of Farm 183
- Portion 1 of Farm 182
- Portion 1 of Farm 183
- Remainder of Portion 5 of Farm 183

The registered owner of the property as reflected on the title deeds is the Stellenbosch Municipality. See **Annexure C** for a copies of the Title Deeds. Attached please also find a copy of Zutari's appointment letter and Service Level Agreement authorising Zutari to submit an application on the Municipality's behalf **(Annexure B)**.

The portion of land to be subdivided is made up of various farm portions as detailed below:

	Property description	**Extent**	**Registered owner**	**Title deed number**
1	Portion 23 of Farm 183	20,4239ha	Stellenbosch Municipality	T17996/1962
2	Portion 36 of Farm 183	2,8272ha	Stellenbosch Municipality	T35138/1974
3	Remainder of Farm 182	7,2986ha	Stellenbosch Municipality	T50743/2019

4	Portion of the Remainder of Farm 183	267,6298ha (only a 60.20 ha portion of this land parcel is planned as part of the proposed development)	Stellenbosch Municipality	STF8-18/1908
5	Portion 1 of Farm 182	1,4175ha	Stellenbosch Municipality	T50743/2019
6	Portion 1 of Farm 183	1,3673ha	Stellenbosch Municipality	T50743/2019
7	Remainder of Portion 5 of Farm 183	50,8432ha	Stellenbosch Municipality	T50743/2019

Table 3 - Property description

The combined total size of all the land parcels is 351,8075ha, but the area which is planned for the proposed development measures approximately 142 hectares in extent.

2.2 Locality

Stellenbosch is located in the Western Cape South Africa:

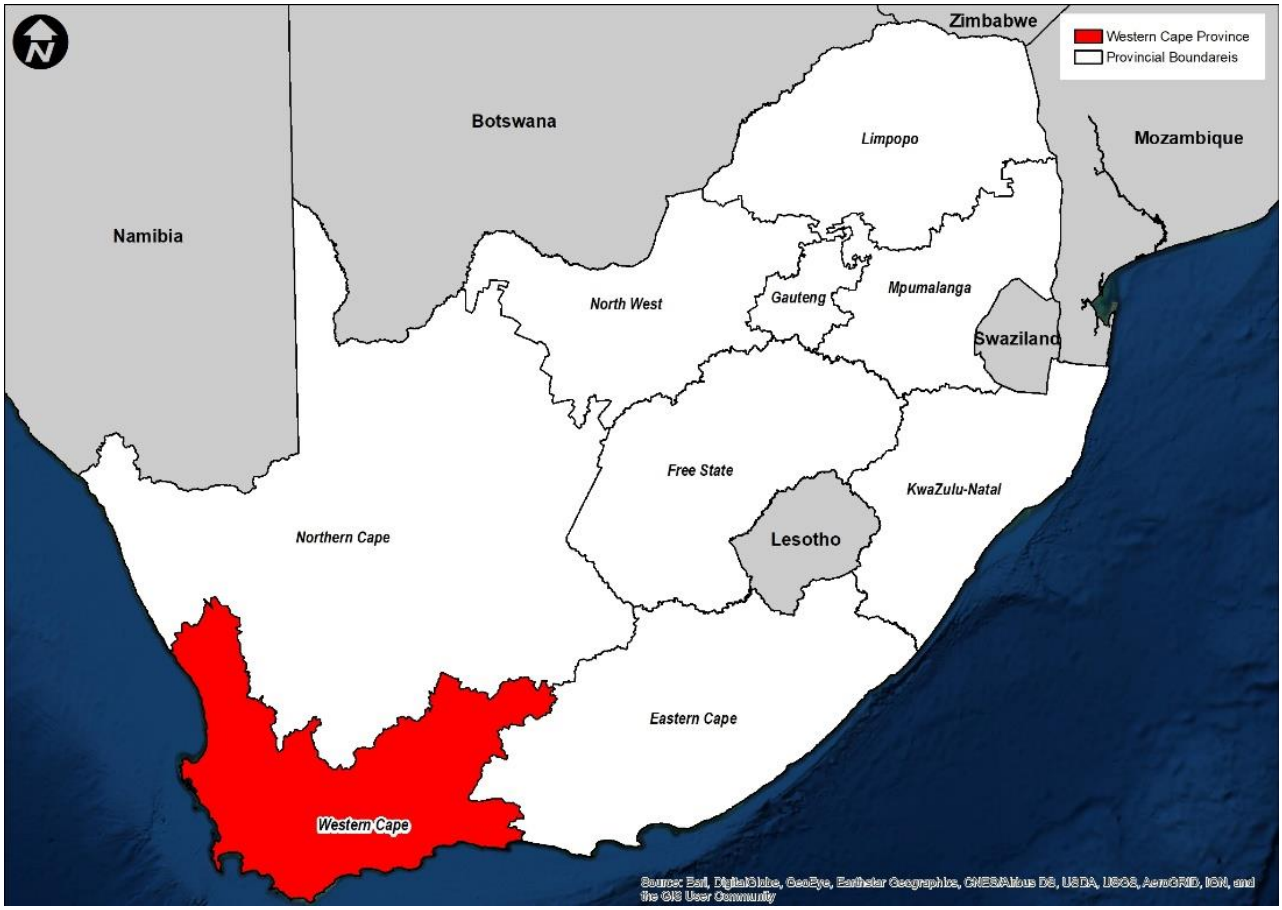


Figure 1: Western cape province

The map below (extracted from the 2014 Western Cape Provincial Spatial Development Framework (PSDF)) provides an indication of the spatial location of Stellenbosch within the Western Cape Province and depicts its connectivity to adjacent major centres.

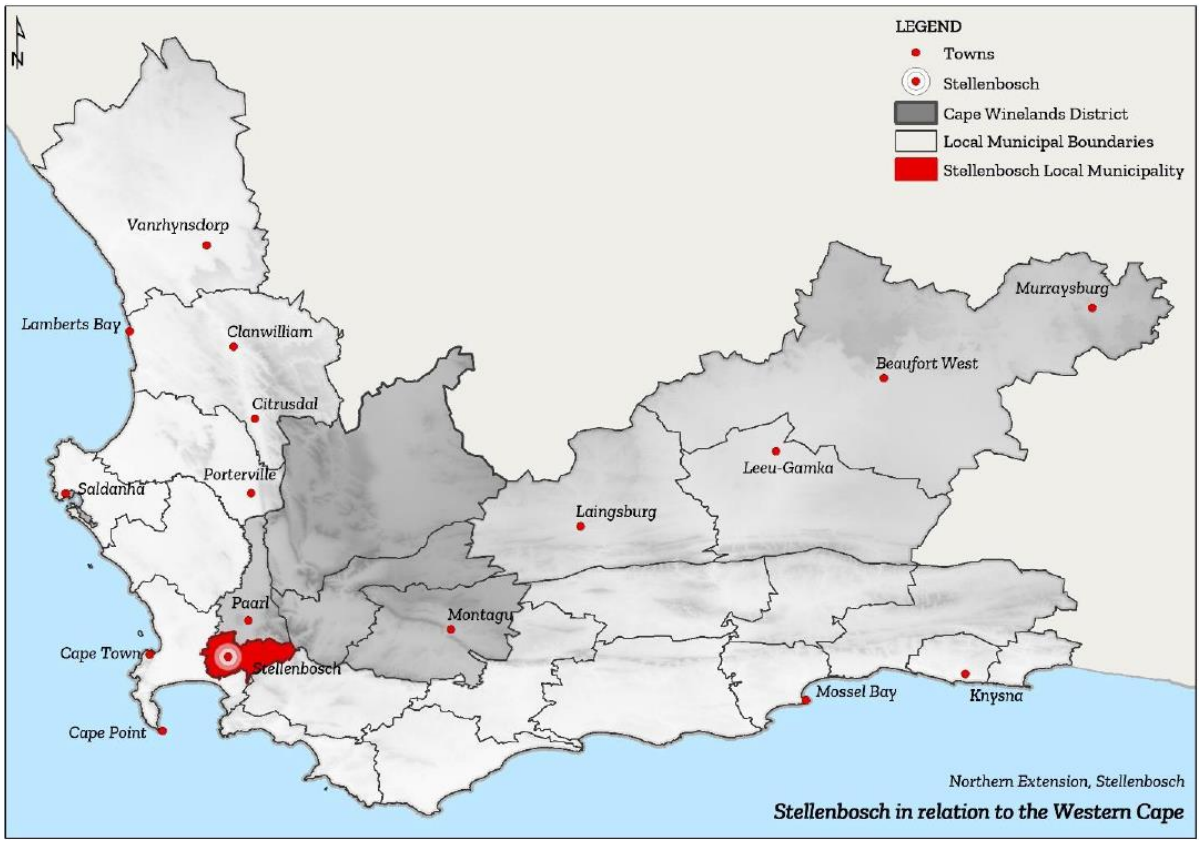


Figure 2: Locality of Stellenbosch Municipality in relation to the Western Cape

At a macro-level, the Northern Extension site is situated within the Stellenbosch Local Municipality (LM) which is located in the southwestern corner of the Cape Winelands District as illustrated in Figure 2. Stellenbosch Local Municipality is surrounded by four local municipalities: Drakenstein Municipality, located to the north, Breede Valley to the east, Theewaterskloof Municipality to the south and City of Cape Town to the west.

The main settlements within the Stellenbosch Local Municipality are the towns of Stellenbosch, Franschoek and Klapmuts. Smaller settlements include Jamestown, Pniel, Johannesdal, Lanquedock, Lynedoch and Raithby Stellenbosch Municipality has a prominent cultural landscape and most settlements within the municipality draw from the agricultural potential and scenic beauty of the natural landscape.

The Northern Extension site is located to the west the R304, north of Kayamandi as illustrated in the Figure below. The site measures approximately 142 hectares in extent.

Also see the Locality Plan attached as **Annexure F**.

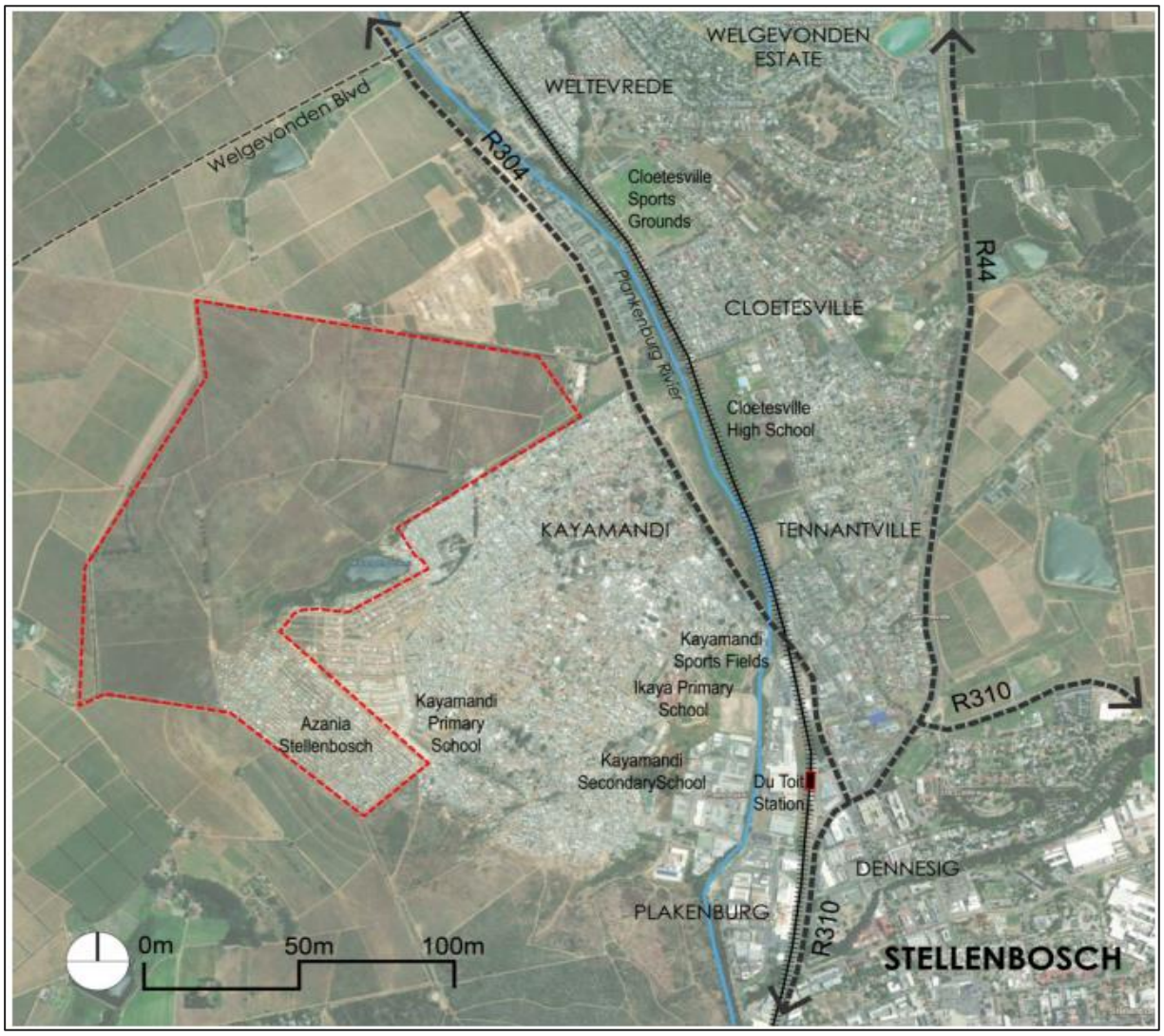


Figure 3 - Locality of the project site.

There are seven land parcels that form the site of application. The following portions of the Farms 182 and 183 Stellenbosch form the site of application, as illustrated in the image below:

- Portion 23 of Farm 183
- Portion 36 of Farm 183
- Remainder of Farm 182
- Portion of the Remainder of Farm 183
- Portion 1 of Farm 182
- Portion 1 of Farm 183
- Remainder of Portion 5 of Farm 183

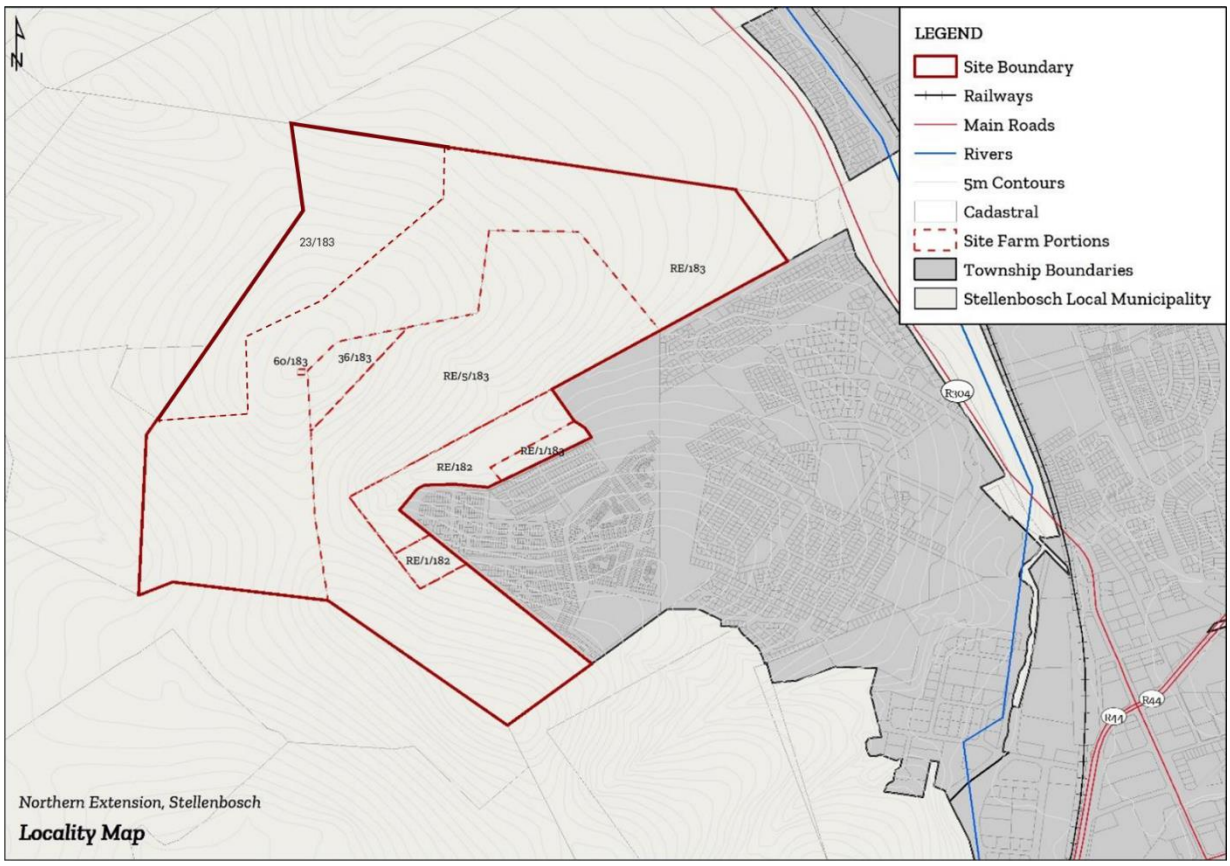


Figure 4 - Locality of land parcels that form the site of application

2.3 Extent

The total extent of the site of application is approximately 142 hectares in extent.

The portion of land to be subdivided is made up of various farm portions as detailed below:

	Property description	Extent	Extent of land parcel included in site of application
1	Portion 23 of Farm 183	20,4239ha	20,4239ha
2	Portion 36 of Farm 183	2,8272ha	2,8272ha
3	Remainder of Farm 182	7,2986ha	7,2986ha
4	Portion of the Remainder of Farm 183	267,6298ha (only a 60.20 ha portion of this land parcel is planned as part of the proposed development)	60.20ha
5	Portion 1 of Farm 182	1,4175ha	1,4175ha
6	Portion 1 of Farm 183	1,3673ha	1,3673ha
7	Remainder of Portion 5 of Farm 183	50,8432ha	50,8432ha
TOTAL EXTENT OF SITE OF APPLICATION			**± 142 ha**

Table 4 – Extent of site of application

The combined total size of all the land parcels is 351,8075ha, but the area which is planned for the proposed development measures approximately 142 hectares in extent.

See subsequent sections of this report for more detail in this regard.

2.4 Jurisdiction

Stellenbosch Municipality, Western Cape Province, South Africa.

2.5 Restrictive Title Conditions

There are no conditions in the title deed of the property that are deemed as being restrictive to the proposed development.

Please refer to the attached Copies of Title Deeds for each of the land parcels that form the site of application (**Annexure C**). Also refer to the Conveyance certificates for each land parcel attached as **Annexure D** confirming that there are no restrictive conditions that are deemed as being restrictive to the proposed development.

2.6 Surveyor General Diagrams and Servitudes

All the applicable SG diagrams have been sourced from the surveyor general's office. The SG diagrams for the individual properties are attached as **Annexure E**. Also included are all servitude diagrams sources from the surveyor general's office. The existing servitudes have been incorporated into the design of the proposed development.

A detailed contour basemap with confirmation of cadastral boundaries was created and formed the basis for further investigations and layout planning.

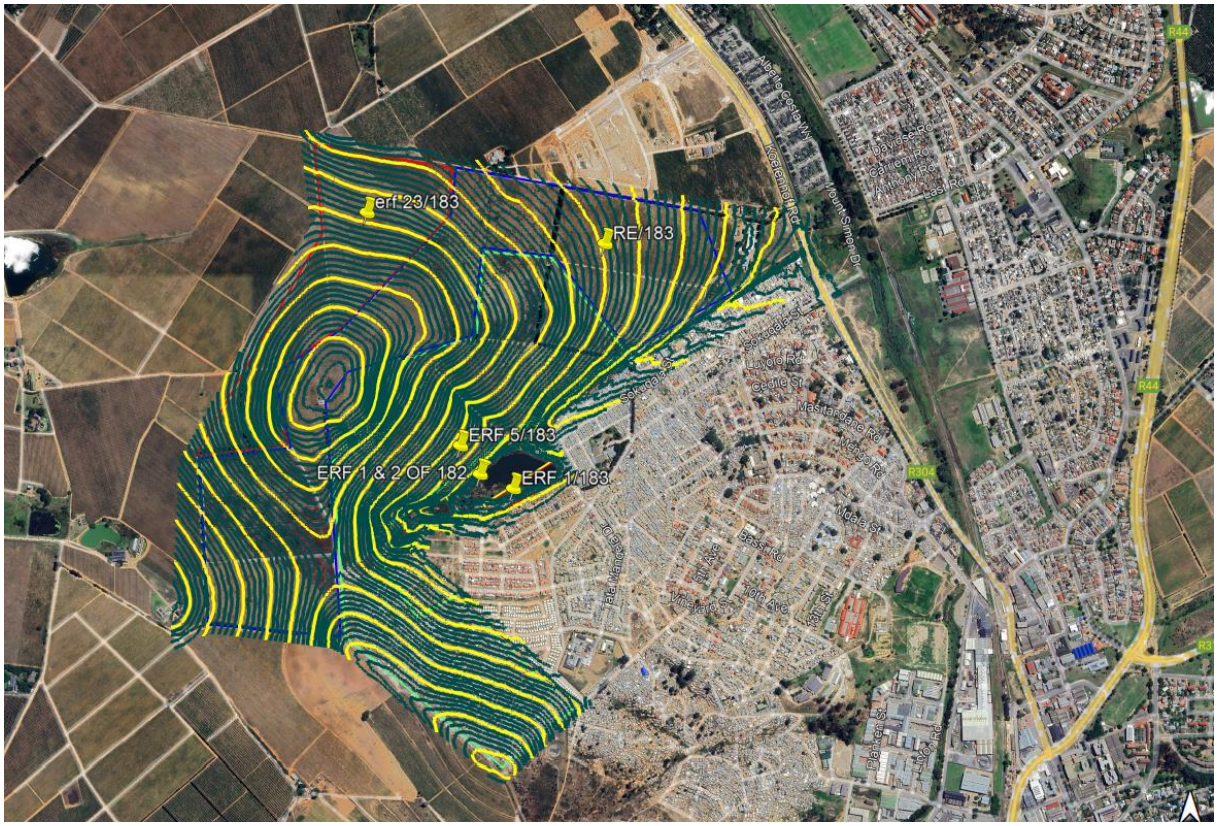


Figure 5 – Contour / Cadastral Basemap

There are a number of existing servitudes that run across the sites. The positions of these servitudes have been incorporated into the design of the proposed development:

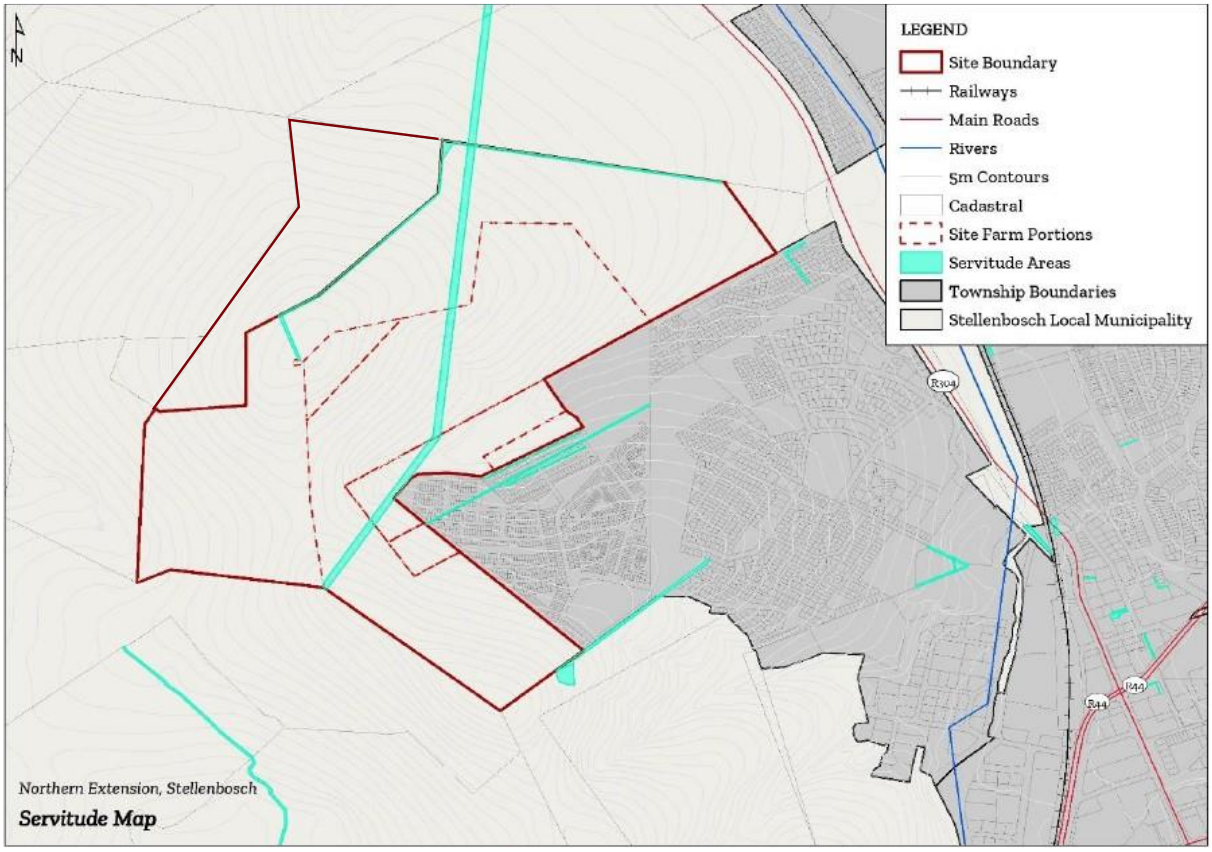


Figure 6 – Servitude Map

See all SG diagrams and Servitude Diagrams attached as **Annexure E.** The contour base map is attached as **Annexure J.**

2.7 Mortgage Bond

There are no mortgage bonds registered against the properties.

Refer to the Conveyance Certificates attached as **Annexure D** for confirmation.

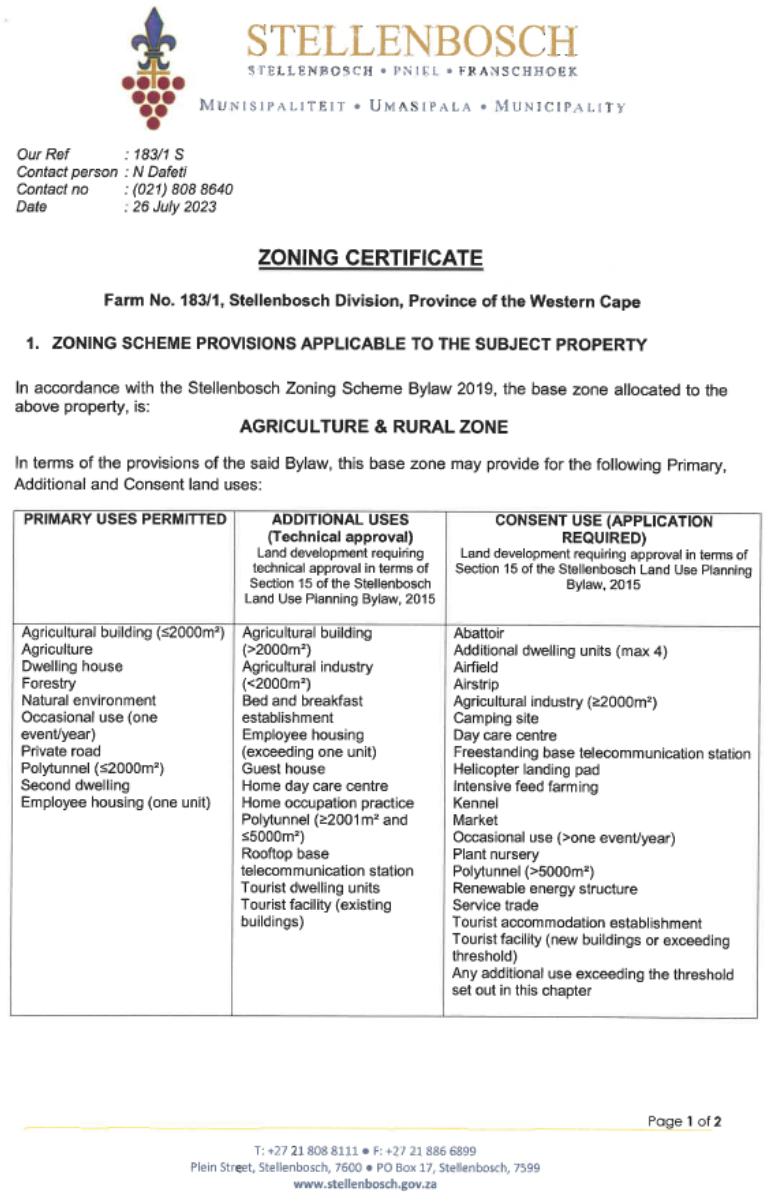
2.8 Applicable Zoning Scheme and Current Zoning

The Stellenbosch Municipality: Zoning Scheme By-Law, 2019 is the applicable Zoning Scheme for the site of application.

According to the Stellenbosch Municipality Zoning Scheme 2019, all land parcels are zoned "**Agriculture and Rural Zone**" with the development controls provided in the table below (See zoning Certificates for each land parcel attached as **Annexure H**):

Table 5 - Current zoning

Property description	Current zoning
Portion 23 of Farm 183	Agriculture and Rural Zone
Portion 36 of Farm 183	Agriculture and Rural Zone
Remainder of Farm 182	Agriculture and Rural Zone
Remainder of Farm 183	Agriculture and Rural Zone
Remainder of Portion 1 of Farm 182	Agriculture and Rural Zone
Remainder of Portion 1 of Farm 183	Agriculture and Rural Zone
Remainder of Portion 5 of Farm 183	Agriculture and Rural Zone



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Our Ref : *183/1 S*
Contact person : *N Dafeti*
Contact no : *(021) 808 8640*
Date : *26 July 2023*

ZONING CERTIFICATE

Farm No. 183/1, Stellenbosch Division, Province of the Western Cape

1. ZONING SCHEME PROVISIONS APPLICABLE TO THE SUBJECT PROPERTY

In accordance with the Stellenbosch Zoning Scheme Bylaw 2019, the base zone allocated to the above property, is:

AGRICULTURE & RURAL ZONE

In terms of the provisions of the said Bylaw, this base zone may provide for the following Primary, Additional and Consent land uses:

PRIMARY USES PERMITTED	ADDITIONAL USES (Technical approval) Land development requiring technical approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015	CONSENT USE (APPLICATION REQUIRED) Land development requiring approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015
Agricultural building (≤2000m²) Agriculture Dwelling house Forestry Natural environment Occasional use (one event/year) Private road Polytunnel (≤2000m²) Second dwelling Employee housing (one unit)	Agricultural building (>2000m²) Agricultural industry (<2000m²) Bed and breakfast establishment Employee housing (exceeding one unit) Guest house Home day care centre Home occupation practice Polytunnel (≥2001m² and ≤5000m²) Rooftop base telecommunication station Tourist dwelling units Tourist facility (existing buildings)	Abattoir Additional dwelling units (max 4) Airfield Airstrip Agricultural industry (≥2000m²) Camping site Day care centre Freestanding base telecommunication station Helicopter landing pad Intensive feed farming Kennel Market Occasional use (>one event/year) Plant nursery Polytunnel (>5000m²) Renewable energy structure Service trade Tourist accommodation establishment Tourist facility (new buildings or exceeding threshold) Any additional use exceeding the threshold set out in this chapter

Page 1 of 2

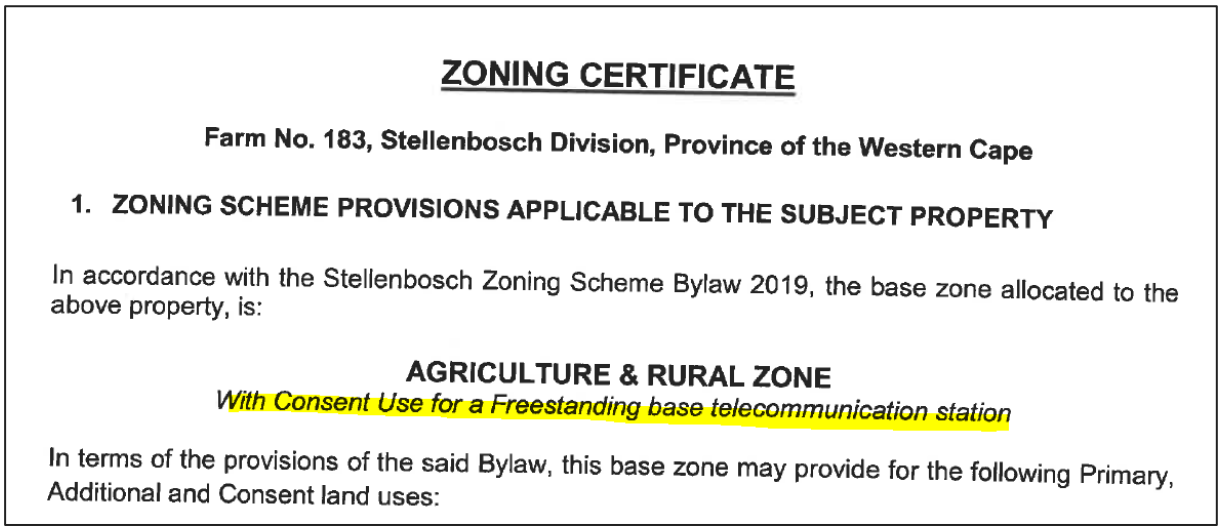
T: +27 21 808 8111 • F: +27 21 886 6899
Plein Street, Stellenbosch, 7600 • PO Box 17, Stellenbosch, 7599
www.stellenbosch.gov.za

Figure 7 - Zoning Certificate for Portion 1 of the Farm 183 Stellenbosch

Zoning	Agriculture and Rural Zone
Primary uses permitted	• Agricultural Building (smaller than 2000m2) • Agriculture • Dwelling House • Forestry • Natural Environment • Occasional Use • Private Road • Polytunnel (smaller than 2000m2) • Second Dwelling • Employee housing (one unit)
Additional Uses (Technical Approval) Land development requiring technical approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015	• Agricultural Building (larger than 2000m2) • Agricultural Industry (larger than 2000m2) • Bed and Breakfast establishment • Employee housing (exceeding one unit) • Guest house • Home day care centre • Home occupation practice • Polytunnel (larger than 2001m2 and smaller than 5000m2) • Rooftop base telecommunication station • Tourist dwelling units • Tourist facility (existing buildings)
Consent Uses (Application Required) Land development requiring technical approval in terms of Section 15 of the Stellenbosch Land Use Planning Bylaw, 2015	• Abattoir • Additional dwelling units (max 4) • Airfield • Airstrip • Agricultural industry (larger than 2000m2) • Camping site • Day care centre • Freestanding base telecommunication station • Helicopter landing pad • Intensive feed farming • Kennel • Market • Occasional Use • Plant nursery • Polytunnel (larger than 5000m2) • Renewable Energy structure • Service trade • Tourist accommodation establishment • Tourist facility (new buildings or exceeding threshold) • Any additional use exceeding the threshold set out

Table 6: Current Development Controls

The zoning certificate for the Remainder of the Farm 183 confirms that a consent use has been approved for a freestanding base telecommunication station:



ZONING CERTIFICATE

Farm No. 183, Stellenbosch Division, Province of the Western Cape

1. ZONING SCHEME PROVISIONS APPLICABLE TO THE SUBJECT PROPERTY

In accordance with the Stellenbosch Zoning Scheme Bylaw 2019, the base zone allocated to the above property, is:

AGRICULTURE & RURAL ZONE

With Consent Use for a Freestanding base telecommunication station

In terms of the provisions of the said Bylaw, this base zone may provide for the following Primary, Additional and Consent land uses:

Figure 8 - Approved consent use on The Remainder of the Farm 183

No additional, consent or temporary land uses have been approved on the other land parcels that form the site of application.

The property may only be used for the permitted land uses detailed above and for no other purpose.

The proposed development is therefore not aligned with the current zoning and the property will need to be rezoned to accommodate the development proposal.

The zoning of the land parcels are confirmed in the zoning certificates attached in **Appendix H** and illustrated in the image below.

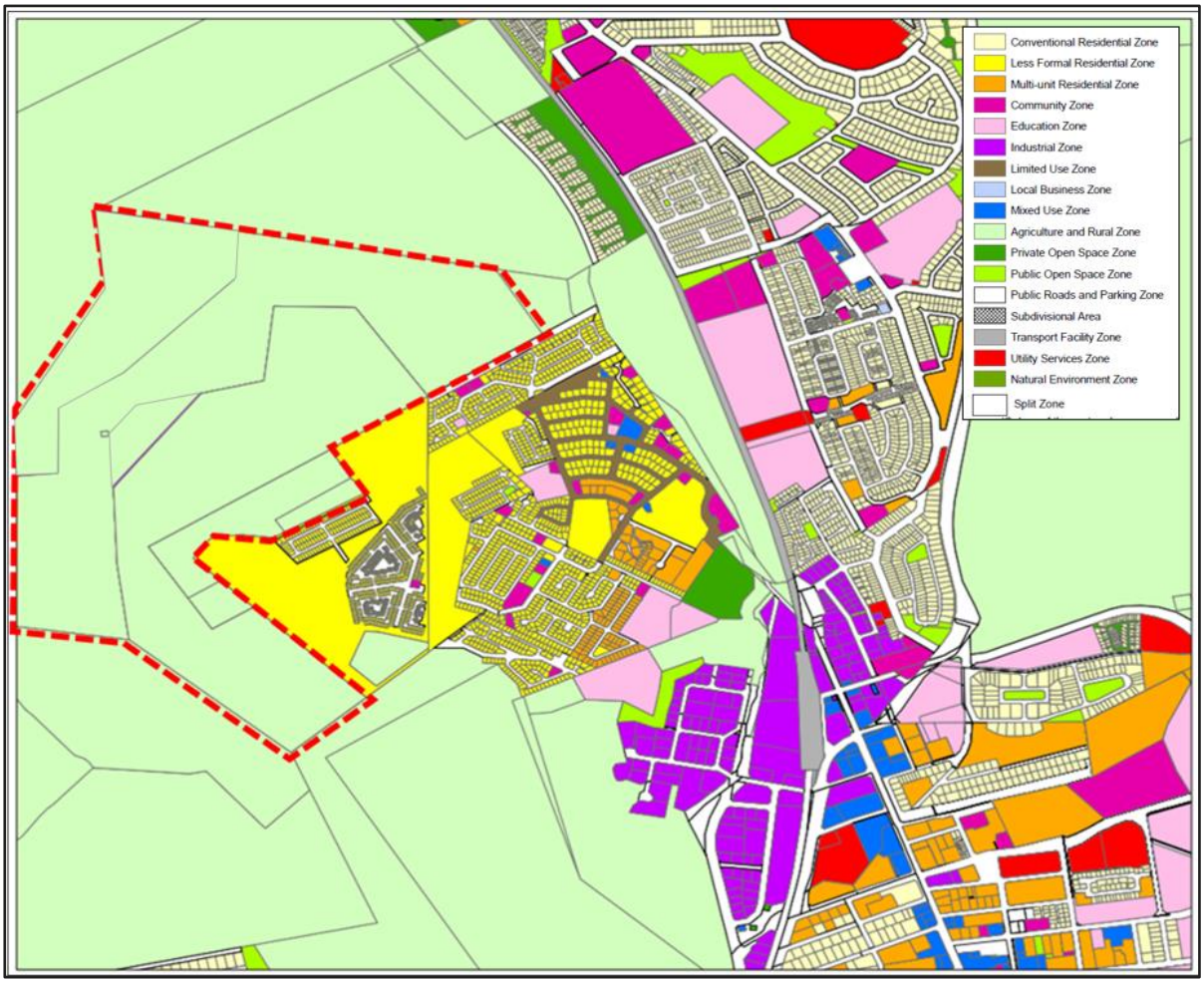


Figure 9 - Zoning of the land parcels that form the site of application according to the Stellenbosch Municipality Zoning Scheme 2019 (all portions zoned "Agriculture and Rural Zone")

2.9 Analysis and Site Photos

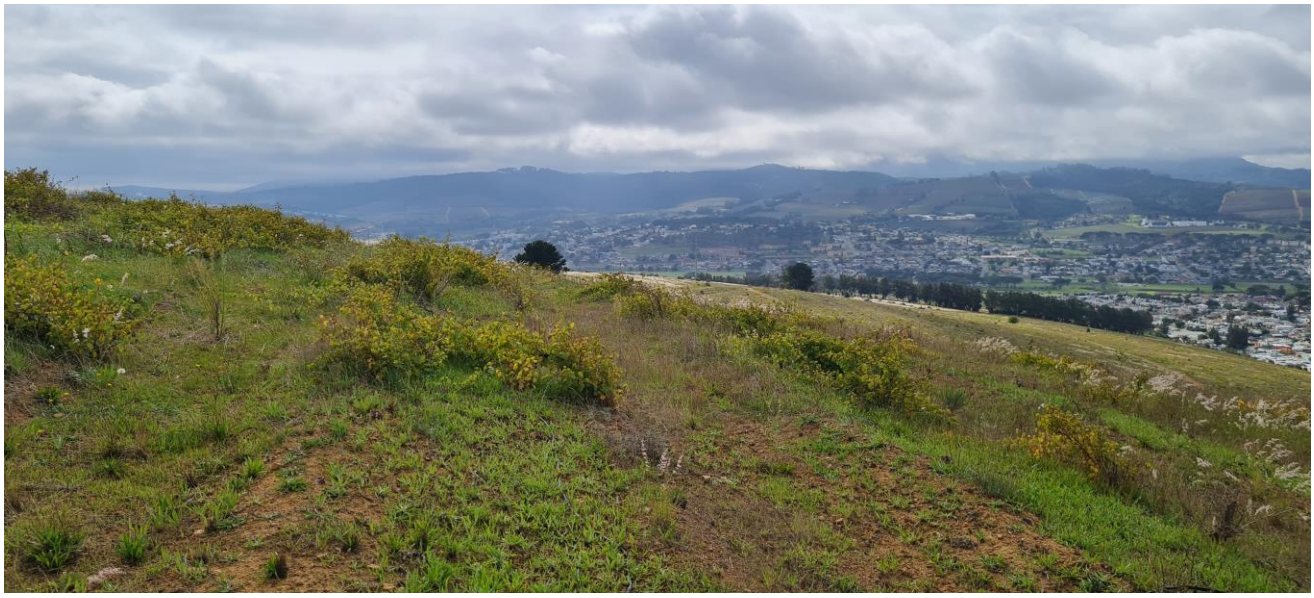
The Northern Extension site is situated within the Stellenbosch Local Municipality (LM) which is located in the southwestern corner of the Cape Winelands District - Western Cape Province. The proposed development. The project site is located to the west the R304, north of Kayamandi, and is made up of various farm portions.

The site is situated north of an informal settlement and is currently without any building structures, however other infrastructure such as a powerline servitude and a radio tower is existing on the project site as shown in the images below.

The site is predominantly covered with agricultural activity and the topography of the study area offers views in all directions, with shallow valleys, accommodating natural drainage lines to the north-east and south of the site.

See the below associated images for more detail with regards to the above mentioned













2.10 Topography

A topographical survey of the Northern Extension Site was conducted by Joubert & Brink Surveyors. The figure below illustrates the topographical map of the area, with 2m contour intervals and existing infrastructure on the site.

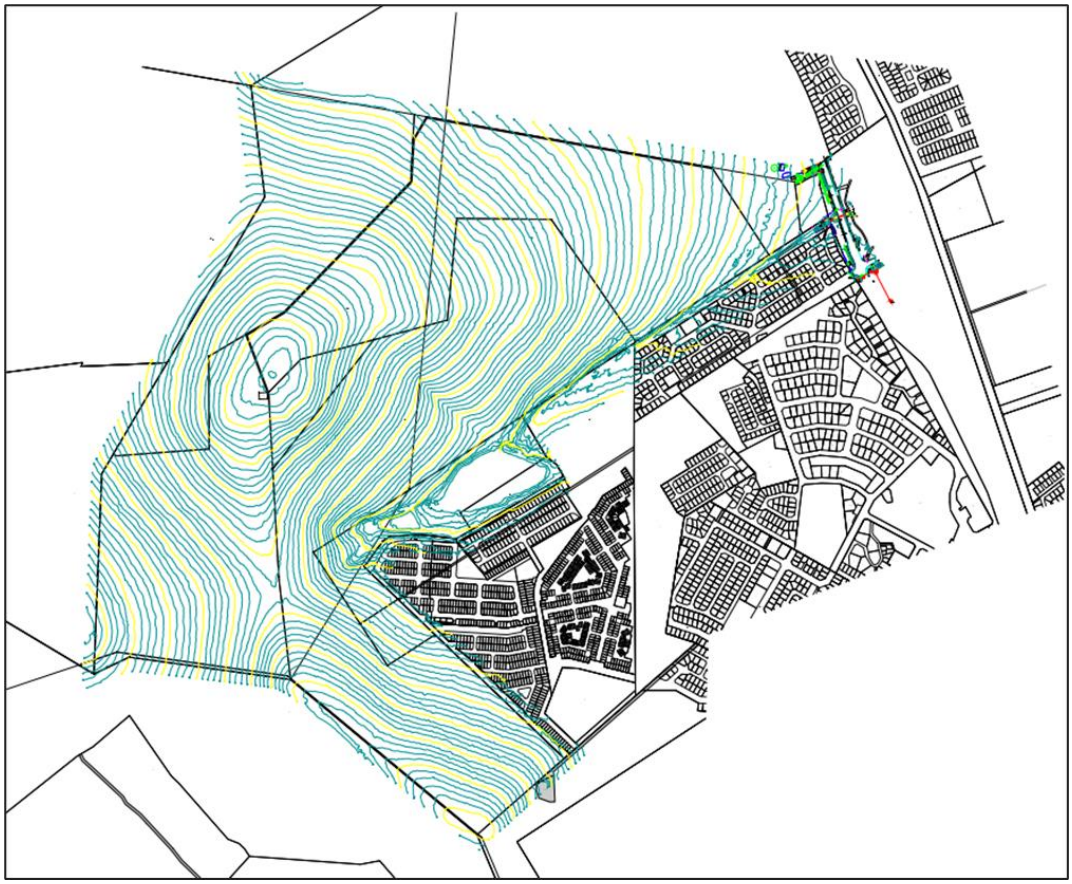


Figure 10 - Topographical survey map

Topographically the development area includes a substantial hill at the centre of the site with footslopes fanning out towards the erf boundaries. A small wetland exists in the north-eastern part of the site.

The contour base map is attached as **Annexure J.**

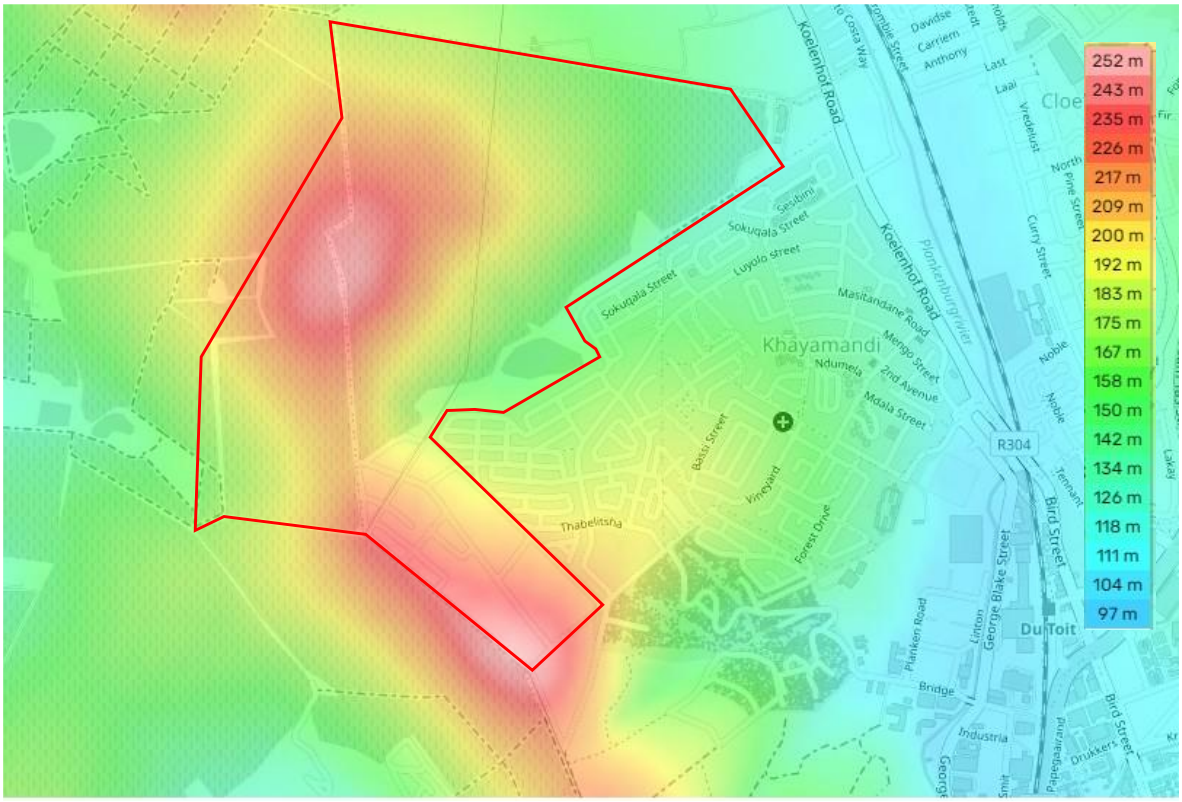


Figure 11 – Northern Extension topography, elevation & terrain

2.11 Current Land Use

The site of application is undeveloped and is mostly vacant except for the informal settlements that occur on the southern parts of the site.

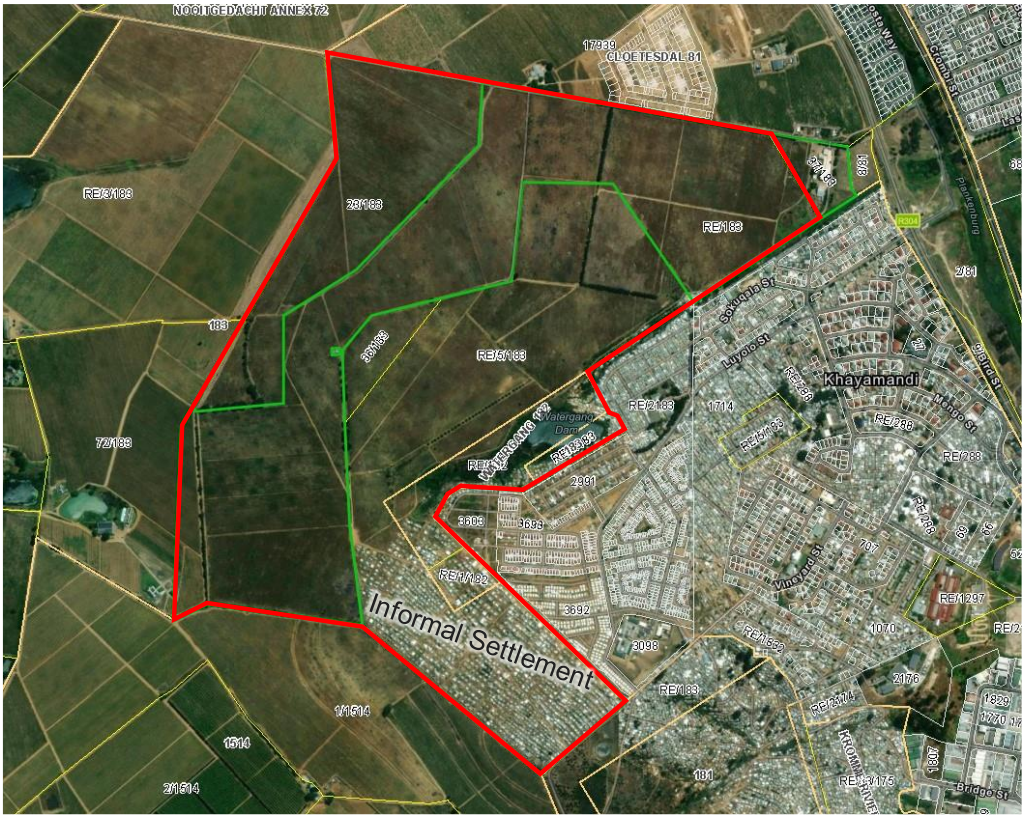


Figure 12 - Current Land Use

3 PROPOSED DEVELOPMENT

The development vision is to create an urban development that is a piece of Stellenbosch, integrated and connected into its context. A development that is safe and secure, with a dignified living environment that provide a diverse range of housing, recreational, social and has economic opportunities for communities living on and around the area.

The proposed urban design framework aims to achieve flexible development blocks that support a variety of development typologies that are site specific, a system of links and connections to support integration across the site and surrounding areas, and a variety of mixed uses including integrated open space systems with existing natural features.

Refer to the Urban Design Framework attached as **Annexure K**.

3.1 Development Vision

The development vision that have been crafted for the proposed **Northern Extension Integrated Mixed-Income Human Settlement Development**, which is an ***urban development*** that is a piece of Stellenbosch, integrated and ***connected*** into its context.

A ***safe and secure***, ***dignified living environment*** that provides a ***diverse range*** of housing, recreational, social and economic opportunities for communities living on and around the site.

Connected with the landscape, designing with the terrain and ***celebrating natural features.***






3.2 Urban Design and Spatial Contextual Analysis

The development potential of the site has been evaluated from an engineering, planning and environmental perspective, through an extensive series of investigations and studies performed by the multi-disciplinary team of professionals over a period of several months.

A Broad Conceptual Urban Design framework has been formulated for the Northern Extension, Stellenbosch, to guide the development framework and to inform and lead to the development of a detailed subdivision layout plan that forms the basis of the rezoning and subdivision application.

The urban design and spatial contextual analysis assessed all the site constraints and informants which lead to a number of opportunities and constraints that informed the main structuring elements which have been incorporated into the design of the proposed Northern Extension Integrated Mixed-Income Human Settlement Development.

3.2.1 Broad Scale Context: Northern Extension study area as a viable future regional gateway and node.

At the broad scale analysis, the study area - together with the integration and growth of Kayamandi (south of study area boundary), Cloetesville (east across the R304 mobility route) and the future development at Newinbosch (north of the study area boundary) - present an opportunity to become a regional subsidiary node to Stellenbosch town and importantly a potential gateway entering and exiting Stellenbosch town. This is due to:

1. Regional accessibility
    a. 3km from Stellenbosch
    b. 5km from Cloetesville
    c. 30km from Bellville
    d. 35km from Paarl
    e. 40km from Franshoek
    f. 50km from Cape Town
2. Existing transport infrastructure
3. Employment proximity
4. Gateway to Paarl Winelands (north) and Stellenbosch Winelands (south)

The smaller settlements within the Stellenbosch Local Municipality include Jamestown, Pniel, Johannesdal, Lanquedock, Lynedoch and Raithby that also contribute to the establishment of the study area and specifically the cultural landscape that reinforces the potential urban node. This is further substantiated by the following spatial considerations from the broad scale analysis surrounding the Northern Extension shown in the Figure below:

1. Existing infrastructure in place (R304, R44, R310, Stellenbosch-Paarl railway line and Station at Kayamandi)
2. Existing development footprint south at Kayamandi extending into the study area and towards Stellenbosch.
3. Existing development footprint east of the R304 and railway at Cloetesville.
4. Proposed approved development north of the study area, connecting Northern Extension to Newinbosh through mobility network and site access.
5. Appropriate for providing localised residential, recreational, and work opportunities in the study area.

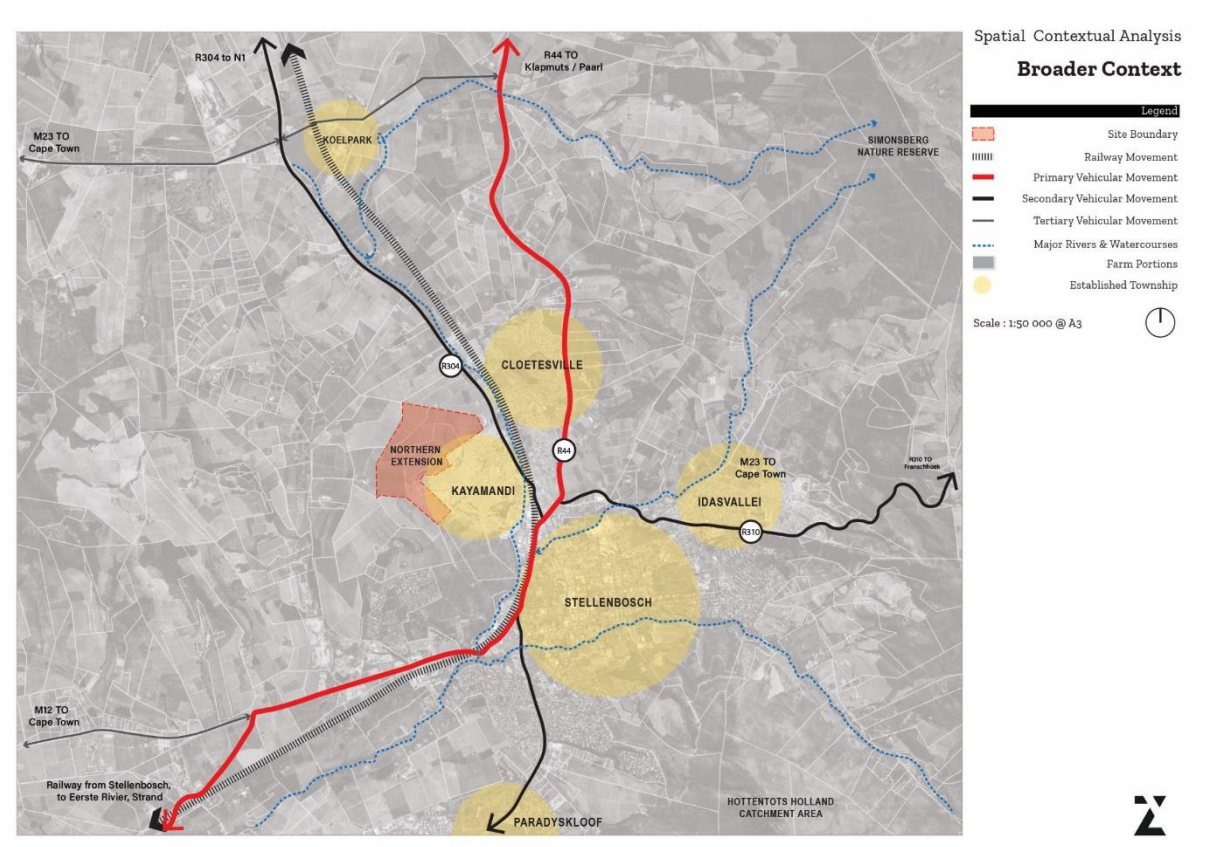


Figure 13 - Northern Extension Broader Context

3.2.2 Broad Scale Context: Landscape, views and vegetation

The topography of the study area offers views in all directions, with shallow valleys, accommodating natural drainage lines to the north-east and south of the site, with Devon Valley that lies beyond the ridgeline of the study area to west. The figure below shows the rural character in relation to the broader region, the indigenous fauna and flora, and the views and vistas of the Stellenbosch agricultural region are emphasised across the study area.

The resultant height advantage and undulating terrain of the Northern Extension study area offers natural scenic vantage points with the site's elevation gain, views of Hottentots Holland Catchment Area can be seen to the south, the Jonkershoek Mountain range in the distance to the west and the Simonsberg Nature Reserve to the north-east.

The mountain range surrounding the study area naturally becomes navigable devices but also exposes the site as a visual landmark when travelling towards Stellenbosch along major arterials, such as the R304 and R44. It is important to take into consideration the key visual impact that the Northern Extension study area will have on the surrounding context.

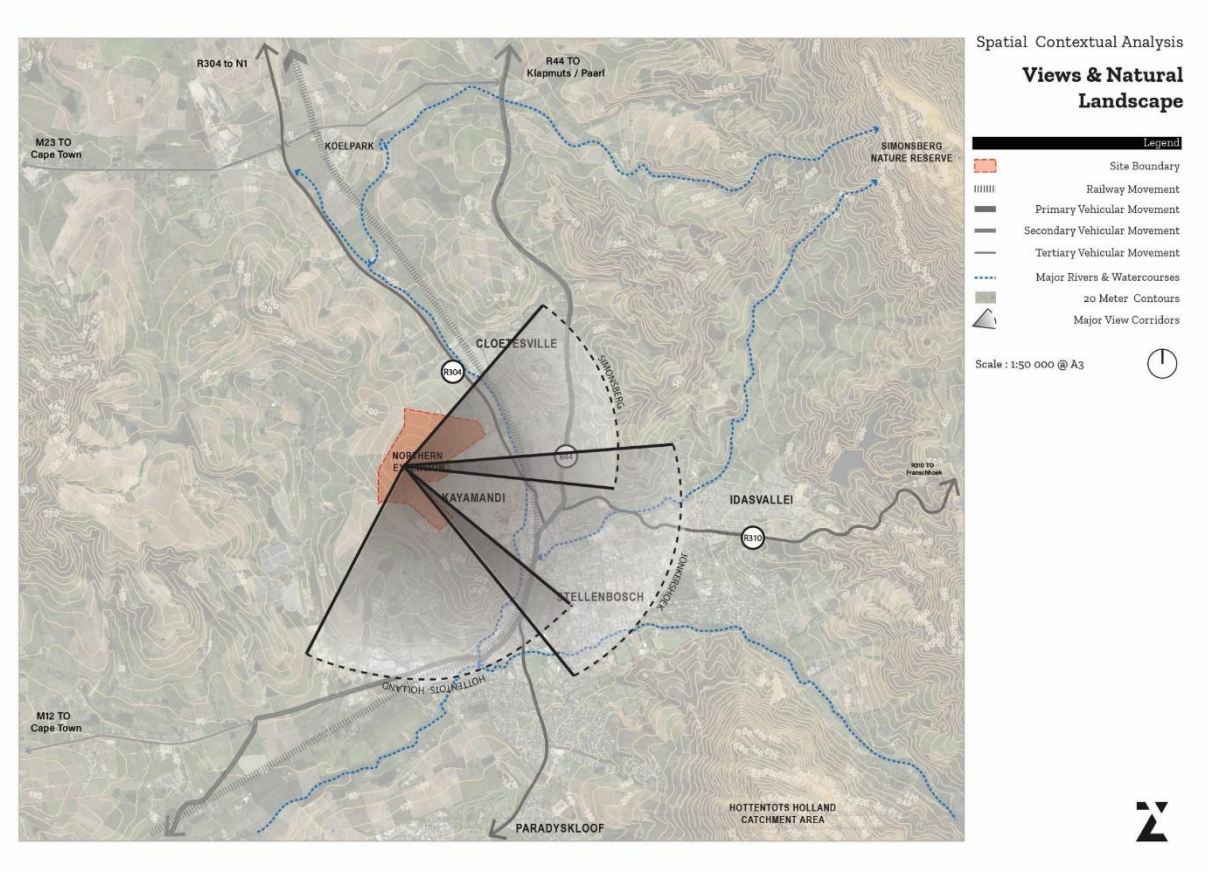


Figure 14 - Northern Extension Views and Natural Landscape

3.2.3 Site Scale Spatial Analysis: Study Boundary

At a more local scale, the figure below shows the study area situated to the north of Stellenbosch, separated by the established township of Kayamandi immediately abutting the study area to the south. As listed above, the study area currently consists of portions of the farms De Watergang and Grootvlei.

Cloetesdal Farm is situated to the north-east of the study area. Spatially, the east of the study area consists of the R304 movement corridor which presents itself as a strong north-south structuring element, this is compounded by the wetland corridor with Plankenberg River, the R44 another major arterial and the railway. These strong mobility and wetland corridors are primary connectors and amenities to the broader study area but also act as barriers for integration between the established township Cloesteville to the east.

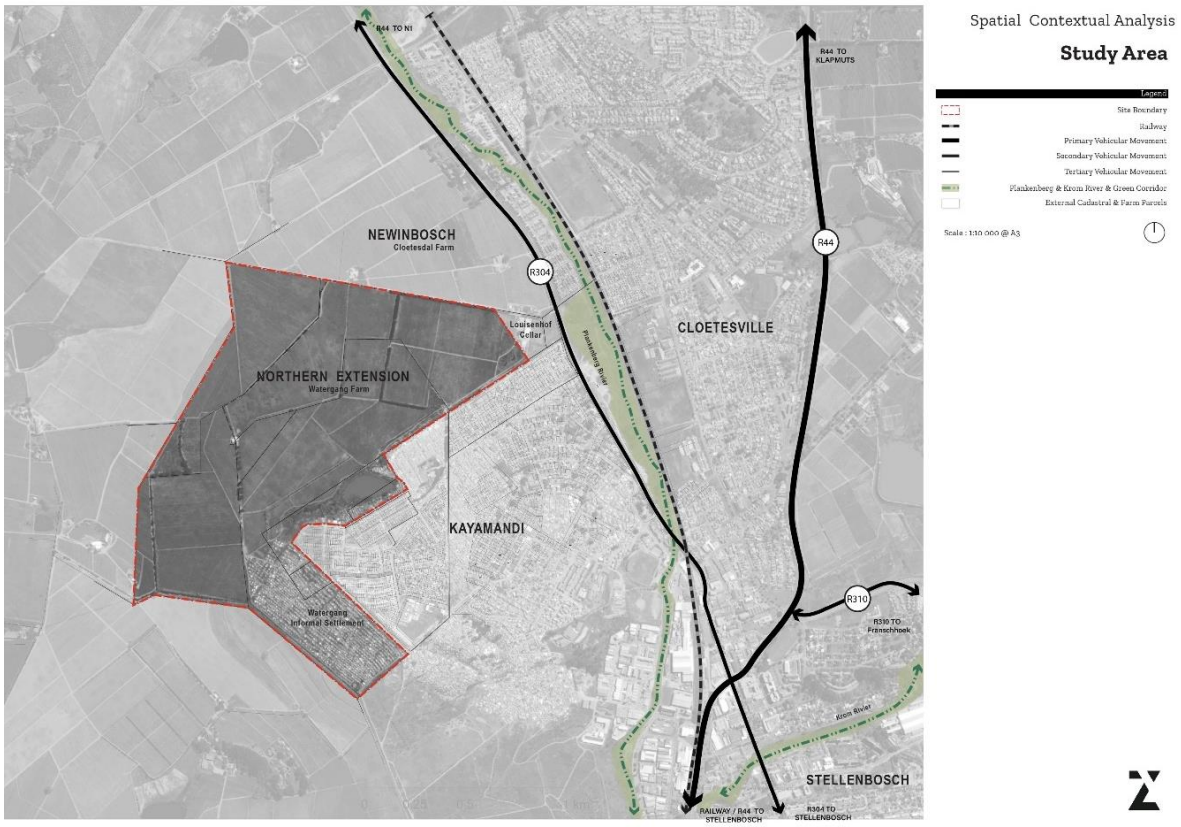


Figure 15 - Northern Extension Study Area

3.2.4 Site Scale Spatial Analysis: Movement Network

The Northern Extension study area has the potential to integrate and connect with the north-western road network at the proposed NewinBosch development and Kayamandi township south-east. Notably both of these areas offer the primary access and gateways to the study area. The Northern Extension study area has the opportunity to weave together the landscape systems and relevant farm road networks with the future development north and established township south.

With better connectivity, residential developments, existing amenities, and character areas can flourish, intensify, and integrate better across the study area and its surrounds. This in turn connects isolated road grid paths and integrates the urban fabric together too. This will allow development to contribute to the growth and integration of the core precincts, thereby becoming more resilient, diverse and with a distinctive sense of identity that is resilient alongside Cloetesville and Stellenbosch.

One of the greatest impediments or constraints to the resilience and integration of the study area, both internally and with the broader urban environment, is the current lack of direct access to the major movement route of the R304 (Class 2). An additional future access to the R304 is therefore planned to ensure greater connectivity and to relieve the traffic impact of a single access point.

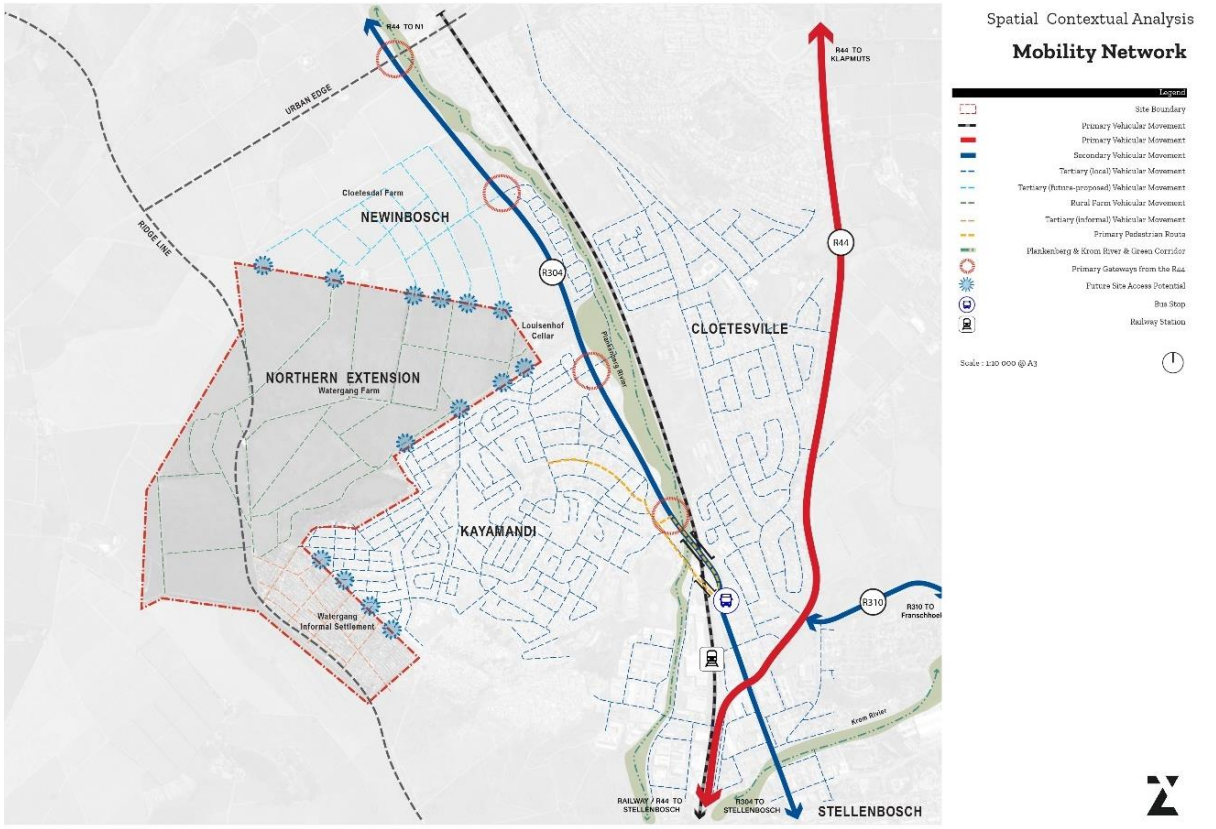


Figure 16 – Northern Extension Mobility Network

3.2.5 Landscape Systems

The general visual ethos of the surrounding area of Northern Extension is its natural 'green and rural feel', created by a significant number of mature trees and undulating terrain. The figure below shows the study area with respect to its natural landscape such as the Swartland Alluvium Fynbos Vegetation and Swartland Granite Renosterveld Vegetation groupings. Both the vegetation types are comprised of a rich list of indigenous faunal and floral species that can further introduced across the study area to benefit the overall public realm, living quality and rural character of the housing development scheme, thereby increasing its biodiversity, aesthetic, open space systems and overall character.

It would be vital to create, where possible, continuous vegetation and ecological corridors, such as connecting the Plankenberg River Corridor with the low-lying wetland at Watergang Dam, south of the study area. This can be achieved through managed rehabilitating of suitable species across the study area and the eradication of invasive or exotic species.

The site slopes down from west to east towards the R304, and from north to south towards Kayamandi, with a high point situated to the north-western part of the site. The topography offers views in all directions, with shallow valleys, accommodating natural drainage lines to the north-east and south of the site where Watergang Dam is located. The topography also creates a physical constraint from a development perspective and as a visual exposure perspective when travelling along the R304.

The site is still planted with vineyards, but these are not being maintained and a significant percentage seems to have been removed for firewood. Some treelines have established at the Watergang Dam with olive trees, planted along the edge of the drainage line which offer a functional wind barrier but also great aesthetic value to the site. There is also windbreak at the northern boundary that screens half of the study area's edge from the R304. These trees are a design informant that have been incorporated in the design of the proposed development.

Because of the rural landscape and agricultural character of the area, the land west of the steep ridge line, at Devon Valley, has historical value that cannot be built on but rather emphasised for its existing character which have been retained as a site fix in the layout design.

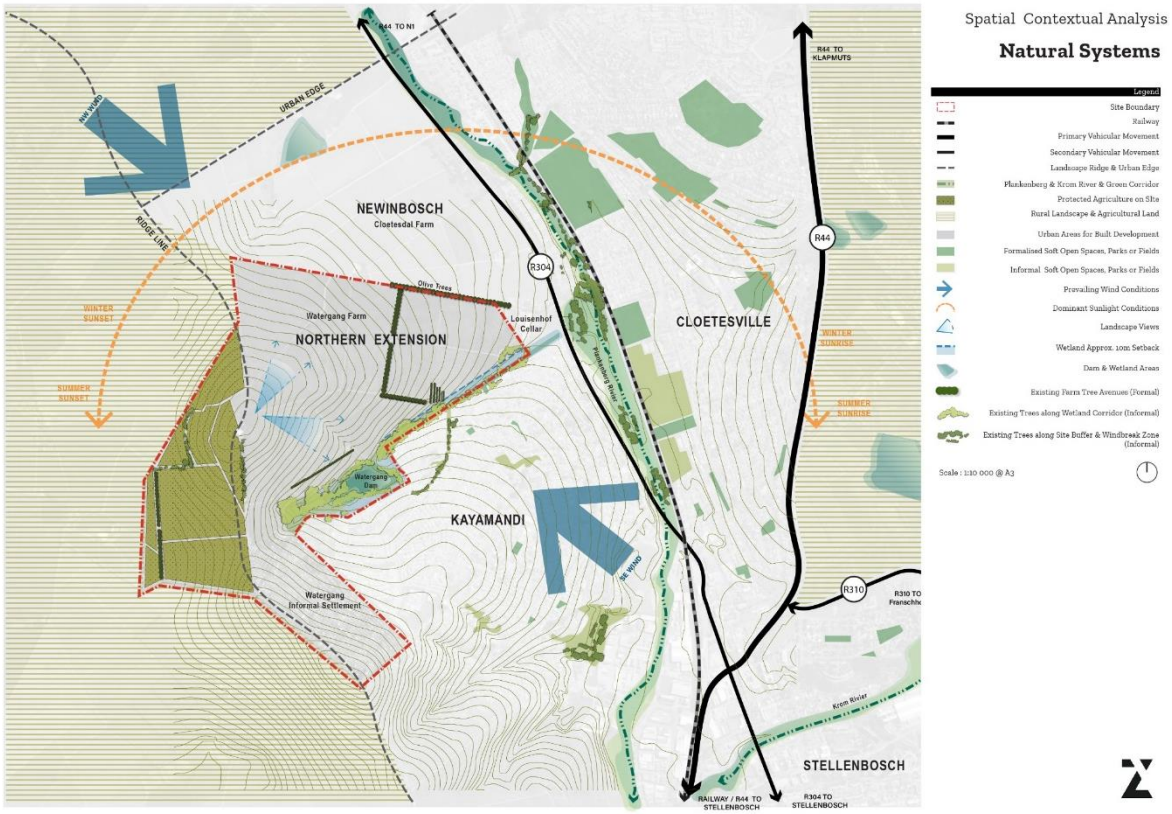


Figure 17 - Northern Extension Natural Systems

3.2.6 Heritage Systems

The heritage assessment recognises that the study area is situated within the Cape Winelands region which is broadly considered as an area of high scenic, cultural and historical significance, identified as a ‘cultural landscape’. The Cape Winelands is characterized by the interplay of patterns of ‘urban’ townscape, ‘rural’ landscape and mountain ‘wilderness’ which is evident in this study area.

The site significance includes its visible location in a rural landscape which was denoted in the diagrams above. This specifically includes both the Plankenburg and Devon Valleys. The figure below illustrates the landscape that is a protected heritage area and is restricted from urban development.

Consequently, limitations are also applied to the intensity of development as the topographies gains elevations to sensitively respond to the rural character from visual site lines. As such, the proposed development is planned to not encroach on the portion of the site to the west of the ridgeline that separates Devon Valley and Plankenburg Valley.

To the east of this ridgeline, the planned urban development is kept at low density, specifically on the upper slopes that are visible landmarks, but some higher densities planned lower down. This is demonstrated in the figure below with the gradual intensity of yellow hues, suggestive of residential densities.

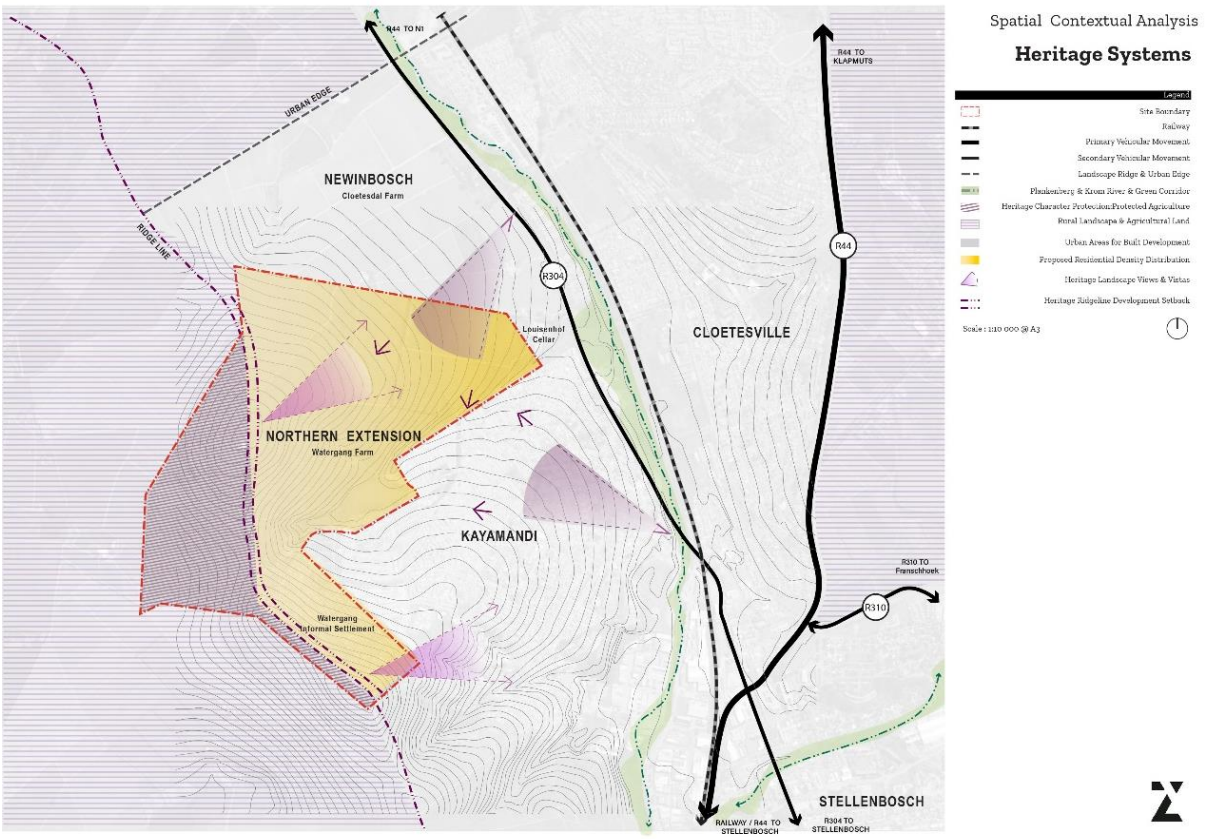


Figure 18 - Northern Extension Heritage Systems

3.2.7 Site Scale Spatial Analysis: Amenities & Community

When comparing the two established township communities surrounding the study area, namely Cloetesville to the east and Kyamandi to the immediate south, there appears to be several core community facilities and established mixed-use amenities in the area of Cloetesville. These facilities include places of worship, medical facilities and sports facilities that are also relatively well maintained and equipped to cater to the respective neighbourhood. The same applies to the number of schools and education opportunities, with additional sports fields included.

Contrast to the immediate South of the study area, at Kayamandi offers fewer facilities available with a growing residential neighbourhood such as the Watergang Informal Settlement. The proposed **Northern Extension Integrated Mixed-Income Human Settlement Development** therefore makes provision for a range of community and recreational facilities that are planned in the proposed development which will cater for the needs of the community and relieve some of the pressure experienced by the existing facilities in Kayamandi.

3.2.8 Morphology and Grain

In the figures below, there is a clear correlation between the scale of the figure ground – grain of the built fabric- to the surrounding land-use character areas in and around Northern Extension. By illustrating the building footprints, the urban morphology and grain of the surrounding area suggests distinctive conditions.

The larger scale footprints clustered around the confluence point of the R304 and R44 are mixed-use which is also where the river corridors, stations and railways networks converge, suggesting diverse activity. This area represents diverse land-use functions and industrial activity, a transitionary space between the surrounding area and Stellenbosch.

These larger footprints tend to extend north-eastwards, flanking the R304 where access to opportunities (railway stations, bridge connectors) are located, this also corroborates with the diverse amenities in this area. A similar sentiment is proposed at Newinbosch development, where most of their mixed-use and retail activity is located closest to their primary gateway and access to the R304.

The remaining two smaller footprint typologies include the formal residential footprints and the finer grain informal and more organic urban infill footprints at the Watergang informal settlement, south of the study area.

A concentration of small building footprints generally indicates a diversity of uses, active streetscapes and interesting character to the local urban environment, contrarily however, these footprints primarily contribute to residential land-use only with little diversity. Notably too, the large undifferentiated buildings mass of industrial areas also has limited street activity and poor-quality public realm which tends to restrict the mixed-uses activity to expand.

With the residential density that is planned across the study area, the proposed development sensitively blends-in with the landscape but also ensure a sense of unique diversity, a quality of space and interest with appropriate diverse land-use offerings.

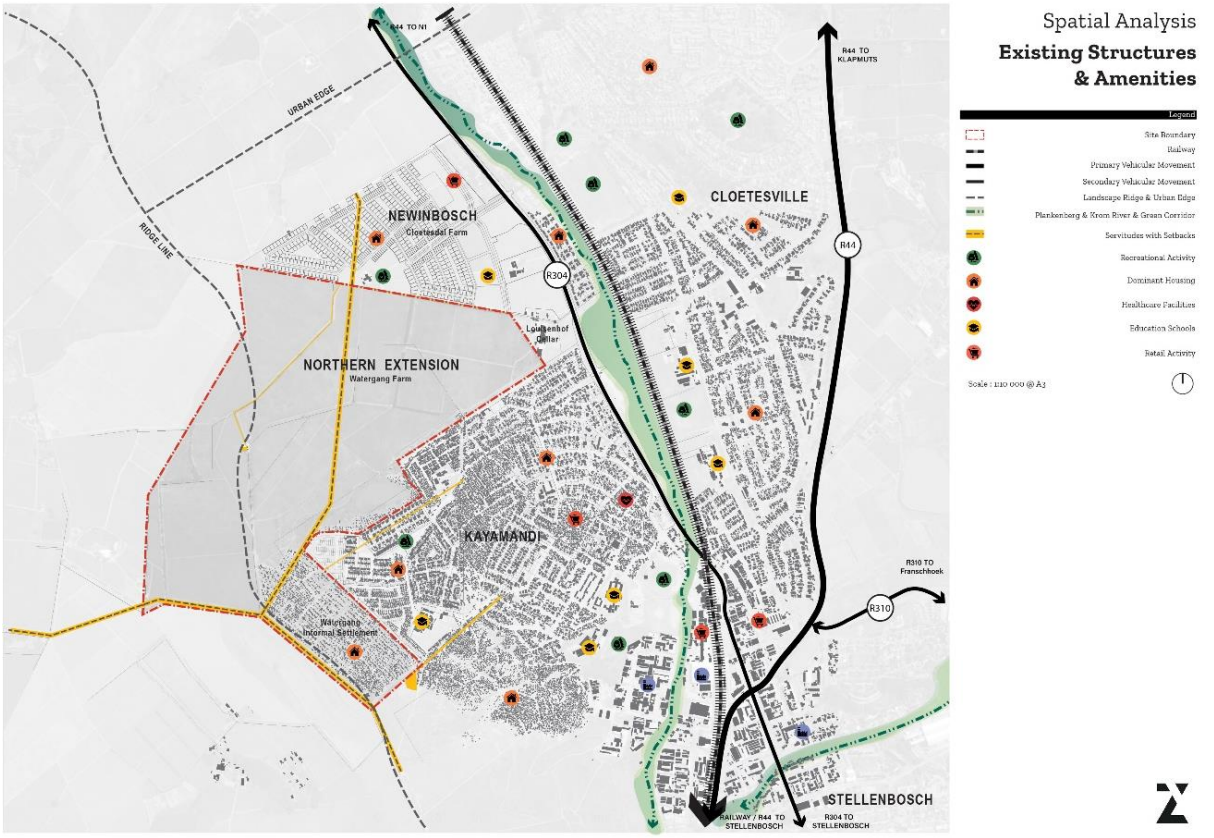


Figure 19 - Northern Extension Existing Structures and Amenities

3.2.9 Land-use character areas and activity nodes

The land use character and activity nodes are illustrated in the figure below. These are connected by movement networks, both vehicular and non-motorised, such as the pedestrian link through Kyamandi towards the station. Activity nodes are also binding agents between diverse land-use characters, through attracting diverse user groups to an area. This can be seen across the study area. Character Areas include:

- Education
- Formalised open space and fields
- Informal (unmaintained) open space

- Medium density residential
- Informal infill residential
- Mixed-uses
- Industrial
- Retail activity among residential areas

Importantly, the character areas shown across the surrounds need to perform and function symbiotically with each other to remain resilient. Whilst strong character areas need to perform and function on their own, they will likely perform better if integrated smartly with neighbouring surrounds making their relationships mutually beneficial and servicing one another.

The land-uses appears to be dominated largely by residential neighbourhoods centred in a rural agricultural region. This will ensure that residents can work closer to where they reside, opposed to working elsewhere and servicing other areas of Stellenbosch economically. Proposing a diverse mix of amenities within the study area, that services its residents, is necessary and will require strategic location distribution.

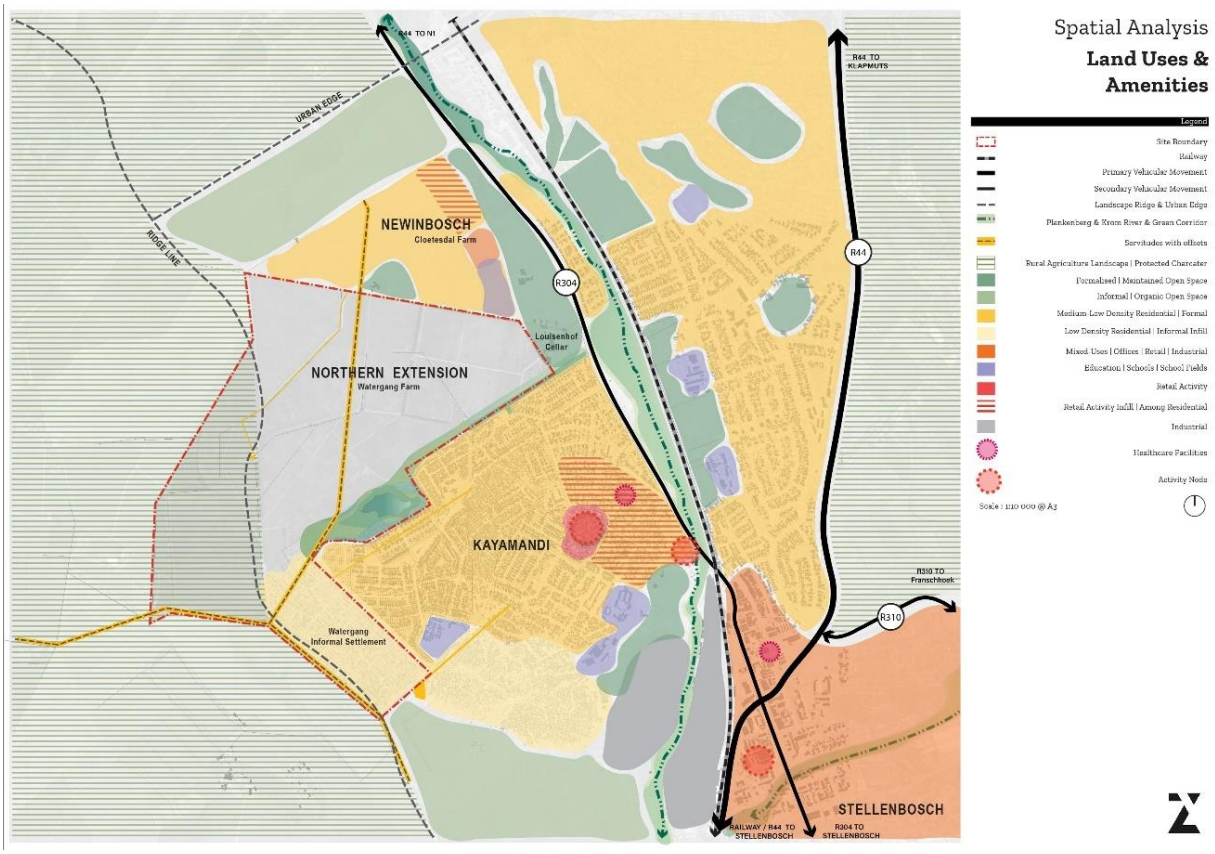


Figure 20 - Northern Extension Surrounding Land Uses & Amenities

3.2.10 Constraints

The figure below shows the limitations and constraints to the study area that are fixed spatial elements that had to be considered when the layout for the proposed **Northern Extension Integrated Mixed-Income Human Settlement Development** was designed. These include the following:

- Steep terrain and topography across the study area
- Steep ridgeline and its development offset that separates the western face of the valley with its respective development to the east
- Protected heritage, rural landscape character west of the ridgeline and at Devon Valley.

- Prevailing winds (south-easter and north westers)
- Wetland along the low-lying areas of the site, at Watergang Dam, with its respective development offset
- Growth of Watergang Informal Settlement south of the site
- Limited major site access
- Electrical servitude across the site and its respective setback.
- Mature treescape to be retained that can conflict with development space requirements

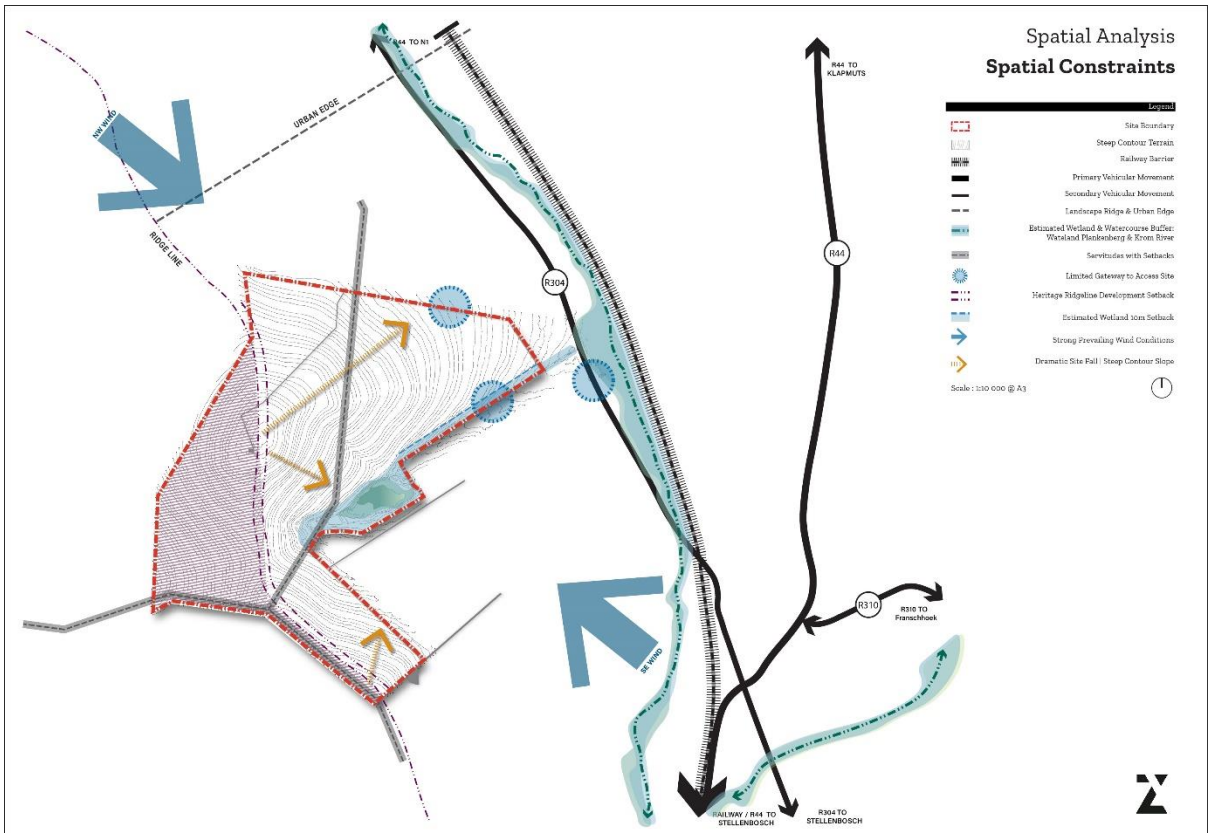


Figure 21 - Northern Extension Spatial Constraints

3.2.11 Opportunities

Much of the spatial analysis highlights spatial constraints and site 'fixers' that has an impact on the design of the proposed development. Several of the same constraints are also regarded as opportunities that can be capitalised in the proposed development as illustrated below:

a) Continuity of green spaces and rural farm regions

The design of the proposed development ensures the continuity and connection of core biodiversity areas, river courses/systems and landscape elements to establish strong green linkages that stitch together the rural agricultural character of the area.

b) Establish a well-defined and designed residential development with open space interfaces

As far as possible, the interface between green spaces and developed area is well designed so that the open space is not overlooked and not flanked by the back of buildings, resulting in a negative relationship between open space and built urban form.

c) Protect and enhance the rural landscape character

All interventions in rural areas are of an appropriate scale and nature to support rural livelihoods, whilst at that same time protecting the sense of place and the agricultural resource base.

d) Promote spatial integration

Integration is facilitated through well-located new development and infill, reducing barriers between communities and enabling more efficient access to facilities and opportunities

e) Enable strategic densification

The low-lying residential areas are densified and activities are clustered in these areas for efficient use of infrastructure and available land whilst maintaining a sense of rural character with less density further west of the study area

f) Enable and promote mixed use

A mix of uses around nodes and along corridors is promoted within and appropriate accessibility grid.

g) Protect and enhance heritage resources

The importance of heritage resources is acknowledged and impacts are carefully managed at all scales of planning and development, from the broader Stellenbosch municipal landscape and its settlement pattern to individual buildings.

H) Ensure connectivity between settlements and hierarchy of nodes and connectivity within settlements

Nodes and communities are connected via safe and attractive public transport and pedestrian friendly routes and activity corridors within a hierarchical accessibility grid.

j) Establish accessible hierarchy of public facilities

New facilities and resources are located so that they relate to the accessibility grid. High order regional facilities are within easy reach of the primary public transport and street network.

k) Cluster Social Facilities

Social facilities and activities are clustered within nodes to optimize accessibility and convenience while also improving security and maintenance.

l) Land-use character areas and activity nodes

Several character areas have been identified across the study area, corresponding to the primary uses within them, which have been incorporated in the design of the proposed development. This also correlates with the types of activity and streetscape environments that are proposed.

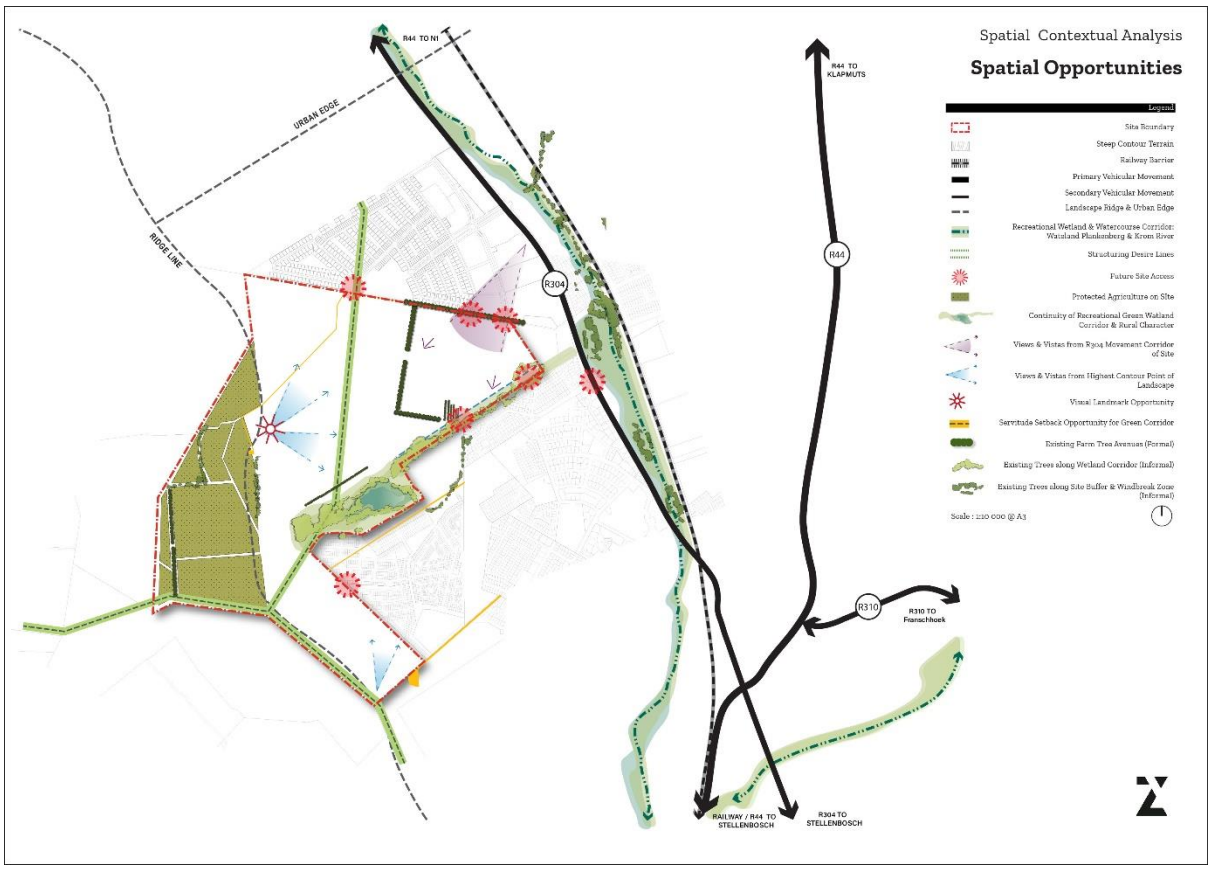


Figure 22 – Northern Extension Spatial Opportunities

3.2.12 Site Structuring Elements

With the 'opportunities of the study area listed above, the figure below synthesises both the opportunities and constraints of the study area which have been used to inform the design of the layout of the proposed **Northern Extension Integrated Mixed-Income Human Settlement Development**.

The Northern Extension Study area is mostly a vacant site, excluding the Watergang Informal Settlement encroaching on the southern panhandle. The site is largely isolated firm the surrounding area as it is flanked on all sides by the Devon Valley and the steep ridgeline, Kayamandi and the Watergang Wetland corridor, the Newinbosch Development, Louisenhof Cellar. The only current direct vehicular access to the site is via the newly constructed access through the Newinbosch Development. The railway line, R304 and the Plankenberg River corridor further separating the site from Cloetesdal eastwards. These bounded edges currently act as barriers of entry, permeability and frontage Northern Extension as a destination.

It is primarily along the residential area of the Kayamandi boundary, the proposed Newinbosch residential development and the panhandle (at the Informal settlement of Watergang), that permeability and suitable access is possible.

It is notable that the rural landscape character offers the opportunity for heritage landmarks optimising on visual vistas and views, whilst also offering indications of suitable residential densities that do not compete with the rural character.

With the rural character and heritage opportunities, additional site fixers are taken into consideration such as the electrical servitude that provide opportunity for stitching green corridors together, including mature treescapes that offer aesthetic value and act as functional windbreaks.

The surrounding amenities and land-use functions start to provide diverse land-use distribution informants to the study area too, such as harnessing the desirable mixed-use activity corridor from the railway station and R304 bridge, to the mixture of activity and uses along the eastern portion of

Kayamandi through to the proposed land-use mix at Newinbosch development. This suggests an opportunity of land-use connectivity and nodal activity to the east of the study area.

Furthermore, the structing elements of the study area largely include the contour as a strong informant across the study area as illustrated below. The undulating terrain and steep slope is regarded as an opportunity that shapes the direction of the development along the escarpment accordingly. This consequently changes the visual direction of building frontages and the development direction which creates a more rural and organic experience, thereby contributing to the rural and organic character of the landscape that diverges from structural uniformity.

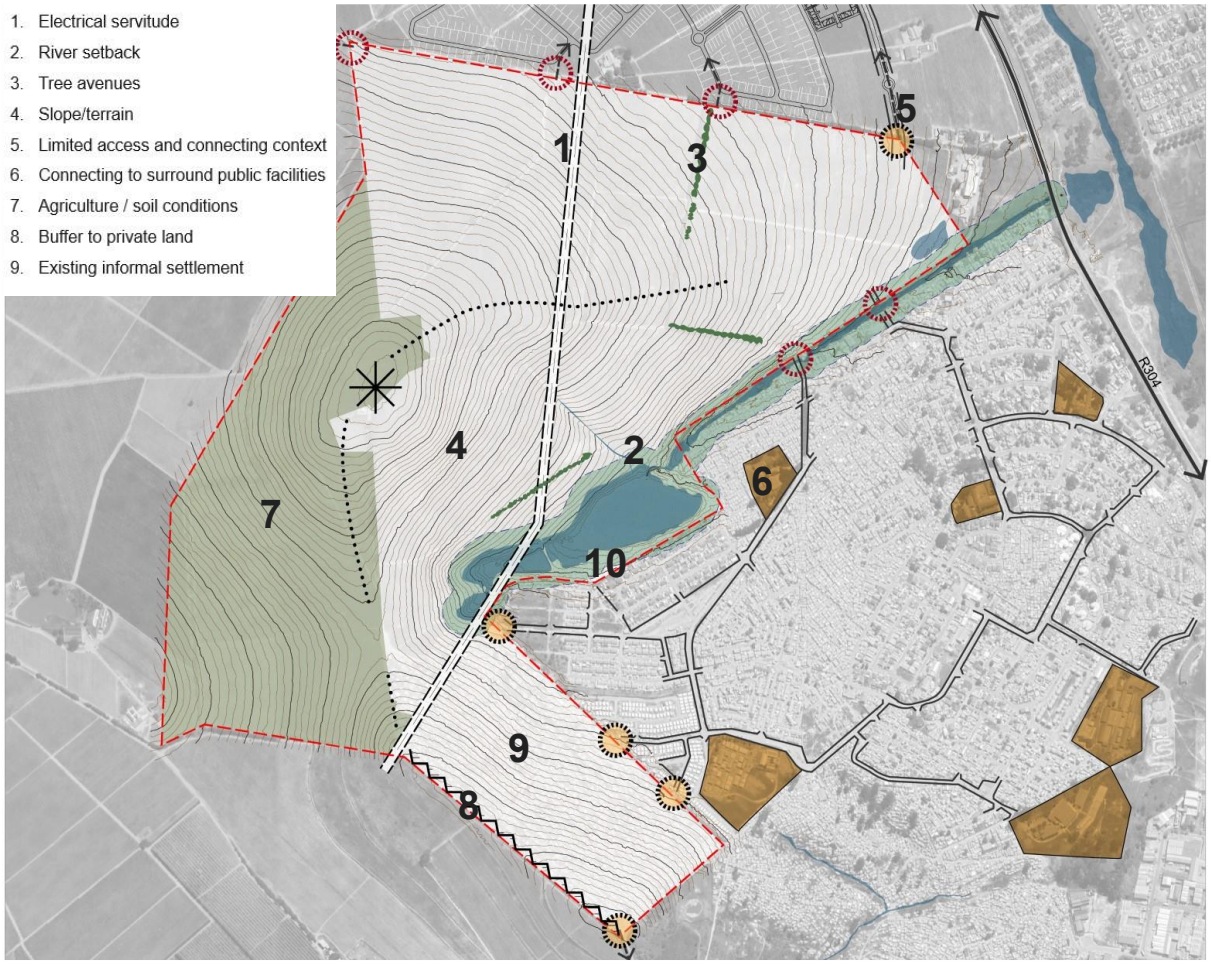


Figure 23 - Northern Extension Site Structuring Elements

3.3 Development Proposal

The figure below illustrates the preferred concept plan, which formed the basis for the subdivisional layout drawing that is part of this application. This concept (development proposal) is based on environmental, social, economic, heritage, infrastructure and urban design inputs from various specialists, and has been further refined as more detailed planning progressed and more in-depth studies were conducted.

The Development proposal includes the following main design elements:

1. A system of structuring routes that support integration across the site and connection to the surrounding context (routes and public facilities)
2. Network of surveilled, multi-functional public spaces that function as vibrant, active and attractive spaces

3. Series of flexible development blocks that support a variation of development typologies to avoid a monotonous and sterile living environment
4. Working with natural system:
    - River and corridor and associated ‘central park’
    - Slope and terrain and impact on height and building typologies
5. Mixed use node at the most accessible point of the site and lower slopes allowing for height

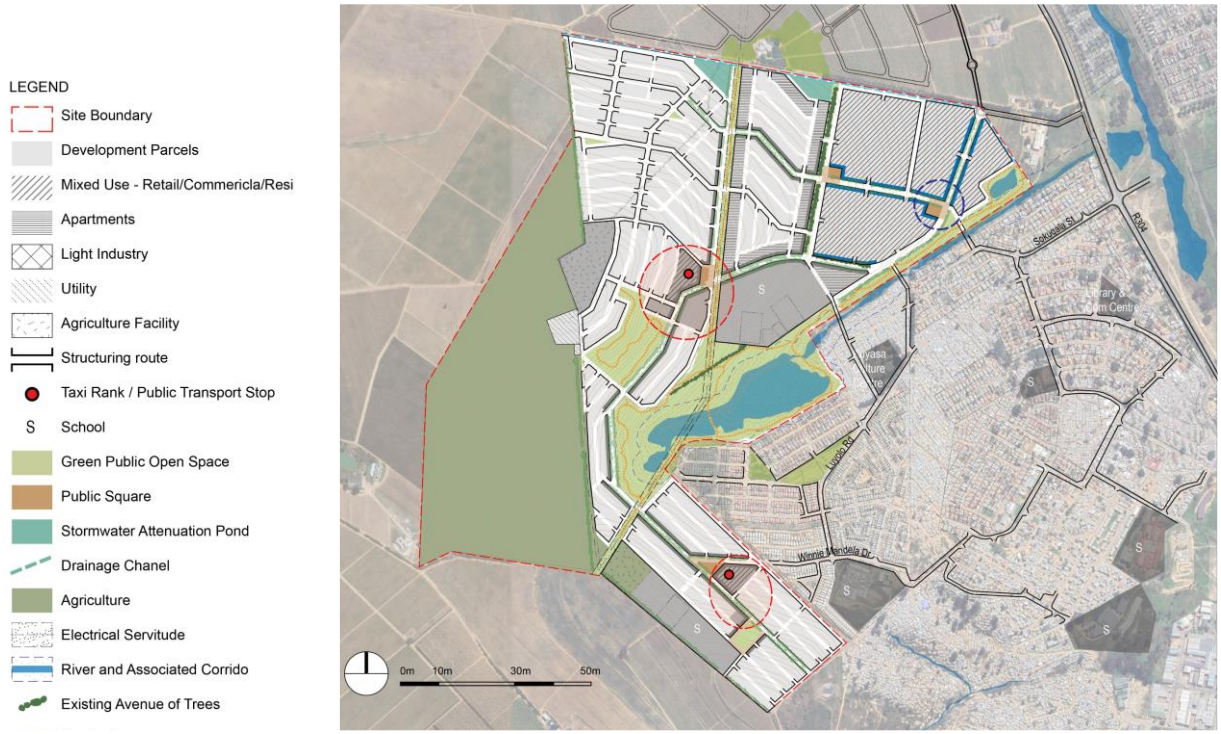
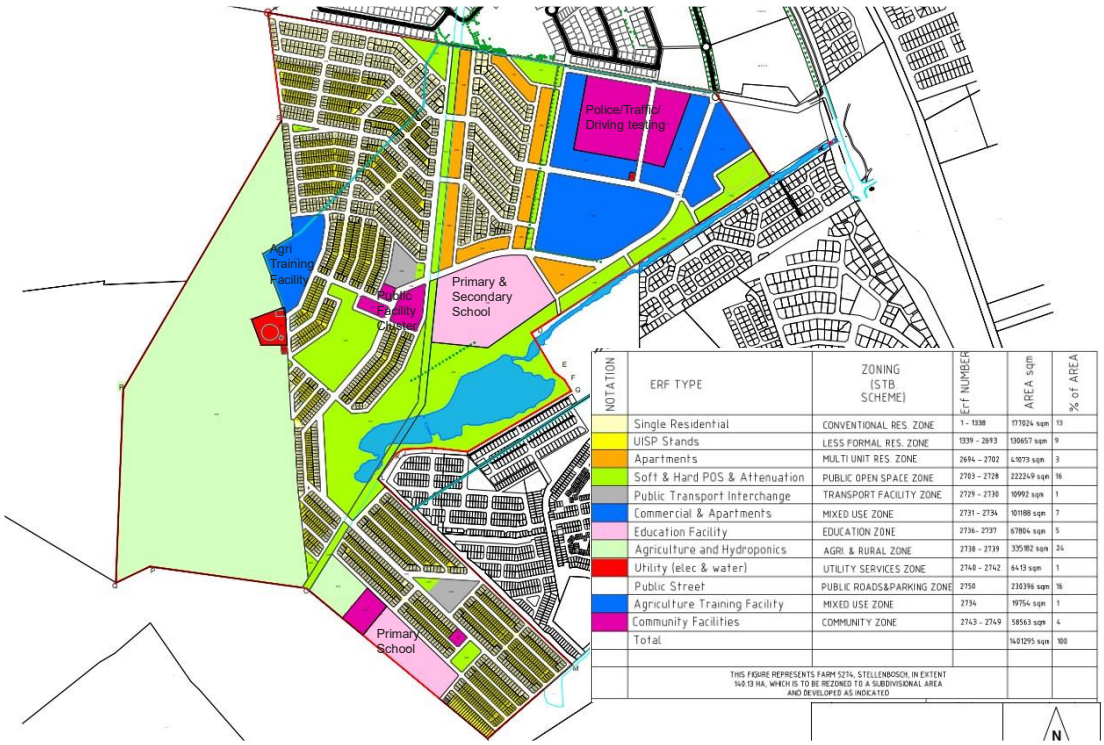


Figure 24 - Development Concept

As more detailed planning and investigations have been conducted, the development concept has been further refined and improved to culminate in the proposed subdivision layout plan that forms the basis of this rezoning/subdivision application, as illustrated below:



NOTATION	ERF TYPE	ZONING (STB SCHEME)	Erf NUMBER	AREA sqm	% of AREA
	Single Residential	CONVENTIONAL RES. ZONE	1 - 1338	177024 sqm	13
	UISP Stands	LESS FORMAL RES. ZONE	1339 - 2693	130657 sqm	9
	Apartments	MULTI UNIT RES. ZONE	2694 - 2702	41073 sqm	3
	Soft & Hard POS & Attenuation	PUBLIC OPEN SPACE ZONE	2703 - 2728	222249 sqm	16
	Public Transport Interchange	TRANSPORT FACILITY ZONE	2729 - 2730	10992 sqm	1
	Commercial & Apartments	MIXED USE ZONE	2731 - 2734	101188 sqm	7
	Education Facility	EDUCATION ZONE	2736 - 2737	67804 sqm	5
	Agriculture and Hydroponics	AGRI. & RURAL ZONE	2738 - 2739	335182 sqm	24
	Utility (elec & water)	UTILITY SERVICES ZONE	2740 - 2742	6413 sqm	1
	Public Street	PUBLIC ROADS&PARKING ZONE	2750	230396 sqm	16
	Agriculture Training Facility	MIXED USE ZONE	2734	19754 sqm	1
	Community Facilities	COMMUNITY ZONE	2743 - 2749	58563 sqm	4
	Total			1401295 sqm	100
	THIS FIGURE REPRESENTS FARM 5274, STELLENBOSCH, IN EXTENT 140.13 HA, WHICH IS TO BE REZONED TO A SUBDIVISIONAL AREA AND DEVELOPED AS INDICATED				

Figure 25 - Northern Extension Integrated Mixed-Income Human Settlement Development Subdivision Layout

3.4 Design Approach

Refer to the Urban Design Framework attached as **Annexure K** for details regarding the design approach followed on the proposed Northern Extension Integrated Mixed-Income Human Settlement Development.

3.4.1 Approach to Open Space and Electrical Servitude

Open Spaces are designed and incorporated in the proposed development to be surveilled and safe. Open spaces are activated to include play facilities and designs incorporate the placement of buildings so that wherever possible, they overlook open spaces and electrical servitudes to allow for natural surveillance and “protection” of those areas. Open spaces are designed to be multifunctional and sports fields are associated with the riverine corridor.







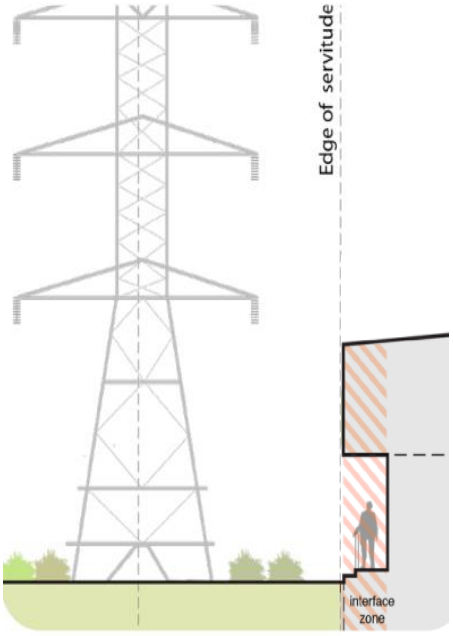






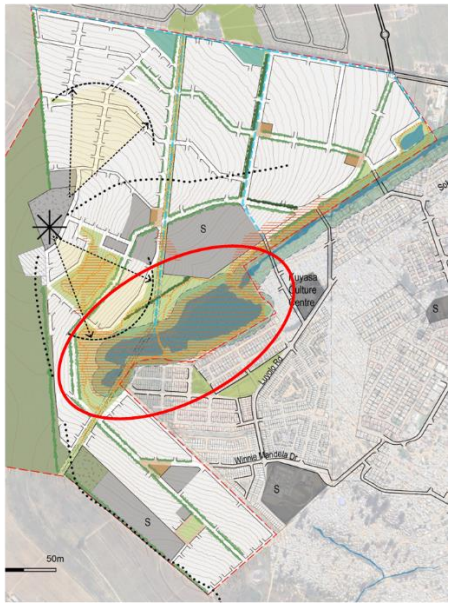
Figure 26 - Design Approach to Open Spaces and Electrical Servitude

Some more examples of the design approach that could be taken on the development of parks and open spaces in the proposed development are illustrated in the images below:

Central Park





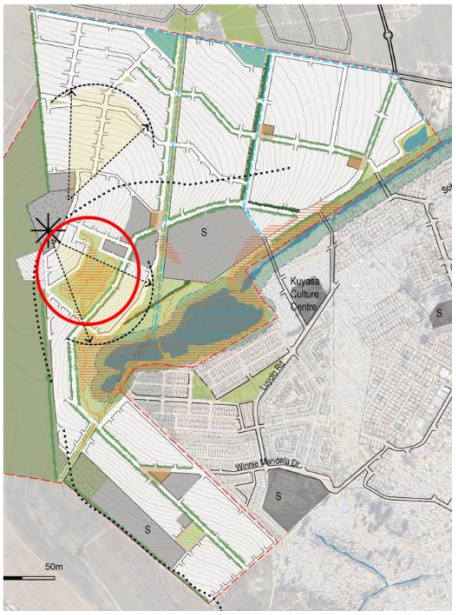



Hill Park

- Hill park is located on a slope greater than 25%
- Park should be activated with play equipment, bicycle pump track, pathways etc.



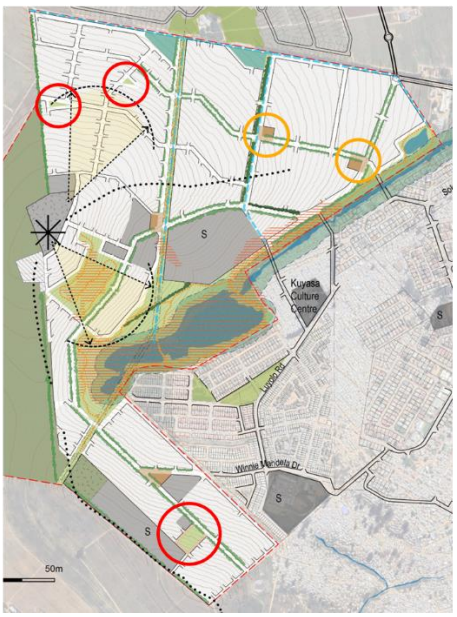




Neighbourhood Parks & Public Squares







3.4.2 Approach to Public Facilities

Public facilities are designed to be clustered, compact (reduced school property size), and shared. Where possible, public facilities should be designed to be landmark features and should be high in quality to create safe places for communities to come together.



Figure 27 - Design Approach to Public Facilities

3.4.3 Approach to Housing

A maximum flexibility block approach has been considered to allow for street blocks to be broken up in different ways to accommodate varying approaches to land use, building typology and density. This flexible block approach creates room to accommodate changing needs over time.

A variety of housing typologies and erf configurations have been considered to support flexibility in relation to market / income groups, financing options, density and mix of typologies. Depending on market conditions in the future, the block design can for instance accommodate apartments to be developed on some of the blocks if the individual residential stands are consolidated.

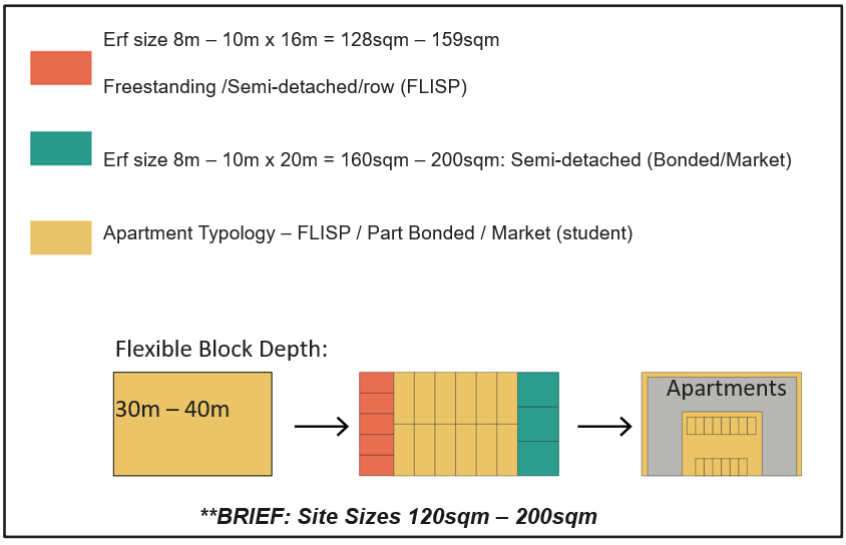


Figure 28 - Block typology.

3.4.3.1 Guidance from Adam Tas Corridor Precinct 10 Guidelines:

Although the application site does not directly fall within the precincts identified in the Adam Tas Corridor Development Guidelines, the site is adjacent to Precinct 10, and guidance has therefore been taken form the development guidelines contained in the Adam Tas Corridor Development Guidelines.

The intended character and function for Precinct 10 is described as follows in the document:

A gateway precinct at the northern entrance to Stellenbosch and the ATC. In general, together with the Droë Dyke Precinct, to contain a higher proportion of housing than other precincts, as well as mixed use retail and commercial activities. Some blocks to contain mostly housing. A focus of formal and informal recreational and sport activities.

From a heritage perspective, it is identified as Character Area 10, with its distinguishing heritage features relating to its function as a urban-rural transition and gateway (northern area).

The following design elements have been incorporated in the Northern Extension Integrated Mixed-Income Human Settlement Development design:

- A range of development typologies include semi-detached units, row houses and multi storey apartment blocks
- Apartment blocks should include private, internal, landscaped courtyards accommodating parking if necessary
- Building should range from 2 to 4 storeys. with the greatest height along the R304
- Range of funding mechanisms













PRECEDENT EXAMPLE: District 6, Cape Town

The Development Block designed to enable a range of typologies

(Drawing reference: Jacupa Architects and Urban designers)

3.4.4 Approach to Structuring Streets

The urban design framework for the proposed development makes provision for a primary “Y” Boulevard which is a 16m wide street defined by higher order building typologies.

A Hierarchy of streets is planned providing access and connection to all development parcels. Secondary (13m), and tertiary (10m) streets are planned with the lowest order residential streets with a 8m road reserve planned.

The two transport hubs that are planned are clustered with public facilities and open spaces, as illustrated below:

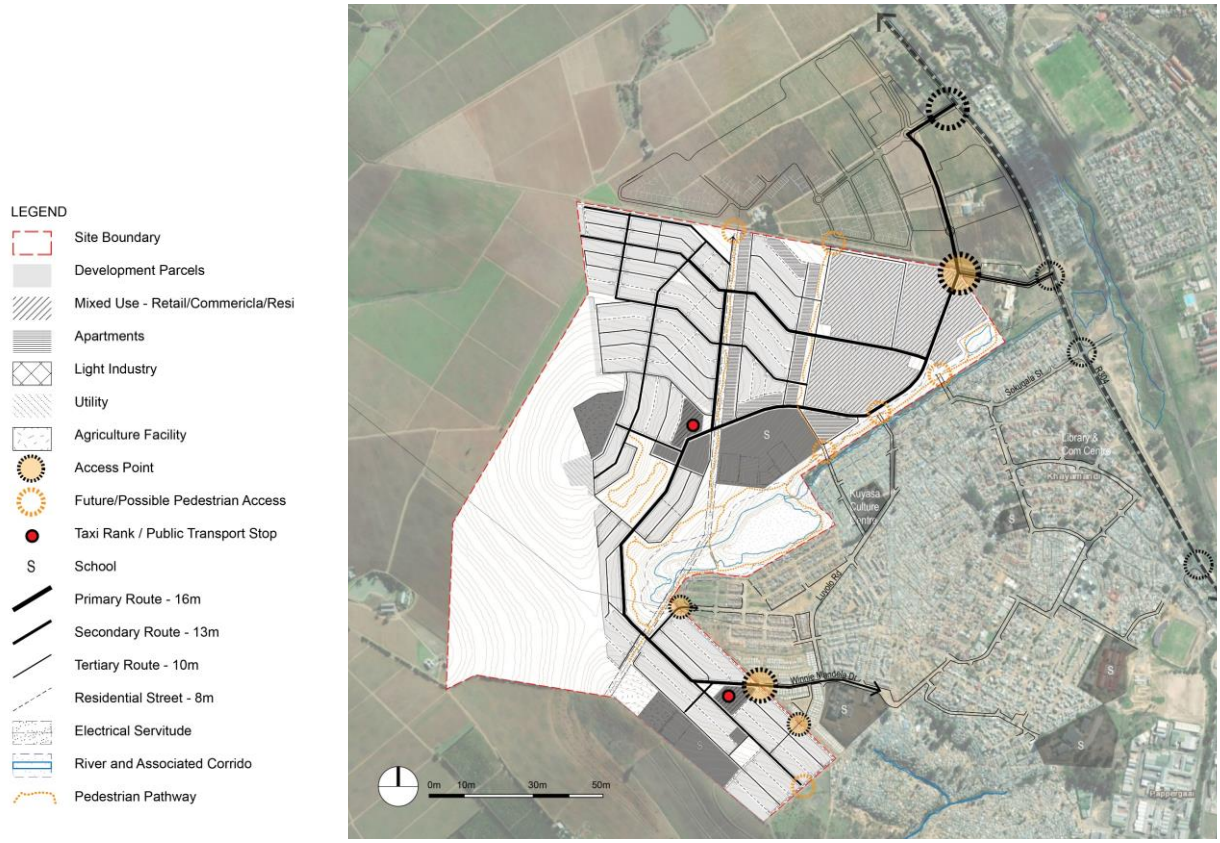


Figure 29 - Northern Extension Urban Design Framework – Movement & Access

Structuring routes 13m and 16m streets are associated with higher order movement opportunities, public transport, pedestrian and bicycle movement, Row house and apartment typologies:



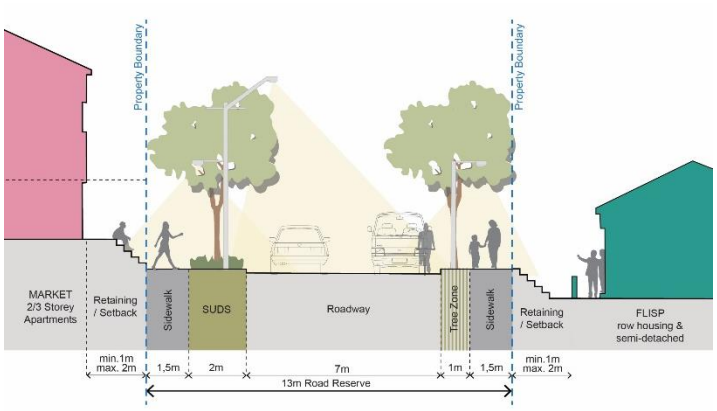


Figure 30 - 13m Road Reserve



Figure 31 - 16m Road Reserve

The below site section illustrates the various uses, placement of buildings, landscaping and infrastructure etc. along Section FF of the proposed development:

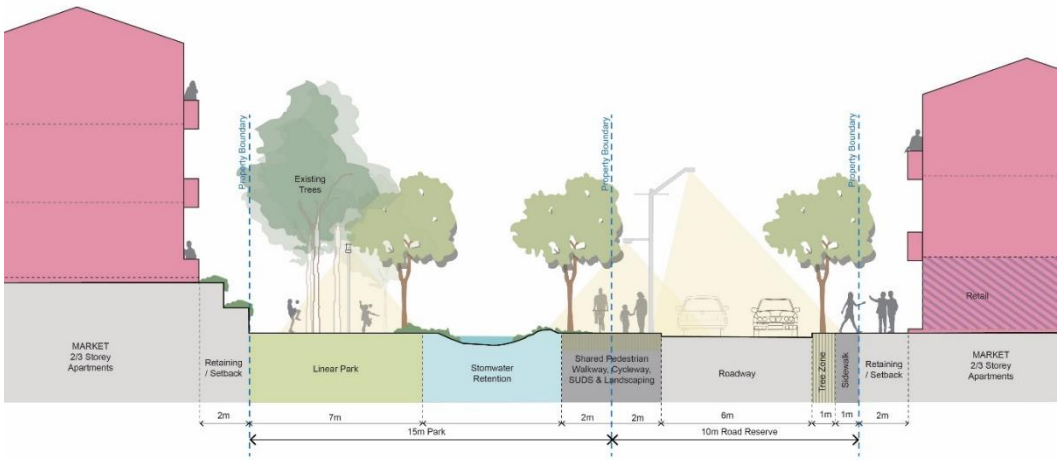


Figure 32 – Indicative Site Section FF - Structuring Streets

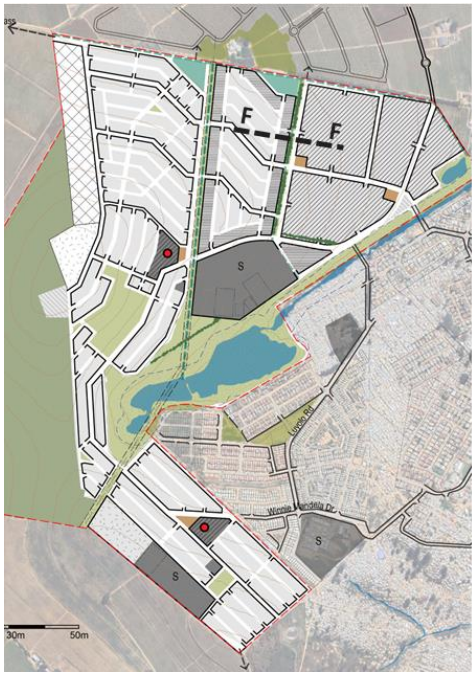


Figure 33 - Site Section FF

The design of the proposed development has responded to sloping topography of the site in that streets have been orientated with the contours and steep sloping areas (with a slope greater than 1 in 4) have been excluded from being developed as illustrated below:

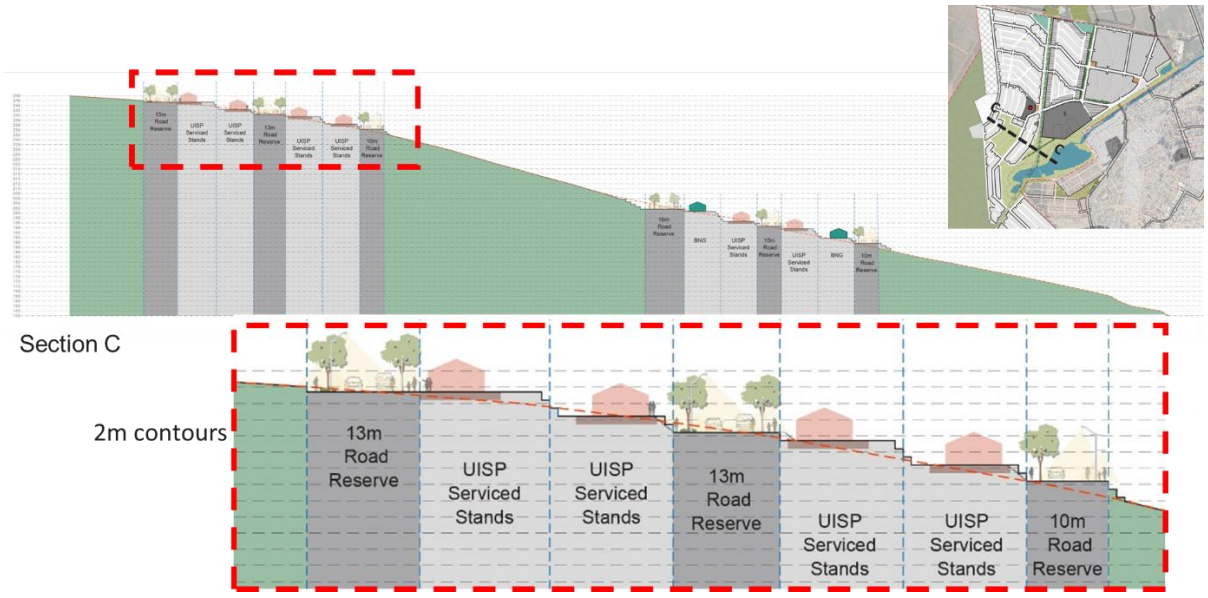


Figure 34 - Site Section CC

3.4.5 Approach to Neighbourhood Streets

Motivation for 8m Wide Shared Street

Streets often constitute a significant portion of developable land, sometimes accounting for up to 35% of the total land use of a development. They are frequently treated as utilitarian corridors in our urban landscape, almost always designed with the vehicle in mind. In developments with a residential nature, such as the Northern Extension, where people mostly move by foot, we suggest reducing the

minimum road width from 10m to 8m. This should only occur in areas with a residential focus, to create a better living and walking environment while maximising the site's development potential.

A 'shared street' is a residential street designed to eliminate the separations between walking, cycling, and vehicular movement, enhancing the street's liveability. While cars are permitted, they are considered "guests" and yield to other modes and activities. The shared surface design, typically a single surface with no level changes, disrupts the traditional hierarchy of mobility, naturally slowing down car movement, and allowing for a more efficient use of space.

In the South African context, creating safe, multifunctional spaces for children's recreation and play is crucial in housing layouts. By removing traditional distinctions between pedestrians and vehicles, the design encourages heightened awareness of surroundings, promoting physical safety. The concept of "eyes on the street", underscores the importance of natural surveillance. A liveable street design fosters increased safety by encouraging more people to be present and active, fostering a sense of community ownership and responsibility. This social connectivity can further contribute to safety, as people are more likely to look out for one another and report any suspicious activities.

In the **Northern Extension Integrated Mixed-Income Human Settlement Development** layout, there is a hierarchy of streets providing a range of street typologies and movement options. The higher-order street network facilitates thoroughfare of vehicular movement in standard roadways, while the strategic location of the shared-streets takes advantage of lower-order residential streets, primarily accessed by residents. Despite being lower-order streets, and narrower than the minimum Stellenbosch Municipal standard, these 8m wide streets still make provision for service vehicles.

In the Northern Extension, shared streets are associated with USIP stands (less formal residential zone). The less formal typology (USIP) is positioned adjacent to the shared street, as narrower streets demand less spatial definition, something that will only happen over time.

The inclusion of narrower 8m wide shared streets not only transforms the physical landscape but also encourages a shift in community dynamics. By reimagining streets as vibrant, shared spaces, we pave the way for safer, more inclusive environments. The integration of the 'eyes on the street' philosophy and the encouragement of active community participation not only enhances security but also fosters a sense of belonging.

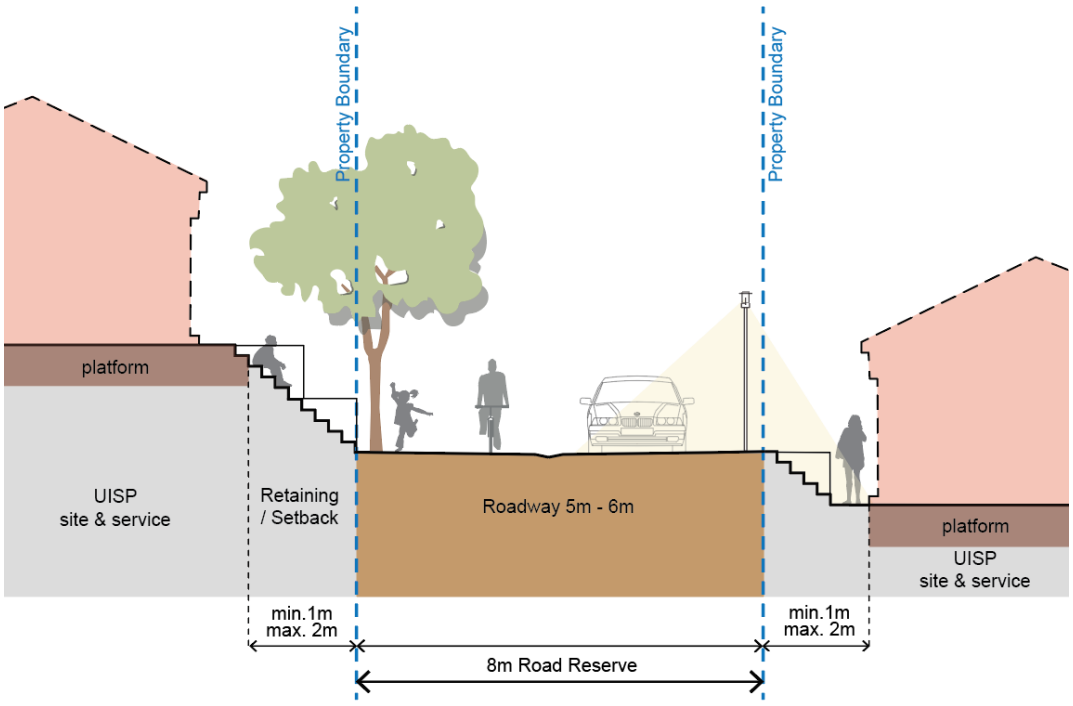
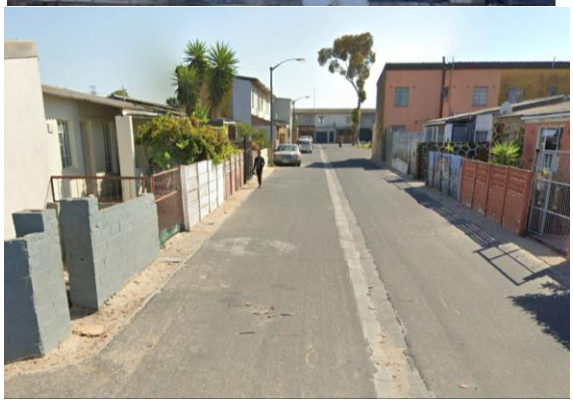


Figure 35: Indicative Street Section









Refer to the Urban Design Framework attached as **Annexure K**

4 APPLICATION PARTICULARS

The previous sections of this report has provided an overview of the site context and the various components of the site analysis undertaken to date, as well as an outline of the proposed development. Furthermore, previous sections of this report has detailed the potential impacts and the required approvals which will be needed for the legal implementation of the proposed development. However, in order to clarify the exact details of the application, this section will reiterate specifically what it is that is being applied for in this application.

Application is made for the consolidation, rezoning and subdivision of the following portions of the Farms 182 and 183 Stellenbosch in order to create an integrated mixed-income human settlement development:

- Portion 23 of Farm 183
- Portion 36 of Farm 183
- Remainder of Farm 182
- Portion of the Remainder of Farm 183
- Portion 1 of Farm 182
- Portion 1 of Farm 183
- Remainder of Portion 5 of Farm 183

An application is hereby submitted for the following:

a) In terms of Section **15(2)(d)** of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for the **subdivision** of the Remainder of Farm 183 into two Portions.

b) In terms of Section **15(2)(e)** of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for the **consolidation** of Portion 23 of Farm 183, Portion 36 of Farm 183,

Remainder of Farm 182, Portion of the Remainder of Farm 183, Portion 1 of Farm 182, Portion 1 of Farm 183, and the Remainder of Portion 5 of Farm 183 into one property.

c) In terms of Section **15(2)(a)** of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for the **rezoning** of the consolidated property from "Agriculture and Rural Zone" to a "subdivisional area" in order to allow for the following uses:

- 1338 Conventional Residential Zone stands
- 1354 Less Formal Residential Zone stands
- 8 Multi-unit Residential Zone stands
- 25 Public Open Space Zone stands
- 2 Transport Facility Zone stands
- 4 Mixed Use Zone stands
- 2 Education Zone stands
- 2 Agriculture and Rural Zone stands
- 3 Utility Zone stands
- 6 Community Zone stands
- Public Roads and Parking

as shown on the proposed Subdivision plan

d) In terms of Section 15(2)(d) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for the Subdivision of the consolidated property in accordance with the Subdivision plan, in order to give effect to the proposed land uses.

e) Approval of the Phasing Plan.

4.1 Proposed Subdivision of the Remainder of the Farm 183

In terms of Section 15(2)(d) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for the subdivision of the Remainder of Farm 183 into two Portions.

The Remainder of the Farm 183 is made up of various land parcels and the total size of the Remainer of the Farm 183 measures 267,6298 hectares in extent according to the Deeds office.

The portion of the Remainder that forms part of the site of application measures 60.20 hectares in extent.

Application is made to subdivide this 60.20 hectares portion from the rest of the Remainder.

4.2 Proposed Consolidation

Application is made in terms of **Section 15(2)(e)** of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015, for the **consolidation** of Portion 23 of Farm 183, Portion 36 of Farm 183, Remainder of Farm 182, Portion of the Remainder of Farm 183, Portion 1 of Farm 182, Portion 1 of Farm 183, and the Remainder of Portion 5 of Farm 183 into one property.

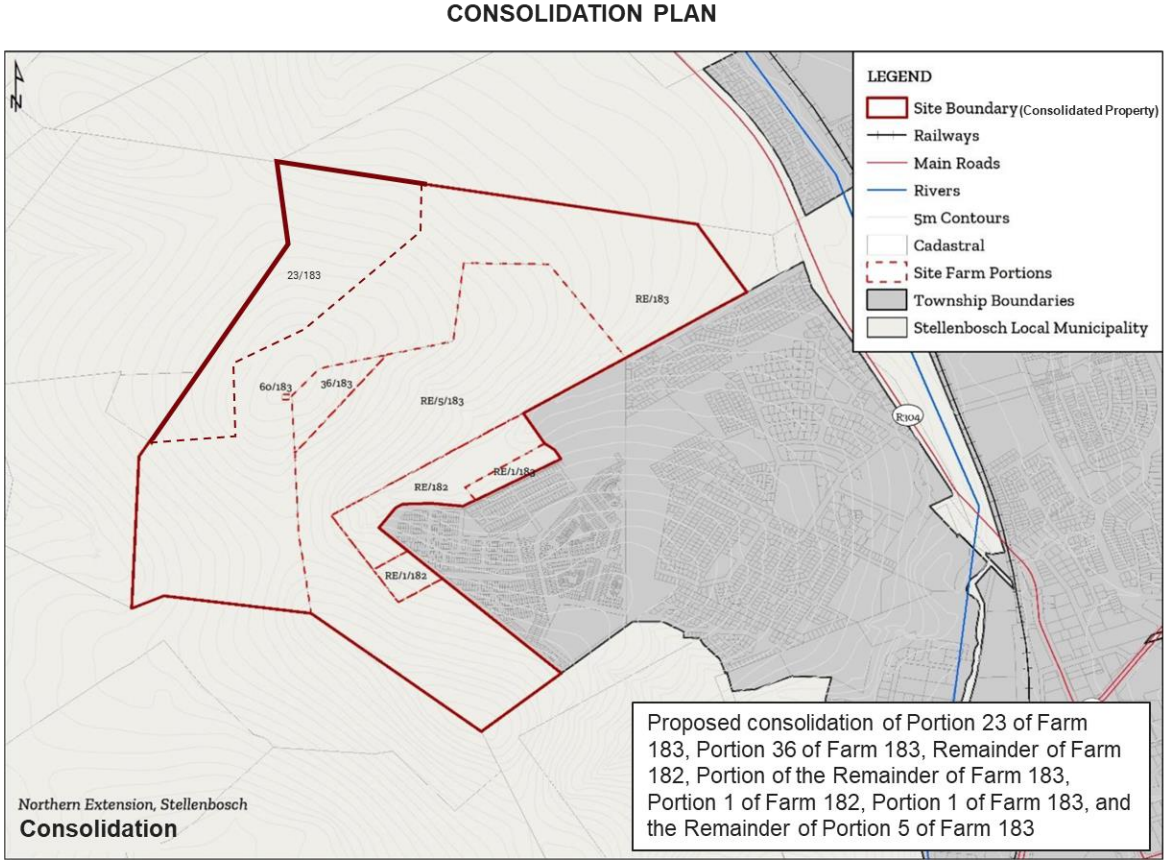


Figure 36 - Proposed Consolidation

Refer to the Consolidation Plan attached as **Annexure S**.

4.3 Proposed Rezoning

Application is made in terms of Section 15(2)(a) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023, for the rezoning of the consolidated property from “Agriculture and Rural Zone” to a “subdivisional area” in order to allow for the following uses:

- 1338 Conventional Residential Zone stands
- 1354 Less Formal Residential Zone stands
- 8 Multi-unit Residential Zone stands
- 25 Public Open Space Zone stands
- 2 Transport Facility Zone stands
- 4 Mixed Use Zone stands
- 2 Education Zone stands
- 2 Agriculture and Rural Zone stands
- 3 Utility Zone stands
- 6 Community Zone stands
- Public Roads and Parking

as shown on the proposed Subdivision plan

See the subdivisional layout plan attached as **Annexure G** for detail.

All the standard development parameters of the Stellenbosch Municipality: Zoning Scheme By-Law, 2019 (Density, Coverage, Height, etc.) will be applicable to the proposed development. No deviations or departures are being applied for.

4.4 Proposed Subdivision

Application is made in terms of Section **15(2)(d)** of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015, for the **subdivision** of the consolidated property in accordance with the attached Subdivision plan (attached as **Annexure G**), in order to give effect to the proposed land uses.

4.5 Proposed land uses

The main objective was to undertake a Broad Conceptual Urban Design framework for the Northern Extension, Stellenbosch, for a mixed-income development, creating housing opportunities various income categories.

The proposed urban design framework of the Northern Extension Integrated Mixed-Income Human Settlement Development consists of the following projected land uses:

- 1338 Conventional Residential Zone stands
- 1354 Less Formal Residential Zone stands
- 8 Multi-unit Residential Zone stands
- 25 Public Open Space Zone stands
- 2 Transport Facility Zone stands
- 4 Mixed Use Zone stands
- 2 Education Zone stands
- 2 Agriculture and Rural Zone stands
- 3 Utility Zone stands
- 6 Community Zone stands
- Public Roads and Parking

The proposed layout plan the proposed subdivisional area into the mentioned land uses is shown in **Annexure G** attached.

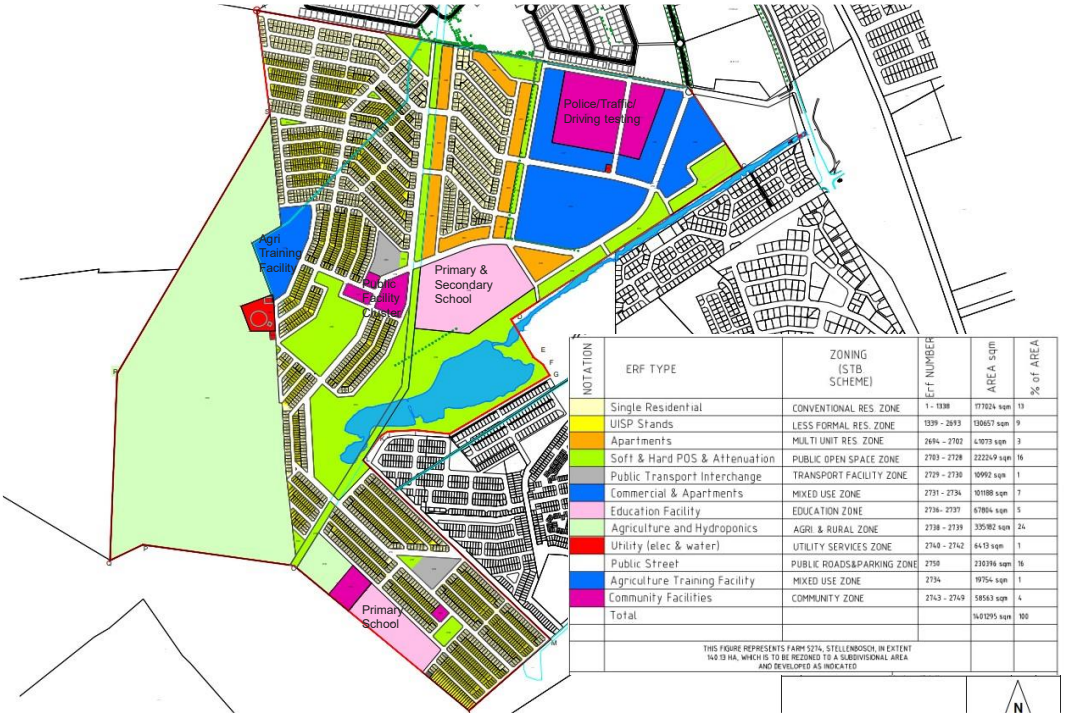


Figure 37 – Northern Extension Integrated Mixed-Income Human Settlement Development Subdivisional Layout Plan

There is a total of approximately 4500 planned residential opportunities across various typologies to cater for a wide range of income groups, as illustrated below:

Table 7 - Northern Extension Land Use and Yield

Northern Extension					
Land Use & Areas					
Zoning	**Description**	**Number of units**	**Area (sqm)**	**Area (ha)**	**% of area**
Conventional Residential Zone	Freestanding - GAP/FLISP/Subsidised	1,338	177024	17.70	12.63%
Less Formal Residential Zone	UISP - Serviced sites	1,354	130657	13.07	9%
Multi Unit Residential Zone	Apartments (Subsidised, priv rental, social housing)	739	41073	4.11	3%
Public Open Space Zone	Hard and soft public open spaces and attenuation ponds	na	222249	22.22	16%
Transport Facility Zone	Public Transport Interchange	na	10992	1.10	1%
Mixed Use Zone	Mixed Use - Commercial & Apartments	1,032	101188	10.12	7%
Education Zone	Education Facility (2 primary, 1 secondary)	na	67804	6.78	5%
Agricultural and Rural Zone	Hydroponics & agriculture	na	335182	33.52	24%
Utility Services Zone	Water and electricity	na	6413	0.64	0%
Public Roads and Parking Zone	Streets	na	230396	23.04	16%
Mixed Use Zone	Agricultural training facility	na	19754	1.98	1%
Community Zone	Worship, post office, clinic, hall, ICT, police, driving centre	na	58563	5.86	4%
TOTAL		**4463**	1401295	140.13	100%

Land Use Distribution

Land use includes:

- Range of housing typologies (+-/4700 units)
- Vertical mixed-use development (commercial, retail, resi)
- Public transport nodes
- Range of open space typologies
- Range of public facilities including:
  - 2 primary schools
  - 1 secondary school
  - 17 small creches/day cares
  - 5 Place of workshop
  - 1 post office
  - 1 community hall
  - 1 Primary health clinic
  - 1 ICT access point

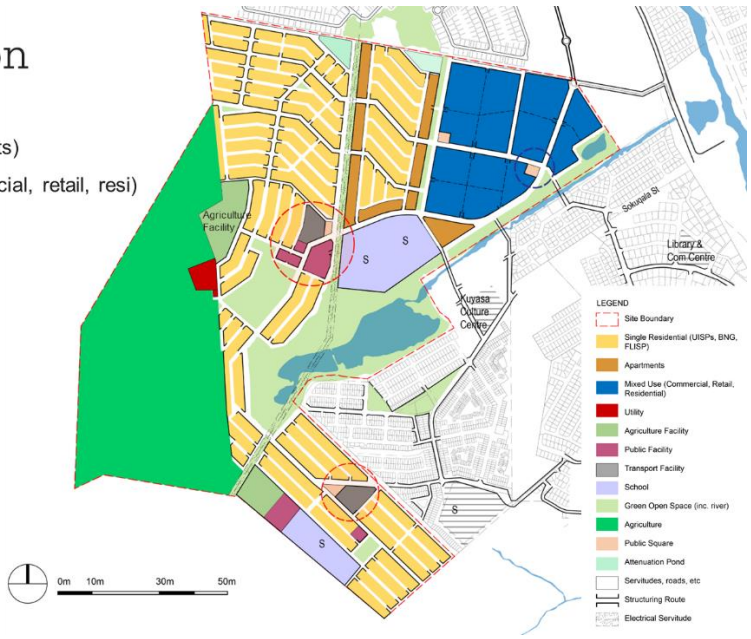


Figure 38 - Northern Extension Land Use Distribution

Some examples of the various land uses incorporated in the layout plan are provided in the images below. Refer to the Urban Design Framework attached as **Annexure K** for more details:

Design Elements

Agriculture Facilities



Figure 39 - Proposed Agricultural Facilities

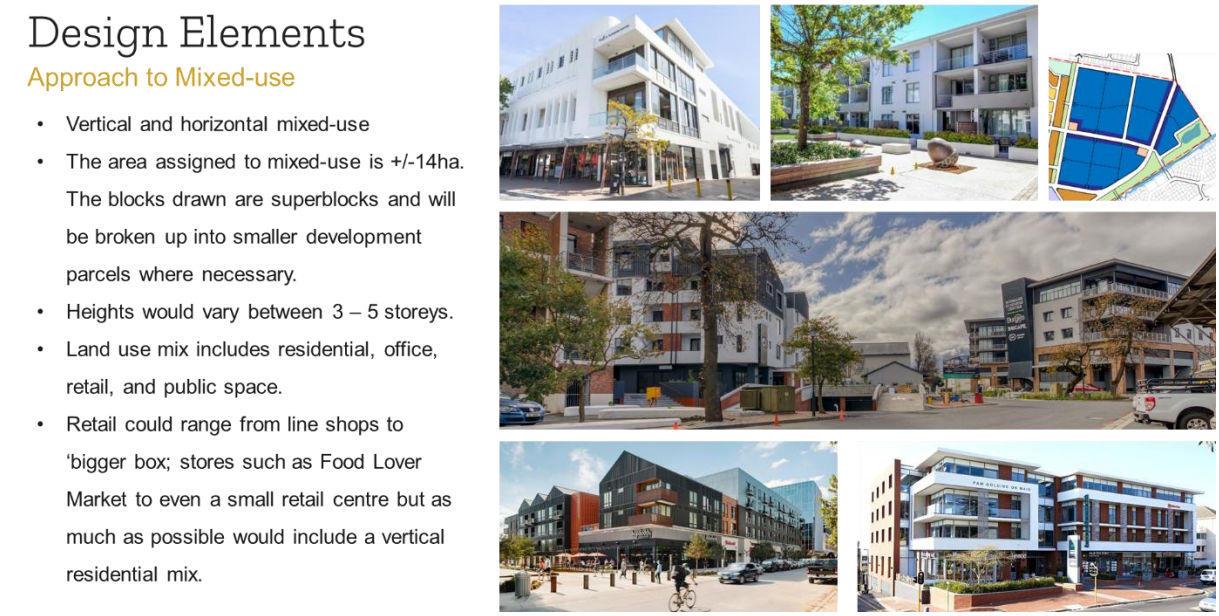


Figure 40 - Proposed Mix Use Development

Refer to the Urban Design Framework attached as **Annexure K**.

4.6 Proposed Phasing

The size and magnitude of the proposed development will require a phased approach to be taken in the implementation of the project. It is therefore envisioned that the development implementation (construction) will be executed in a number of phases that will be informed by market demand, as well as the availability of funding and infrastructure for the development of a specific. The Northern Extension Development has been divided into a number of phases as described in the section below that has provisionally been developed which will be further refined as the detailed design processes continue.

The sequence of how specific phases will be implemented will also be dependant on a number of factors such as the demand for a specific land use at any given time as well as the availability of funding. Due to the numerous sources of funding that will be accessed by the proposed development, some of the phases could also be implemented in parallel.

The provisional phasing plan is illustrated below:

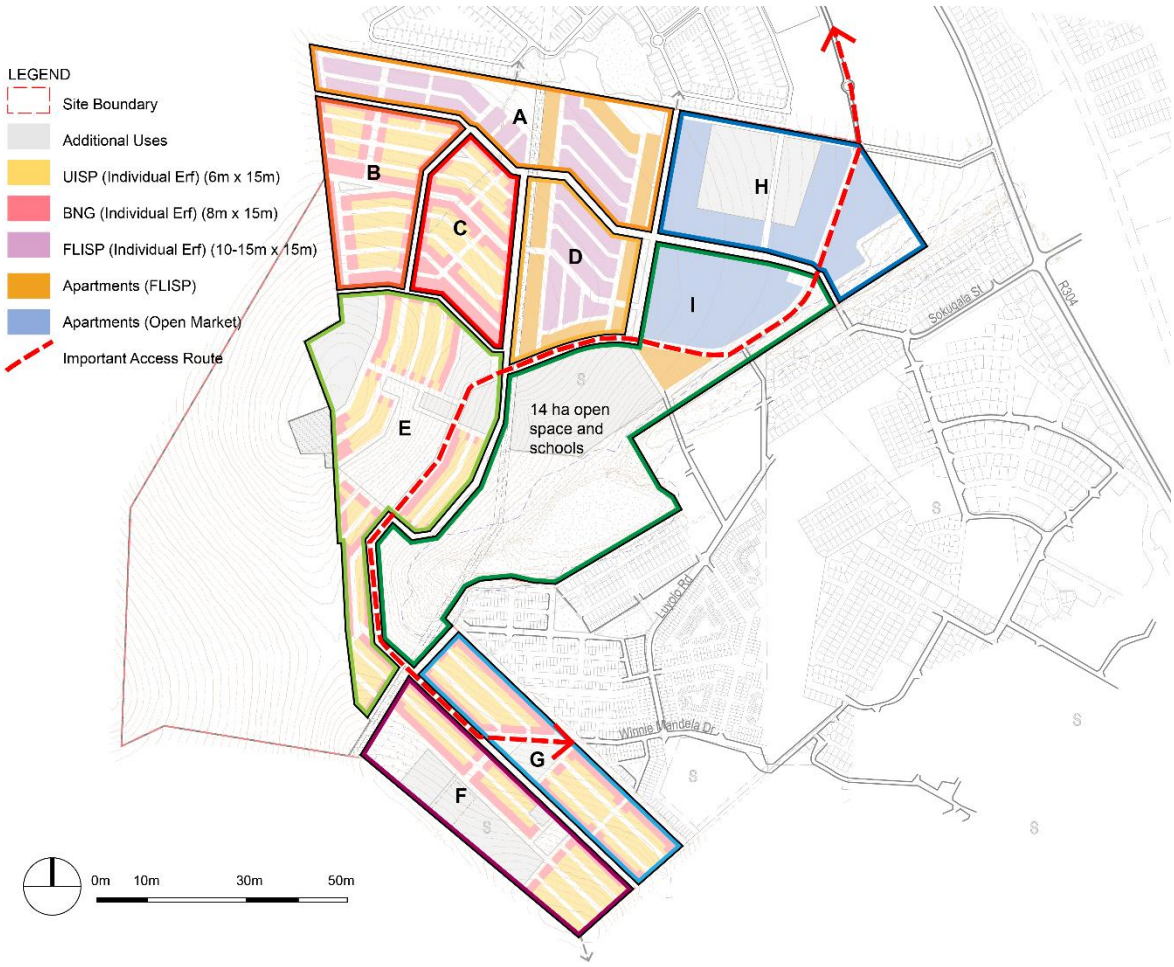


Figure 41 - Provisional Phasing Plan

The estimated number of units that could be developed per phase is provided in the table below:

Table 8 - Estimated number of residential units per phase

Precinct	Approximate Total Units per phase	Typology Mix
A	560	FLISP and apartments
B	500	BNG and UISP
C	**430**	**BNG (130) and UISP (300)**
D	460	FLISP and apartments
E	490	BNG, UISP, public facilities and space
F	440	BNG, UISP, primary school & hydroponics centre
G	450	BNG, UISP, taxi rank
H	470	Mixed-use, driver testing centre and police station
I	660	Mixed-use, apartments, open space, schools x2
TOTAL	4460	

It is envisaged that Phase C could potentially be developed as the first phase to create the fist subsidised housing opportunities, and the UISP serviced sites could as a first step be developed as a TRA facility to accommodate a number of households that can be provided with shared services as an interim step.

The infrastructure requirements will also need to be carefully considered when planning the implementation of a specific phase, and the extent and sequence of phasing will therefore still be refined according to the infrastructure requirements.

See the Provisional Phasing Plan attached as **Annexure L**.

5 MOTIVATION

5.1 Land development principles

The proposal is consistent with existing Policy and Planning Frameworks and adheres to the principles of the Spatial Planning and Land Use Management Act, 2015 (Act No 16 of 2013). (SPLUMA). This application complies with the following General Principles for development as stated in Chapter 2 of the Spatial Planning and Land Use Management Act, 2013 (Act No 16 of 2013):

- Section 7 (b): The principle of spatial sustainability, whereby spatial planning and land use management systems must:
    - (vi) promote land development in locations that are sustainable and limit urban sprawl; and
    - (vii) result in communities that are viable;

- Section 7 (c): The principle of efficiency whereby:
    - land development optimises the use of existing resources and infrastructure.

The proposal also sets out to meet the land development principles referred to in Section 42 of the Spatial Planning and Land Use Management Act (Act 16 of 2013) (SPLUMA) and Chapter VI of the Western Cape Land Use Planning Act (Act 3 of 2014) (LUPA):

- Spatial justice
- Spatial sustainability
- Efficiency
- Spatial resilience
- Good administration

5.1.1 Spatial justice

The principle of spatial justice relates to redressing the past development imbalances to improve access to, and use, of land. The goal of the proposed integrated housing development in the proposed Northern Extension Development is to provide a range of subsidised and affordable housing opportunities, in a well located neighbourhood close to community facilities and economic opportunities. The provision of housing opportunities and services in the area is intended to service people of different races, cultural backgrounds, religions, etc. to bring about community and social cohesion.

5.1.2 Spatial sustainability

The principle of spatial sustainability relates to land use management systems that promote land development that is within the fiscal, institutional and administrative means of South Africa, must protect prime and unique agricultural land, and must comply with environmental laws and limit urban sprawl. The land identified for the proposed development is ideally located within the urban edge of the municipality and in an area that is earmarked for urban expansion according to the Spatial Development Framework, in between already established neighbourhoods. This contributes to both spatial sustainability and spatial resilience.

5.1.3 Efficiency

The principle of efficiency relates to the optimal use of existing resources and infrastructure. The development of the study area will capitalise on the existing infrastructure. Such infrastructure includes the existing movement networks and bulk service connections. The development will also yield the least impact on the environmental resources of the area, and protect the open areas from being further invaded and degraded.

5.1.4 Spatial resilience

The principle of spatial resilience relates to the flexibility of spatial policies and land use management systems. The design of the development incorporates a maximum flexibility block approach to allow for street blocks to be broken up in different ways to accommodate varying approaches to land use, building typology and density. This flexible block approach creates room to accommodate changing needs over time.

5.1.5 Good administration

The principle of good governance relates to all spheres of government ensuring an integrated approach to land use and land development. The proposed development supports the principle of good administration as it is aligned to the overall strategic spatial development of the municipal area as indicated in the Stellenbosch Municipality Spatial Development Framework and the Integrated Development Plan.

5.2 Need and Desirability

5.2.1 Need

According to the Stellenbosch Municipality Integrated Development Plan (IDP) 2016/2017, “Stellenbosch faces a shortage of around ±20 000 housing units”.

In accordance with the housing need, Stellenbosch Municipality has identified the subject site for residential purposes.

A Northern Extension Draft Feasibility Report has already been completed in January 2017 where a clear demand for housing was shown and a need for the project established. The aim of the study was to conduct a due diligence assessment to establish whether it is suitable for the expansion of a mixed-use development to the north of Kayamandi. The key focus of the proposed development would be to provide different housing typologies (including flats) in the ‘BNG, Lower-Gap, Gap and Upper-Gap’ segments.

Housing Demand in Stellenbosch:



In a housing market study conducted by the Centre for Affordable Housing Finance in Africa, for the Western Cape Department of Environmental Affairs and Development Planning, it is stated that an estimated 25% of residents live in the 29 informal settlements in the municipality.

The data indicates that housing need is concentrated in particular areas of the town. Cloetesville, Idas Valley, Khayamandi, and Jamestown make up nearly half of the municipality's total BNG housing need. Cloetesville (84%), and Idas Valley (88%) have the highest proportion of applicants on the waiting list for 10 years or more.

Many people on the housing demand database have been waiting for housing assistance for years. According to the 2019 SDF, 74% of the applicants (for the entire municipality) had been on the waiting list for longer than 10 years, 24% of which are currently on the waiting list for more than 20 years.

The presence of informal settlements and backyard dwellings in Stellenbosch town, clearly demonstrates a housing demand, indicating the number of households unable to find alternate, adequate accommodation which is affordable. The location of these dwellings may indicate areas of opportunity for settlements, or may express preferences for location with respect to formal or informal employment.

As of November 2021, the number of households from Stellenbosch town on the waiting list was 11 396, of which 47% stay in Khayamandi.

Housing need is concentrated in particular areas of the town: Cloetesville, Idas Valley, Khayamandi, Jamestown, and central Stellenbosch. In addition to unmet housing needs for students reliant on financial aid, there is lack of housing for young families and young people starting their career. Technopark employees, university staff, teachers at local schools, lecturers, support staff at university are also another key market which is not sufficiently met.

The unmet housing need is most pronounced in the lowest segment, a large number of households with a monthly income below R7 300—approximately 17 900 households, or 51% of the total. However there are only 1 115 formal houses on the deeds registry valued below R300 000. This would suggest an unmet need for affordable formal housing: many of these households may currently be renting, and/or staying in informal settlements or backyard dwellings which are not reflected in the deeds data.

Similarly, in the income segments between R7 300/month and R22 200/month, there are far more households (approximately 8 500) than there are houses in the corresponding market segment which would be affordable to households with this income (around 2 800). One possibility may be that a number of these households are renting, or staying in informal dwellings. The data does suggest there is an undersupply of houses valued in the affordable and conventional market segments.

A clear need for a mixed use integrated development that will cater for a range of income categories and residential typologies is therefore clearly demonstrated. There is accordingly an urgent need for the Property to be developed so as to create an integrated residential environment, providing for a range of housing opportunities and choice by catering for a mix of types of housing.

Th e Stellenbosch Municipality's IDP an d Spatial Development Framework (SDF) have also identified the need for housing opportunities for the Kayamandi area. Kayamandi is currently subjected to pressure for outward expansion, mainly from new residents moving to Stellenbosch from elsewhere. This migration of people causes increased pressure on municipal services such as water, sanitation and electricity supply.

The proposed Northern Extension Integrated Mixed-Income Human Settlement Development will assist in providing much needed affordable housing opportunities in a location that is close to community facilities and economic opportunities.

5.2.2 Desirability

The site of development, the Northern Extension of Stellenbosch, is situated north of Khayamandi, adjacent to Cloetesville and Welgevonden Estate, within the Stellenbosch Municipal area. The site is located on the western side of the R304 (main arterial from the North) to Stellenbosch.

The proposed development will provide much needed housing to the local community, in an infill development area in between existing developments and thereby integrating with existing infrastructure. The community will as a result realize an increased sense of security and human well-being as the erf currently poses a threat of being invaded.

The proposed development will contribute to the character of the area and will create much needed housing opportunities that are close to community facilities and economic opportunities. The proposed development will promote safer urban environments. Generally, the utilisation of vacant and otherwise wasted space contributes to a safer residential environment. This is achieved through the elimination of loitering space for antisocial behaviour as well as the increase in surveillance brought about by additional frontages onto open space by residential infill.

The proposed development will further bring about an increase in the tax rate base for the Local Authority as well as reduced operational costs for maintenance of under-utilised land. The variation of erf sizes provided in the layout adds flexibility to the housing typologies that can be accommodated on the site, thereby catering for a range of different income groups.

The proposed development embraces economic development by creating an environment that is conducive to and encourages economic development is vital for the creation of a quality urban settlement. The proposed Public spaces are integrated with community facilities and services, thereby creating linkages of facilities adjacent to public open spaces to allow for resource sharing between activities, thereby promoting ‘place-making’.

Public spaces will be created which will act as focal points for social interaction that are responsive, attractive and comfortable to the community. Therefore, a key objective is the creation of dignified public space precincts. Public Spaces are also as far as possible linked to one another via landscaped priority routes within the development, thus creating a pleasant environment and enabling local end users to easily navigate between public spaces.

The proposed Northern Extension Integrated Mixed-Income Human Settlement Development aims to achieve a feasible inclusionary development approach that provides for the integration of:

- Quality sustainable infrastructure according to municipal standards;
- mixed income residential environment;
- rich choice of housing modalities;
- various tenure options;
- quality built environment;
- economic opportunities;
- provision of full range of transport and social facilities; and
- delivered in one seamless development process.

5.3 Strategic National, Provincial and Local Planning Frameworks and Policies

The proposed housing development is aligned with the strategic local and provincial plans. This section discusses the plans that are applicable to this application and their relation to the proposed development. This section will explore various policy and strategic framework documents that are

relevant to the site and study area. This is critical in order to ensure that the strategies and proposals within the Northern Extension are aligned to Stellenbosch Municipality's overall strategic vision.

Various policies were reviewed to determine if there are any legislation, management strategies or frameworks pertaining to the site or the study area that need to be considered in the development of the Northern Extension. The relevant Acts, policies, frameworks and documents on the National-, Provincial-, District- and Local levels are discussed in the following sections.

There are several policies from the national- to local level impact future development. It is essential to ensure alignment between policies to ensure buy-in and political support at all spheres of Government. Both the Stellenbosch SDF and IDP indicate the need for housing in the form of integrated development. The vision of the Northern Extension project, therefore, supports the goals and objectives of these documents.

Stellenbosch experienced a relatively high population growth rate of 2.73% between 2016 and 2020, placing significant pressure on the limited housing stock. Although the Municipality can boast with a relatively high education force, the employment figures are relatively low, with less than 40% of the workforce being employed. Households, therefore, have a low income, and nearly 80% of households are classified as low-income earners, earning less than R3,200 per month.

5.3.1 National policy context

5.3.1.1 The National Development Plan 2030

The National Development Plan (NDP) 2030 was developed by the National Planning Commission (NPC) in the office of the President in 2012. The objectives stated within the NDP include the need for a strong and efficient planning system, integrated across the various spheres of government. The NDP sets out an integrated strategy for accelerating growth, eliminating poverty and reducing inequality, by 2030. It further provides a new focus for planning authorities to embrace several other policies of the government, developed since 1994. Accordingly, the NDP places spatial transformation as the key challenge and objective within South Africa and is seen as the foundation, and enabler, of economic growth and development.

Chapter 8 of the NDP 2030 deals with "Transforming Human Settlements", where specific provision is made for spatial planning, and which includes issues of importance for the review of a Spatial Development Framework (SDF). The NDP states that "planning in South Africa will be guided by normative principles to create spaces that are liveable, equitable, sustainable, resilient and efficient, and support economic opportunities and social cohesion". These principles for spatial development are premised on spatial justice, spatial sustainability, spatial resilience, spatial quality and spatial efficiency. These principles are regulated in Chapter 2 of the Spatial Planning and Land Use Management Act, 2013 (SPLUMA): Development Principles Sections 7(a), (b), (c), (d) and (e).

Furthermore, the NDP proposes that: "These principles need to be incorporated into operational principles that provide guidance on":

- Integrating rural and urban areas;
- Accommodating social diversity within the built environment;
- Creating more dense settlements without raising the cost of land and housing for the poor;
- Integrating transportation systems and land use;
- Broadening the economic base of towns and cities through the supply of reliable infrastructure, suitable land and property, connectivity, skills and logistics;
- Building community involvement and partnerships;
- Supporting the development of vibrant, diverse, safe, green and valued places; and
- Ensuring that governance arrangements and leadership deliver equitable and efficient decision-making."

The spatial interventions, concepts and principles underpinning the formulation of the Broad Conceptual Urban Design Framework for the Northern Extension is therefore aligned with the NDP objectives ensuring spatial transformation, liveable and equitable urban spaces.

5.3.1.2 Spatial Planning and Land Use Management Act

The Spatial Planning and Land Use Management Act (2013) (SPLUMA) is a law assented to by the President of the Republic of South Africa on 5 August 2013. SPLUMA replaced the Development Facilitation Act (DFA) and the Land Use Planning Ordinance, 15 of 1986 (LUPO), and came into effect on 1 July 2015. SPLUMA is a framework act for all spatial planning and land use management legislation in South Africa. It seeks to promote consistency and uniformity in spatial planning and management related procedures and decision-making. Other objectives include addressing historical spatial imbalances and integrating the principles of sustainable development into land use and planning regulatory tools and legislative instruments. SPLUMA requires national, provincial and municipal spheres of government to prepare SDFs that establish a clear vision that must be developed through a thorough inventory analysis based on national spatial principles and local long-term development goals and plans. SPLUMA was developed to legislate a single and integrated planning system for South Africa. Furthermore, SPLUMA provides a framework for spatial planning and land use management and, as such, it can be used as a tool to aid the spatial transformation of our rural and urban areas.

As it pertains to urban planning, SPLUMA provides for two pillars of planning, namely spatial forward planning and land use management, or land development administration. SPLUMA provides general development principles in Chapter 2, subsection 7(a)-(e) of the Act, that applies to spatial planning and land use management, including:

- Spatial justice: Past spatial, and other, development imbalances must be redressed through improved access to, and use of, land.
- Spatial sustainability: Spatial planning and land-use management systems must promote land development that is within the fiscal, institutional and administrative means of South Africa, protect prime and unique agricultural land, comply with environmental laws and limit urban sprawl.
- Efficiency: Land development should optimise the use of existing resources and infrastructure, and decision-making procedures must be designed to minimise negative financial, social, economic or environmental impact.
- Spatial resilience: Flexibility in spatial plans, policies and land-use management systems are accommodated to ensure sustainable livelihoods in communities that are most likely to suffer the impacts of economic and environmental shocks.
- Good administration: All spheres of government are to ensure an integrated approach to land-use and land development, that is guided by spatial planning and land-use management systems. All governmental departments are to provide sector inputs, comply with any other requirements and follow a transparent public process.



Figure 42: SPLUMA principles

Sustainable principles, regulations and practices are incorporated in the proposed development plans for the Northern Extension. The spatial interventions conform to these normative principles to ensure sustainable development and the promotion of natural, human, social and physical capital within Stellenbosch.

5.3.1.3 National Environmental Management Act

The National Environmental Management Act (Act.107 of 1998) (NEMA) provides for cooperative environmental governance by establishing principles for decision-making on matters affecting the environment. It also provides for certain aspects of administration and environmental management law enforcement to be undertaken by institutions that can promote cooperative governance and procedures for co-ordinating environmental functions exercised by organs of government.

NEMA is crucial in matters of environmental sustainability, resilience to climate change and the sustainable use of natural resources, as these are key to the current and future socio-economic well-being of residents within a municipal area. To this end, it is crucial that NEMA principles, in conjunction with the development principles set out in SPLUMA, are applied. Both NEMA and SPLUMA provide for an integrated and coordinated approach towards managing land use and development processes. This approach is based on co-operative governance and foresees the utilisation of spatial planning and environmental management instruments, such as SDFs and EMFs, to align the requirements of allowing development, while ensuring that biodiversity, as well as other sensitive natural elements, are protected.

The NEMA principles are considered and a spatial strategy that is environmentally sustainable, and which creates a balance between development and the protection of natural resources are presented.

5.3.1.4 National Heritage Resources Act

In terms of the National Heritage Resources Act (Act 29 of 1999) (NHRA), Section 30(5), it is a legal requirement for local authorities to compile an inventory of heritage resources within their areas of jurisdiction: “At the time of the compilation, or revision, of a town planning scheme or spatial development plan, or at any other time of its choosing…”. It also requires that the planning authority submit the inventory to the relevant provincial heritage authority “which shall list in the heritage register” those heritage resources that fulfil certain heritage criteria, as stated in the Act.

When read in conjunction with Section 34 of the NHRA, this includes the identification, mapping and grading of structures older than 60 years. A consequence of Section 34 of the NHRA, is that approval for demolitions and alterations to buildings older than 60 years, currently falls within the jurisdiction of Heritage Western Cape (HWC), and not the local authority. This will remain the case until a local authority obtains competency from HWC to fulfil these functions. Significantly, the NHRA is structured to encourage decision-making on the management of heritage resources to be devolved to a local level, i.e. "where such resources are deemed to be of local significance." (Western Cape Government, 2013).

With regards to the National Heritage Resources Act (NHRA), Act 29 of 1999, certain activities may not be initiated without any prior approval/consent from the competent authority, which in this case would be Heritage Western Cape (HWC), if they have a potential to impact on the heritage or cultural features (structures older than 60 years, landscapes and natural features of cultural significance, geological sites of scientific or cultural importance, archaeological and palaeontological sites, graves and burial grounds, sites of significance relating to slavery or movable objects) considered to be a national estate and need to be preserved or protected. Section 38 (1) of the NHRA provides a list of the activities which should be authorised by Heritage Western Cape (HWC) and is quoted below:

38. (1) Subject to the provisions of subsections (7), (8) and (9), any person who intends to undertake a development categorised as-

(a) the construction of a road, wall, powerline, pipeline, canal or other similar forms of linear development or barrier exceeding 300m in length;

(c) any development or other activity which will change the character of a site—

(i) exceeding 5,000m2 in extent; or

(ii) involving three or more existing erven or subdivisions thereof; or

(iii) involving three or more erven or divisions thereof which have been consolidated within the past five years; or

(iv) the costs of which will exceed a sum set in terms of regulations by South African Heritage Resource Agency (SAHRA) or a provincial heritage resources authority;

(e) any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority.

The development of the Northern Extension site is therefore designed in such a way as to protect heritage areas, heritage resources and areas of cultural value. A comprehensive heritage impact assessment was completed and guided the development plan of the proposed development.

5.3.1.5 Integrated Urban Development Framework

The Integrated Urban Development Framework (IUDF) is the government's policy position, coordinated by the Department of Co-operative Governance and Traditional Affairs (COGTA), to guide the future growth and management of urban areas. The IUDF responds to the post-2015 Sustainable Development Goals (SDGs), particularly Goal 11, which focuses on making cities and human settlements inclusive, safe, resilient and sustainable.

An important outcome of the IUDF is that of spatial transformation. The policy levers that have been identified are crucial for maximising the potential of urban areas, by integrating and aligning investments in a way that improves the urban form. The IUDF adopted a Transport-Oriented Development (TOD) approach to urban design, where all development policies promote higher-density urban development along mass transit corridors. This approach should promote investment in human

settlements and other key economic infrastructure, further enabling mobility and accessibility to social and economic opportunities.

To reach its vision, the IUDF identifies four strategic goals (defined below) which will aid in achieving the transformative vision of restructured urban spaces, and compact, connected cities and towns:

- Spatial integration: To forge new spatial forms in a settlement, transport, social and economic areas.
- Inclusion and access: To ensure people have access to social and economic services, opportunities and choices.
- Growth: To harness urban dynamism for inclusive, sustainable economic growth and development.
- Governance: To enhance the capacity of the state and its citizens to work together to achieve spatial and social integration.

The range of public facilities proposed in the development will ensure that the Stellenbosch Municipality will expand facilities to be more accessible and offer improved services. There is an effective clustering of public facilities within each urban centre which will enable user convenience and efficient management. The proposed development will contribute to providing an inclusive, safe, resilient and sustainable human settlement, and will promote collaboration between local government and citizens and integrated development.

5.3.1.6 National Water Act

The National Water Act (NWA), Act 36 of 1998, aims to regulate the use of water and/or activities that may potentially impact water resources through the categorisation of water use activities as described in Section 21 of the said Act:

(a) Taking water from a water resource;

(b) Storing water;

(c) Impeding or diverting the flow of water in a watercourse;

(d) Engaging in a stream flow reduction activity contemplated in section 36;

(e) Engaging in a controlled activity identified as such in section 37(1) or declared under section 38(1);

(f) Discharging waste or water containing waste into a water resource through a pipe, canal, sewer, sea outfall or other conduits;

(g) Disposing of waste in a manner that may detrimentally affect a water resource;

(h) Disposing of in any manner of water which contains waste from, or which has been heated in any industrial or power generation process;

(i) Altering the bed, banks, course or characteristics of a watercourse;

(j) Removing, discharging or disposing of water found underground if it is necessary for the efficient continuation of an activity or the safety of people; and

(k) Using water for recreational purposes.

The provision of the National Water Act (NWA), Act 36 of 1998 will be complied with as part of the development rights applications for the proposed development.

5.3.1.7 Comprehensive plan for the development of sustainable human settlements (Breaking New Ground)

The Comprehensive Plan for the Development of Sustainable Human Settlements, alternatively referred to as “Breaking New Ground” (BNG) (August 2004), provides detailed information on the programmes commissioned by the National Department of Human Settlements. This plan is fundamentally about the need to move away from a housing-only approach, to a more holistic development of human settlements, including the provision of social and economic infrastructure, as well as to promote the achievement of a non-racial, integrated society through the development of sustainable human settlements and quality housing. This program aims to utilise housing delivery as a mechanism for the development of sustainable human settlements, in support of spatial restructuring. It moves beyond the provision of basic shelter, towards achieving the broader vision of integrated, sustainable and economically generative human settlement systems, at both local and regional scales. The following are fundamental points and principles of this new approach:

- Progressive informal settlement eradication;
- Promoting densification and integration in urban centres;
- Enhancing spatial planning in both urban and rural contexts;
- Enhancing the quality and location of new housing projects;
- Supporting urban renewal programmes; and
- Developing social and economic infrastructure.

BNG moves away from the current singular focus of housing delivery (numbers), towards more responsive mechanisms that address the multi-dimensional needs of sustainable human settlements. The proposed Northern Extension Integrated Mixed-Income Human Settlement Development is fully aligned with the principles of the Breaking New Ground policy.

5.3.2 Provincial policy context

5.3.2.1 Western Cape Provincial Spatial Development Framework

The Provincial Spatial Development Framework (PSDF) provides a shared spatial development vision for both the public and private sectors and serves as the guide to all sectoral considerations concerning space and place in the Western Cape. The PSDF serves to guide the location and form of

public investment and seeks to influence other investment decisions, by establishing a coherent and logical framework for spatial investment. The PSDF furthermore provides the spatial development policy framework through which the various provincial strategic goals will drive economic growth, improve natural resource management and resource use efficiencies, and develop more sustainable and integrated settlements.

The Provincial spatial agenda can be summarised as follows:

- Growing the Western Cape economy, in partnership with the private sector, non-governmental and community-based organisations;
- Using infrastructure investment as the primary lever to bring about the required urban and rural spatial transitions; and
- Improving oversight of the sustainable use of the Western Cape's spatial assets.

The PSDF includes four spatial themes, namely resources, space economy, settlement and spatial governance. The policies and strategies that flow from these themes focus on strategic investment in the space economy, settlement restructuring and the protection of the Province's natural and cultural resource base.

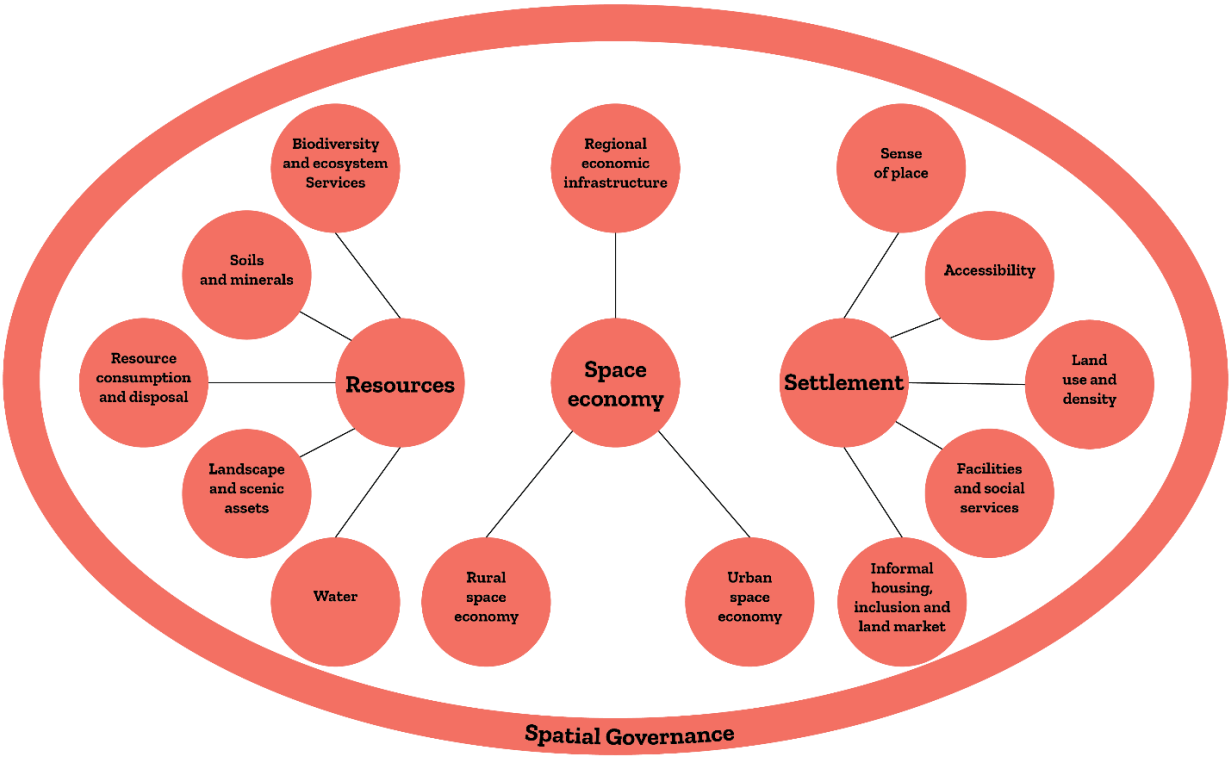


Figure 43: PSDF themes

The PSDF is an important spatial planning and land use management tool. It graphically portrays the Western Cape at a provincial level. The spatial planning principles and strategies underpinning the development of the Northern Extension aligns with the PSDF.

5.3.2.2 Western Cape Land Use Planning Act

The purpose of the Western Cape Land Use Planning Act (Act 3 of 14) (LUPA) is to consolidate legislation in the Western Cape Province that relates to spatial planning and to coordinate public

investment. It is strongly aligned with SPLUMA and governs spatial planning and land use management in the Western Cape.

5.3.2.3 OneCape 2040

OneCape 2040 is a vision for the Western Cape which envisages a transition towards a more inclusive, integrated and resilient economic future for the Western Cape region: “A highly-skilled, innovation-driven, resource-efficient, connected, high opportunity and collaborative society”. The spatial vision that OneCape 2040 foresees, is: “creating a resilient, inclusive and competitive Western Cape with higher rates of employment, producing growing incomes, greater equality and an improved quality of life”. This vision seeks to set a common direction to guide planning and action and to promote a common commitment to, and accountability of sustained long-term progress. To this end, the six transitions have been identified, as summarised in Table 9.

Table 9: The role of local government in achieving the OneCape 2040 vision

Educated Cape	Every person will be appropriately educated for an opportunity. Recognised centres of ecological, creative, science and social innovation excellence.
Enterprising Cape	Anyone who wants to be economically active can work. The entrepreneurial destinations of choice.
Connecting Cape	Welcoming, inclusive and integrated communities. Global meeting place and connector.
Living Cape	Healthy, liveable, accessible, high opportunity neighbourhoods and towns. Ranked as one of the greatest places to live in the world.
Green Cape	Functioning ecosystems working for and with communities. Leader and innovator in Green Economy.
Leading Change	Collaboration. Innovation mechanisms. Supportive roles.

Source: Western Cape Government OneCape 2040 presentation

OneCape 2040 has a strong focus on inclusive, integration and the creation of job opportunities. The proposed Northern Extension development is therefore aligned with these principles to provide an integrated, mixed-use development that will stimulate job creation.

5.3.2.4 Western Cape Biodiversity Spatial Plan Handbook

The Western Cape Biodiversity Spatial Plan (WCBSP) (2017), developed by the Western Cape Department of Environmental Affairs and Development Planning, and the Western Cape Nature Conservation Board (CapeNature), was used as a biodiversity informant by the Stellenbosch Municipality.

As per this plan, biodiversity refers “to the variety of life on earth, including genes, species and ecosystems, and the ecological and evolutionary processes that allow these to persist over time’’. The plan highlights the importance of conserving biodiversity, as it is important, not only because of its essential value but also because it is the natural resource that enables human communities to build sustainable livelihoods and attain an adequate quality of life.

The handbook is a spatial tool and includes the Biodiversity Spatial Plan (BSP) Map of biodiversity priority areas.

It is written to enable users to proactively identify ecological opportunities and constraints and use them to manage and plan infrastructure development and land use appropriately. For this decision-making, the WCBSP provides up-to-date plans that identify Critical Biodiversity Areas (CBAs) and Ecological Support Areas (ESAs).

The BSP Map and guidelines should be used for development applications, proactive forward-planning (include SDFs), proactive conservation and restoration planning. It should not, however, replace on-site evaluations, or be used in isolation, and it is not a multi-sectoral planning tool.

The PSDF states that local SDFs should divide its landscape into Spatial Planning Categories (SPCs) ”to reflect a vision of how the area should develop spatially, to ensure sustainability”. The Precinct Plan should incorporate policies, management objectives and guidance for appropriate land use within each SPC. As such the proposed Northern is taking cognisance of the SPCs to protect any environmental sensitivities.

5.3.2.5 Western Cape Green Economy Strategic Framework

The Western Cape Green Economy Strategic Framework (WCGESF), also referred to as the “Green is Smart” Strategic Framework, positions the Western Cape as the leading green economic hub in Africa. The framework outlines the risks posed to the Province by climate change, as well as the economic opportunity presented by a paradigm shift in infrastructure provision. The framework centres around six strategic objectives that influences the development of the Northern Extension site, namely:

- Becoming the lowest-carbon Province;
- Increasing the use of low-carbon mobility;
- Developing a diversified, climate-resilient agricultural sector and expanded value chain;
- Becoming an emerging market leader in resilient, liveable and smart built environments;
- Encouraging a high growth of green industries and services; and
- Securing ecosystem infrastructure.

Alternative building technologies should be explored in the implementation of the Northern Extension Development and consider any mitigation measures as part of the project.

5.3.3 District policy context

5.3.3.1 Cape Winelands District Spatial Development Framework

The vision of the Cape Winelands District is described as “a Unified Cape Winelands of excellence for sustainable development”. The SDF defines the spatial logic that should be applied to areas with growth potential to achieve the strategic vision. The greater Stellenbosch is one of these areas with great development and growth potential. The spatial logic is to:

- Capitalise on the knowledge economy;
- Consolidate investment in economically vibrant areas;
- Connect the regional economic infrastructure; and
- Clustering investment of economic infrastructure.

The SDF promotes growth that minimises impact on the environment, on the municipal urban edge and on the competition between different land uses. It also encourages the development of a conducive policy environment to facilitate land uses that strengthen economic growth sectors. The Northern Extension project will assist the Stellenbosch Municipality to achieve the spatial logic through a mixed-use development. The development of the Northern Extension site within the urban edge will minimise environmental impact.

5.3.3.2 Cape Winelands Integrated Development Plan

The vision for the Cape Winelands District Municipality is “a Unified Cape Winelands of excellence for sustainable development”. The District aims to achieve this vision through various strategies, including the promotion and facilitation of investment the retainment of existing businesses, identifying new opportunities as well as attracting new investment into the area. The strategic objectives of the IDP are:

- Strategic Objective 1: Creating an environment and forging partnerships that ensure social and economic development of all communities, including the empowerment of the poor in the Cape Winelands District;
- Strategic Objective 2: Promoting sustainable infrastructure services and a transport system that fosters social and economic opportunities; and
- Strategic Objective 3: Providing effective and efficient financial and strategic support services to the Cape Winelands District Municipality.

The spatial strategies identified for the Northern Extension aligns with the Cape Winelands IDP to create enabling environments.

5.3.3.3 Cape Winelands Regional Socio-Economic Strategy

The Cape Winelands Regional Socio-Economic Strategy (CWDM RSES) provides various strategies aimed at promoting social and economic development within the district through collaboration with key stakeholders and communities through the strengthening of existing businesses to create employment opportunities while also supporting the establishment of new businesses.

The CWDM RSES is based on the following strategic goals:

- Goal 1: Working towards building safe, healthy, active and productive communities together;
- Goal 2: Growing and thriving entrepreneurship and innovation;
- Goal 3: Facilitating investment attraction, retention and opportunities;
- Goal 4: Environmental protection that promotes sustainable development and economic growth; and
- Goal 5: Promoting culture, diversity and vibrant places.

The following strategies form part of the CWDM RSES and they aim at achieving the above-mentioned strategic goals:

- Social Investment Strategy;
- The Local Economic Development Strategy;
- Investment Attraction, Retention and Opportunities Strategy;
- Rural Economic Development Strategy; and
- Tourism Sector Plan.

The proposed Northern Extension development will incorporate economic and social opportunities to create a sustainable environment for future generations.

5.3.3.4 Cape Winelands Rural Development Plan

The Rural Development Plan (RDP) has been formulated to improve the quality of life and economic well-being of people in the District, especially those in relatively isolated and sparsely populated areas. These areas are usually characterised by a large proportion of populations that live in impoverished conditions and underdeveloped areas. As such, the RDP aims to address these challenges and enhance the livelihoods of people, as well as integrate spatial, economic, social and environmental objectives. Moreover, the RDP will assist in identifying opportunities to promote sustainable development and create decent employment opportunities in rural areas. In light of this, the RDP focuses on the Cape Winelands District as a rural development node and seeks to unpack the need for a rural development plan in this region.

The proposed Northern Extension development incorporates a mix of economic and social opportunities to create an integrated and sustainable environment.

5.3.4 Municipal policy context

5.3.4.1 Stellenbosch SDF

The spatial development and management vision of the SDF is aligned to the Stellenbosch Municipality's of the "Valley of Opportunity and Innovation". To achieve the SDF vision, the concept for spatial development and management in Stellenbosch is based on the following key tenets:

- Maintain and grow our natural assets;
- Respect and grow our cultural heritage;
- Direct growth to areas of lesser natural and cultural significance as well as movement opportunity;
- Clarify and respect the different roles and functions of settlements;
- Clarify and respect the roles and functions of different elements of movement structure;
- Ensure balanced, sustainable communities; and
- Focus collective energy on critical lead projects.

The priority spatial development areas within the Stellenbosch Municipality are Stellenbosch town and Klapmuts. These developments include the Adam Tas Corridor that stretches from the Droë Dyke and the Old Sawmill sites in the west along Adam Tas Road and the railway line, to Kayamandi, the R304, and Cloetesville in the north. The development offers residential accommodation within the Stellenbosch town while protecting and enhancing the town as well as the surrounding nature and agricultural areas. The SDF also identifies Kayamandi as an area currently pressured for an outward expansion due to migration.

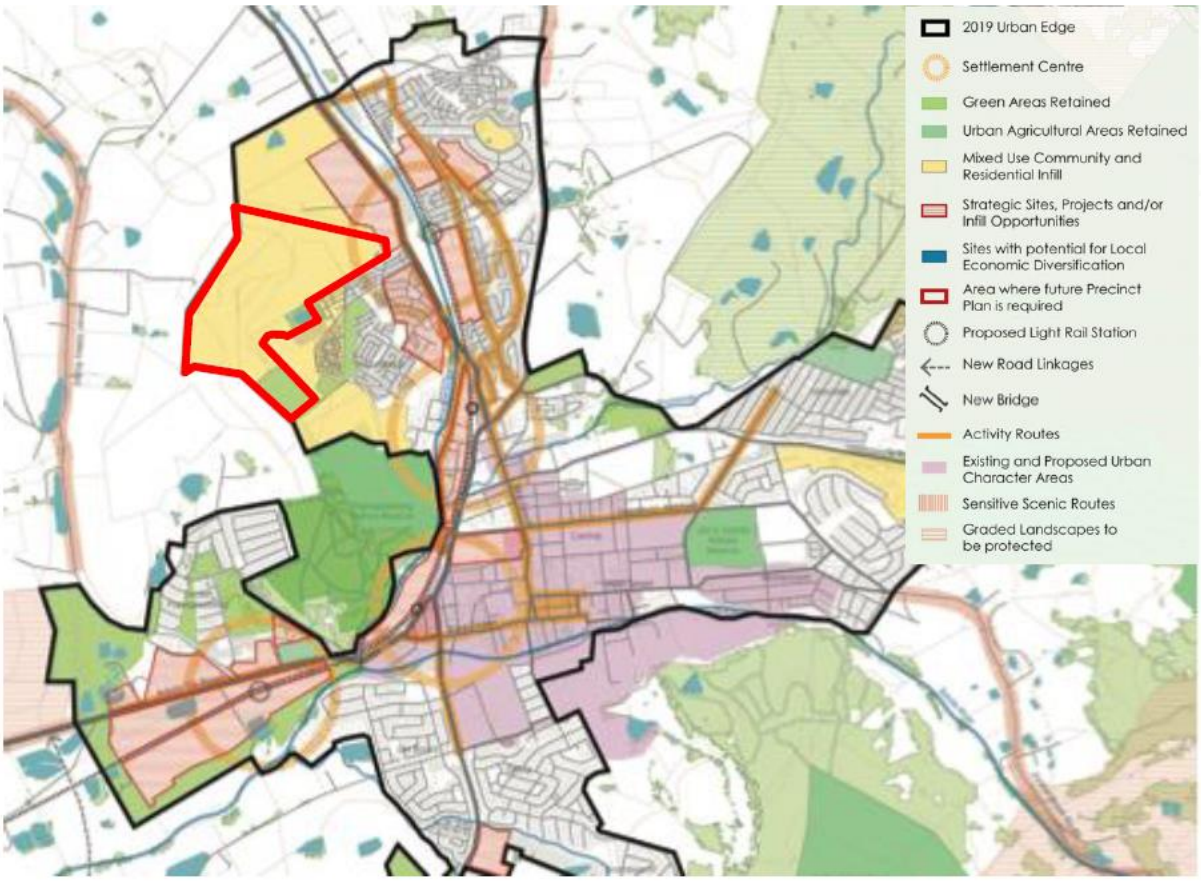


Figure 44 - The Northern Extension site is earmarked for Mixed Use Community and Residential infill in terms of the Stellenbosch MSDF 2019

The development of the Northern Extension site for residential opportunities including the required social amenities and public facilities will assist the municipality to achieve its developmental goals for the area.

5.3.4.2 Stellenbosch IDP

The greater Stellenbosch area strategic vision is described as “Valley of Opportunity and Innovation”. The municipality aims to achieve this vision through “cost-effective services that will provide the most enabling environment for civil and corporate citizens”. The IDP strategic focus areas for the 2019 review are as follows:

- 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; and
- Strategic Focus Area 5: Good Governance and Compliance.

The spatial strategies identified for the Northern Extension project aligns with the Stellenbosch IDP and will create vibrant and enabling environments.

5.3.4.3 Stellenbosch Local Economic Development strategy

The Local Economic Development (LED) Strategy and Action Plan aims at improving the municipality’s economic future of the Stellenbosch Local Municipality to achieve their goals through encouraging innovation e.g. through strategy development for vacant land which ultimately provides an enabling and conducive environment for the local community.

Stellenbosch LED strategy and action plan through an integrated and cooperative approach by all identified key stakeholders and institutions. The strategy is guided by the following objectives:

- Increase the overall size of the economy to increase the money circulating in the local economy;
- Make it easier for small enterprises to succeed in competitive markets;
- Grow citizen net worth by making markets work better to increase property values;
- Build a public sector that values and supports its citizens who convert economic opportunity into reality, and creating jobs, wealth and increasing municipal revenue.

The proposed Northern Extension Development will provide an enabling and conducive environment for the local community.

5.3.4.4 Stellenbosch Integrated Human Settlements Plan

The Integrated Human Settlements Plan (IHSP) is aligned to the Urban Development Strategy which sets the growth and development path of the Stellenbosch Municipality. It also aims to achieve the IDP vision. The IHSP addresses the socio-economic and price gradients associated with housing within the municipal area. The IHSP identified change tools that are crucial for effecting the vision for urban growth and development in the municipal area:

- Integrate urban planning;
- Integrate transport modes, including its management;
- Promote, where practicable greater socio-economic integration of human settlements;
- Steer appropriate land use and expected land development;
- Facilitate economic development; and;
- Efficient allocation of municipal resources

According to the IHSP, Transformation Zones are targeted to accommodate the bulk of the new residential supply in the municipal area. The Northern Extension site is located north of the Adam Tas Corridor Transformation Zone. It will, therefore, contribute to the government-driven land development programme in the area that aims at developing new residential sites.

5.3.4.5 Stellenbosch Municipality Zoning Scheme By-Law

The Stellenbosch Municipality Zoning Scheme By-Law, 2019 was adopted by the Municipal Council on 29 May 2019 and took effect on 1 November 2019. The Zoning Scheme By-Law provides detailed land-use planning information, indicating for which purposed properties may be used as well as the regulatory process(es) to follow for development applications.

The proposed development is planned in strict accordance with the prescripts of the Stellenbosch Municipal Zoning Scheme By-Law, 2019.

5.4 Natural Environment

5.4.1 Environmental Impact

An environmental due diligence study of the Northern Extension Site was conducted by Guillaume Nel Environmental Consultants. Their findings are as listed below.

5.4.1.1 Vegetation

The original vegetation types found on the site are Swartland Shale Renosterveld (FRs9) and Swartland Granite Renosterveld (FRg2). According to Mucina and Rutherford (2006), Swartland Shale Renosterveld generally found in areas of the Swartland and the Boland on the West Coast lowlands. From Het Kruis in the north, southwards between the Piketberg and Olifantsberge, widening appreciably in the region around Moorreesburg between Gouda and Hopefield and encompassing Riebeek-Kasteel, Klipheuwel, Philadelphia, Durbanville, Stellenbosch to the south and Sir Lowry's Pass village near Gordon's Bay.

Additionally, Mucina and Rutherford (2006) noted that Swartland Granite Renosterveld is found largely around Darling from Ratelberg in the north to Dassenberg near Mamre and Pella as well as east of Wellington from Micha to Valencia, lower surrounds of Paarl Mountain, Joostenberg, Muldersvlei, Bottelaryberg, Papagaaiberg (Stellenbosch West) to Firgrove and northern Somerset West. The Swartland Shale Renosterveld and Swartland Granite Renosterveld vegetation types are classified as Critically Endangered and Endangered in terms of the National Vegetation Map, 2018.

As previously mentioned, the site has been cultivated and therefore completely transformed from its natural state. Furthermore, the southern portion of the site has also been invaded by informal dwellers. Therefore, it is highly unlikely that any indigenous vegetation occurs on the site.

Please refer to the figure below for a vegetation map of the site.

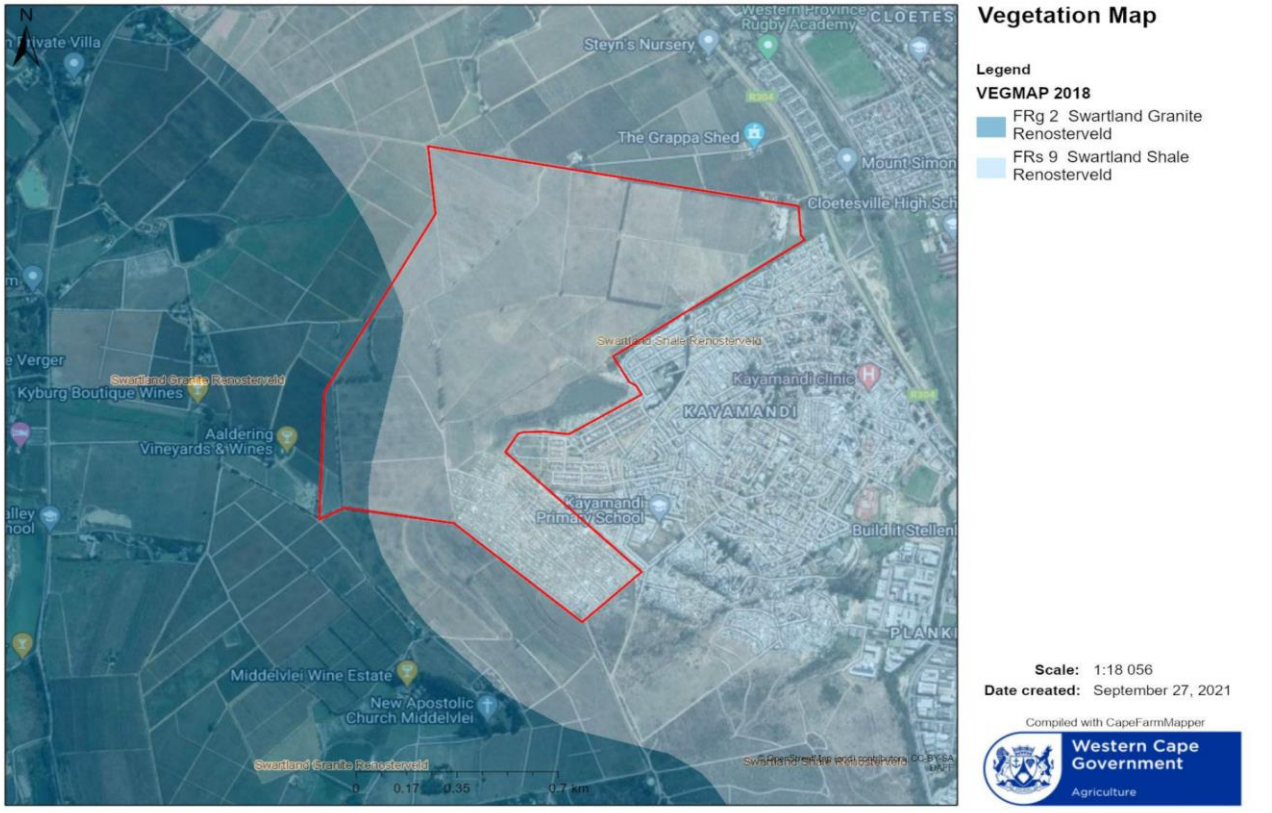


Figure 45: Site vegetation map

5.4.1.2 Freshwater Sources

Freshwater sources are of particular importance to take into consideration. A non-perennial watercourse was identified along the southern border of the site. Portions of the watercourse are located within the site's south-eastern border. Additionally, an artificial channelled valley bottom wetland is located in the southern portion of the site (Remainder Farm 182, Watergang).

It is essential that a Freshwater Specialist be appointed in order for a Freshwater Verification Assessment to be conducted to delineate the on-site watercourses and to identify any no development areas from a freshwater point of view.

Refer to the figure below for the mapped freshwater resources map of the site.

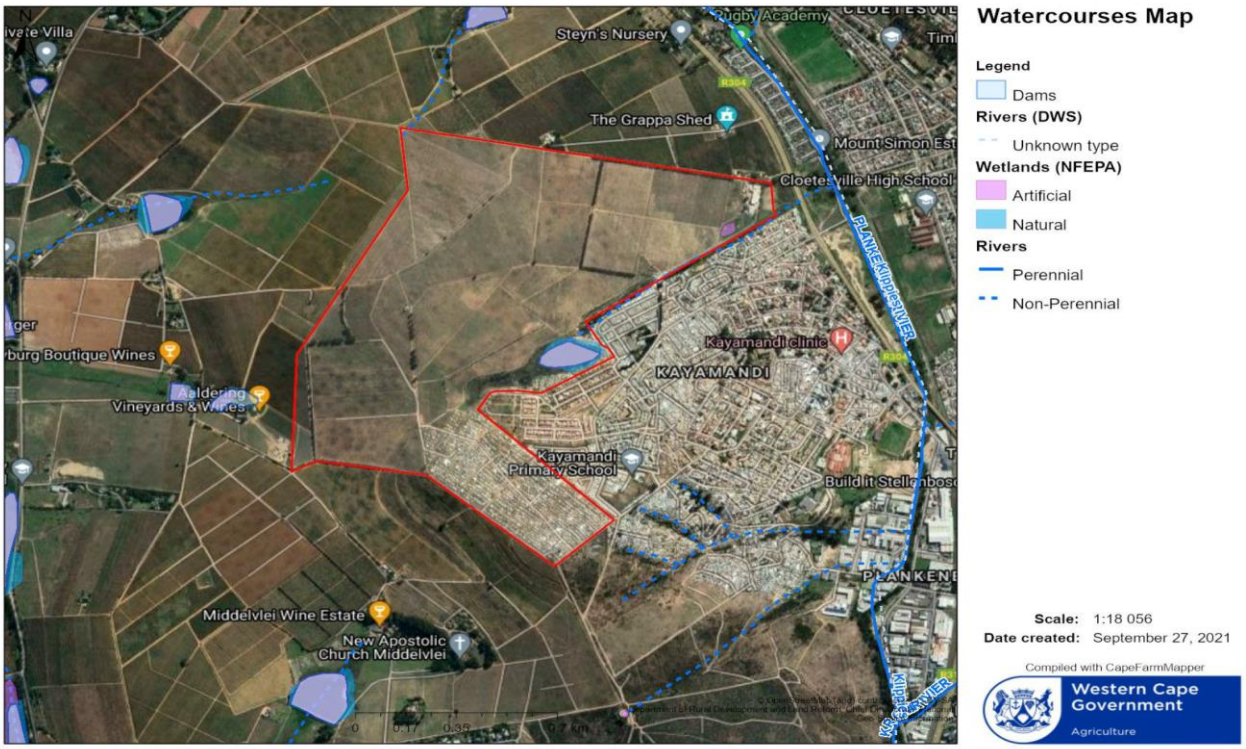


Figure 46: Watercourse map

The site was previously used for agricultural purposes and has therefore been transformed from its natural state. Furthermore, the southern portion of the site was invaded by informal dwellers in 2018. Additionally, watercourses were also identified on the site. A Freshwater Specialist conducted a Freshwater Verification Assessment of the site in order for the watercourses to be delineated.

The proposed development will result in listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act No. 107 of 1998) Environmental Impact Assessment (EIA) Regulations, 2014 (as amended April 2017), being triggered. Therefore, an Environmental Impact Assessment (EIA) Basic Assessment application process is underway.

Additionally, a Water Use Authorisation in terms of the National Water Act, 1998 (Act No. 36 of 1998) will possibly have to be applied for at the Department of Water and Sanitation (DWS). The Freshwater Assessment and Risk Assessment Matrix will determine the application process that will have to be followed, i.e. General Authorisation (shorter process) or Water Use License (longer process).

An application in terms of Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) will also be triggered by the proposed development. A Notice of Intent to Develop (NID) application have been submitted to Heritage Western Cape in terms of Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999).

5.4.2 Cultural Heritage and Archaeology

A Heritage Impact Assessment has been conducted by Lize Malan, Janine Herholdt & David Gibbs in October 2023. Refer to the Heritage Impact Assessment attached as **Annexure M** for full details of the application that is made in terms of Section 38(8) of the National Heritage Resources Act, as the development is subject to the requirements of the National Environmental Management Act.

Although the site has very little intrinsic heritage significance, development of the site could impact on the experience of the rural landscape as one approaches Stellenbosch along the R304 and also the Devon Valley landscape. In this regard it is noted that R304 approach has already been impacted by new high-density development to the east of R304 and in addition the development of Cloetesdal will largely negate the role of the site in landscape. As a result, it is argued that the IIIb grading for the eastern portion of the site is overstating its significance and the suggested grading is IIIc. However,

the western portion of the site where it crests the ridgeline and forms part of the Devon Valley, with its exceptional aesthetic significance should be considered part of the larger IIIb landscape.

From the assessment of the significance of the site and associated heritage resources, it is evident that the only issue of concern would be the impact of the proposed development on the cultural landscape. Furthermore, it is acknowledged that the site, being bounded by development to its south and north (albeit under construction) does in fact make a limited contribution to the cultural landscape that comprises the setting for the town of Stellenbosch, apart from the portion that forms part of the Devon Valley.

FINDINGS AND RECOMMENDATIONS OF THE HIA:

The site can potentially absorb a significant extent and intensity of development, without impact negatively on heritage resources. These resources are restricted to the visual amenity of the cultural landscape, particularly that of the Devon Valley.

Overall, the significance of the impact of the proposed development is regarded as moderate reducing to medium to low with mitigation.

The authors are confident that although the concerns raised with respect to certain aspects of the development are valid, these can also be addressed further down the line within the approval processes.

Thus, it is recommended that the preferred development option is supported, subject to the following:

•Development guidelines aimed at enforcing height restrictions as per the indicators (to a maximum of 5 storeys on the lower eastern portion) and addressing the massing of buildings to avoid over-scaled monolithic structures are prepared and submitted to the Stellenbosch Municipality, Heritage Section for approval.

•A landscape framework plan that addresses at least tree planting and fencing, particularly at the interface of the site with rural landscapes is prepared by a suitably qualified landscape architect and submitted to the Stellenbosch Municipality, Heritage Section for approval.

•Development of any structures within the eastern portion of the site that may protrude above the ridgeline, and/or development of any structures on the western portion of the site (to the west of the ridgeline) should be subject to the submission of site development plans to the local authority for approval by the Stellenbosch Municipality, Heritage Section. These SPDs should indicate building placement, massing and landscaping and should include 3D modelling, where appropriate.

The yellow-highlighted area below indicates the portions of the site where new structures will require submission of SDPs/sketch plans to the Stellenbosch Municipality, Heritage Section for approval. Proposals for new public/community facilities will require detailed SDPs to be submitted, and all new houses proposed within the yellow area will require the submission of sketch plans which must also indicate landscaping.

The Stellenbosch Municipality, Heritage Section should have the power to restrict the height of structures to one storey, to direct the placement of buildings on these sites and prescribe landscaping requirements.

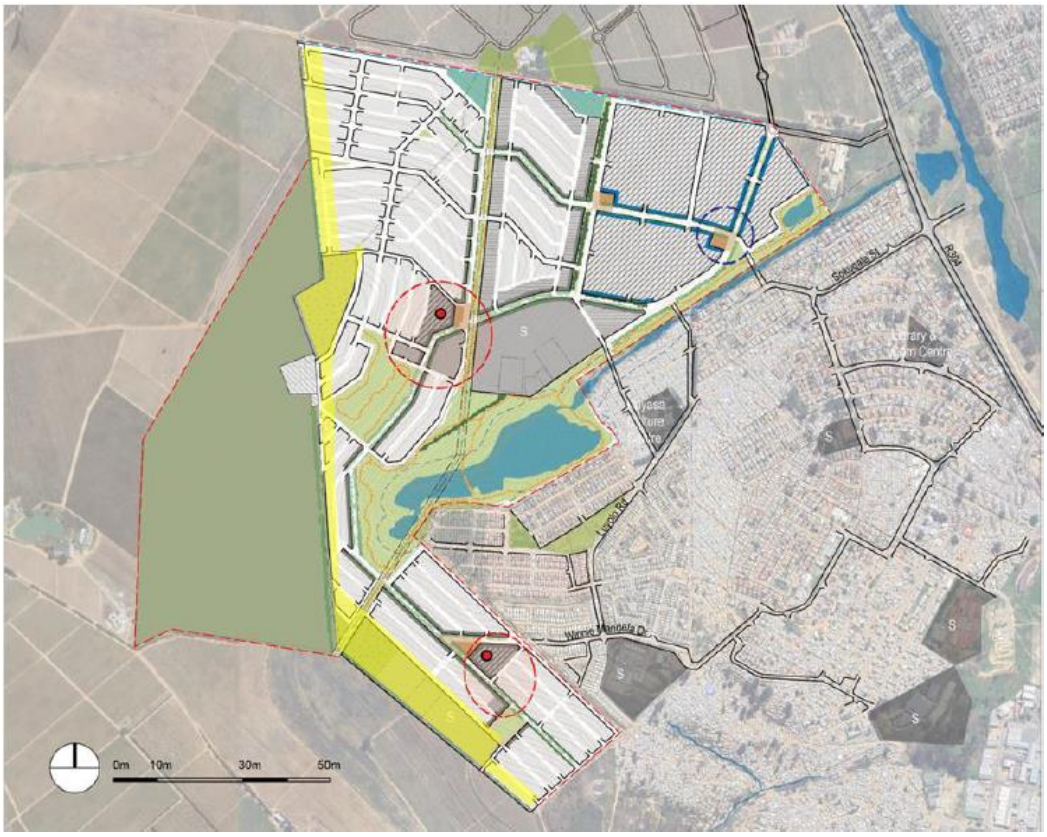


Figure 47 – Recommendations of HIA: UDF to be approved, subject to submission of SDPs/sketch plans for development in the yellow area for approval by Stellenbosch Municipality, Heritage Section

Refer to the Heritage Impact Assessment attached as **Annexure M**

5.4.3 Geotechnical Conditions

A geotechnical survey of the Northern Extension Site was conducted by Kantey & Templer Consulting Engineers. Refer to the Geotechnical Report attached as **Annexure N**. Their findings are as listed below.

The development area is located on farms 182 and 183 situated to the north of Stellenbosch. The site is bounded by agricultural land to the north, west and south. The existing Kayamandi residential area is located to the immediate east of the site.

Topographically the development area includes a substantial hill at the centre of the site with footslopes fanning out towards the erf boundaries. A small wetland exists in the north-eastern part of the site.

There is evidence of past agricultural activities across the entire site with derelict vineyards still present. Vegetation largely comprises low grasses and old vines. Mature trees are located along pre-existing farm roads.

Two earth dams are situated along the eastern side of the site separating the proposed development and the existing Kayamandi residential area.

The field investigation comprised the excavation of fifty-five (55) machine dug trial holes (Figure 15) put down to depths of up to approximately 3.0m below existing ground level at pre-selected readily accessible locations across the site.

Subsoil conditions were assessed by detailed examination of the in-situ materials exposed in the trial holes using standard visual and tactile procedures. Disturbed soil samples were extracted from selected soil horizons in the trial holes, these submitted to Messrs Steyn Wilson Laboratories for testing to determine the engineering properties of the site soils.

In addition, Dynamic Cone Penetrometer (DCP aka DPL) tests were carried out next to the trial holes. The tests were all carried out from ground level. In this test, a cone tipped steel rod is driven into the ground by means of a standardised falling weight, the penetration per blow providing a useful indication of in-situ density.

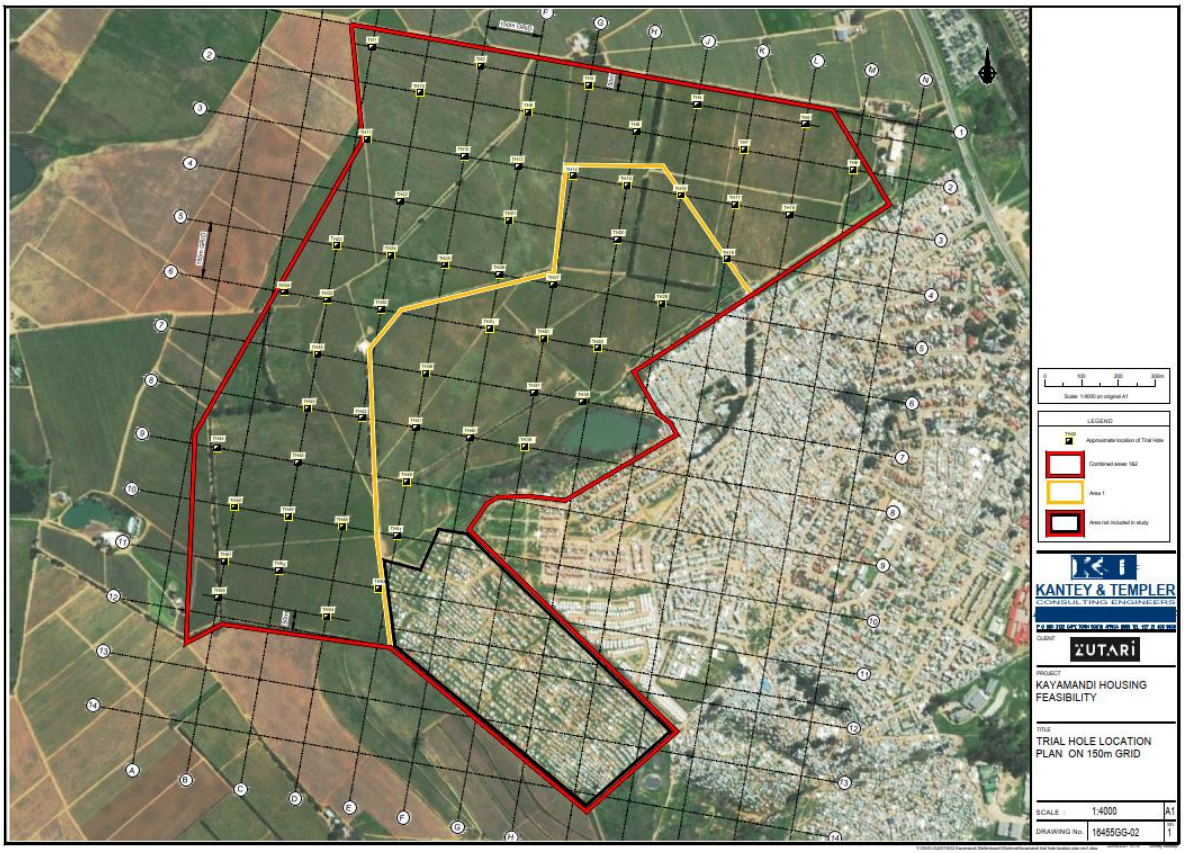


Figure 48: Trial hole location plan

The site is underlain by shales of the Malmesbury Group which are mantled by residual and transported soils of variable thickness. The upper up to 1,55m of the soils profile has been extensively reworked (during past agricultural activities).

Building foundation settlement of the order of 10 to 20mm is anticipated where founding conventionally. Founding improvements include soil densification followed by founding at depth and/or the use of stiffened concrete raft foundations.

Base, subbase, selected subgrade and pipe bedding must all be imported.

Groundwater levels are anticipated to deteriorate and rise to within 1,0m of ground level during the rainy season.

Excavation conditions will classify as ‘soft excavation’ in terms of South African National Standards (SANS) 1200D for naturally transported and residual soils with some intermediate material occurring locally. Excavation in the more competent rock will classify as “hard excavation”.

The site development area will classify as ‘S1’ in terms of the National Home Builders Regional Council (NHBRC) residential site class designation.

Given the low shear strength of the upper reworked soils as well as the fissured/shattered nature of the residual material, all excavations and trenches will have to be suitably battered/shored to ensure safe working conditions.

During periods of high rainfall, the upper site soils can become saturated and lead to difficult underfoot conditions. Having regard for the sloping nature of the site the potential for soil saturation and softening must be bourne in mind when selecting plant during construction.

- The site is underlain by shales of the Malmesbury Group which are mantled by residual and transported soils of variable thickness. The upper up to 1,55m of the soils profile has been extensively reworked (during past agricultural activities).
- Building foundation settlement of the order of 10 to 20mm is anticipated where founding conventionally. Founding improvements include soil densification followed by founding at depth and/or the use of stiffened concrete raft foundations.
- Base, subbase, selected subgrade and pipe bedding must all be imported.
- Groundwater levels are anticipated to deteriorate and rise to within 1,0m of ground level during the rainy season.
- Excavation conditions will classify as 'soft excavation' in terms of SANS 1200D for naturally transported and residual soils with some intermediate material occurring locally. Excavation in the more competent rock will classify as "hard excavation".
- The site development area will classify as 'S1' in terms of the NHBRC residential site class designation.

The recommendations and discussions presented in the geotechnical report are based on the subsurface conditions encountered during the site work at the time of investigation and on the result of the limited field and laboratory testing on samples obtained from the trial holes. There may be, however, conditions pertaining to the site which have not been taken into account due to the frequency of the trial holes. The recommendations and discussions presented in this report should be considered preliminary and presented for guidance purposes only.

It is expected that once terracing of the site has commenced and the proposed buildings have been designed and set out, further inspections of foundation excavations etc. will be undertaken with the assistance of the geotechnical engineers and/or soils tests be carried out for approval of subgrade and founding conditions throughout.

Refer to the Geotechnical Report attached as **Annexure N.**

5.4.4 Floodline determination

Graeme McGill Consulting was appointed to determine the 1:50 and 1:100 floodlines for the proposed Stellenbosch Northern Extension.

Refer to the Floodline Determination Study attached as **Annexure O**.

The study undertaken comprised the following:

5.4.4.1 River hydraulics

Modelling the central watercourse using the water surface profile software package HECRAS. This required inputs from field observations, the survey data, any constraints and the peak flows, for floods of various return intervals. Water surface profiles and flow velocities for a range of flows in the river are to be determined.

Determination of floodlines and demarcating of these in plan on drawings.

5.4.4.2 Flood hydrology

Determination of flow peaks for return periods of 1:50 year and 1:100 year, calculated using standard hydrological methods namely, Rational Method, Standard Design Flood Method, and HEC-HMS using the SCS Runoff Method.

The catchments which drain to the site are depicted in Figure 26. The overall catchment has been sub-divided in order to determine flood peaks at 3 locations:

- Start point upstream of the dam (SC1)
- The upper and lower catchments upstream of R304 (SC1 + SC2)

- The total catchment, upstream of R304 (SC1 + SC2 + SC3)

The parameters for these three sub-catchments are listed in Table 10.

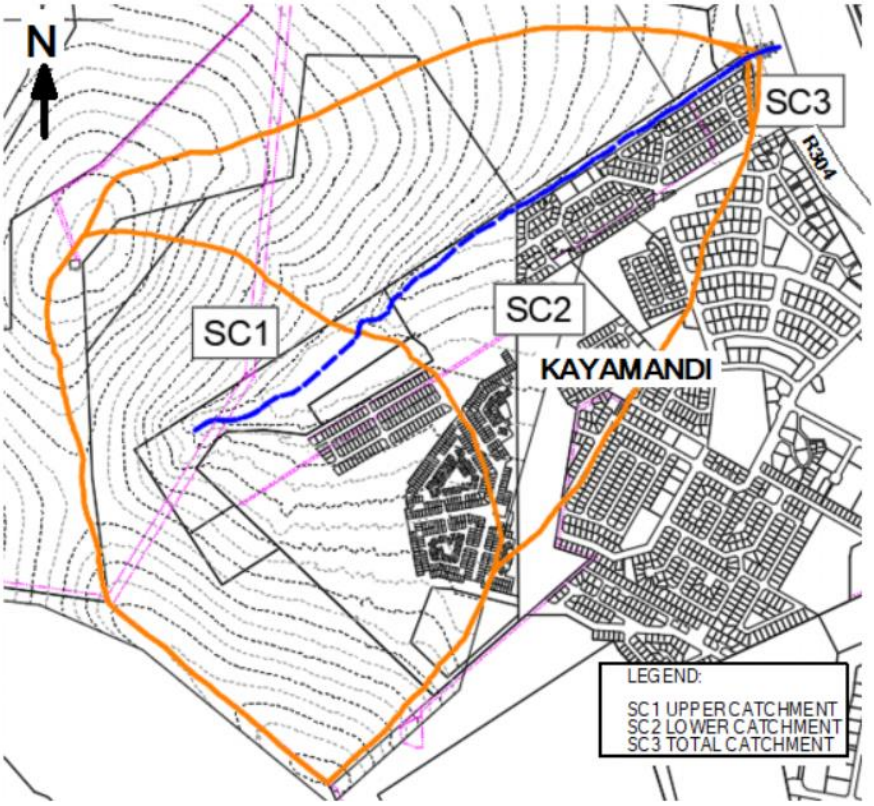


Figure 49: Sub-catchment boundaries

Table 10: Catchment Parameters

PARAMETER	SC1	SC1+SC2	SC1+SC2+SC3
AREA (km²)	0.641	1.309	1.311
Average slope	11.85%	9.40%	9.34%
Length of longest collector (km)	0.95	1.92	1.94
Time of concentration (min)	5.9	13.2	13.4
Basin lag (min)	3.5	7.9	8.0
Runoff factor CN (SCS method)	77	77	77
NOTE: Sub-catchments at the dam, upstream & downstream boundary of Stellenbosch Northern Extension: SC1, SC2, SC3			

5.4.4.3 Storm data

The City of Cape Town commissioned the University of Kwazulu Natal to investigate the likely effect of climate change on storm intensities in the Western Cape. The recommendation from this investigation was that an increase of 15% over the existing IDF curves be allowed for. This was accepted by the City and a set of point storm rainfall depths has been prepared for a one minute by one minute grid covering the Western Cape.

5.4.4.4 Floodlines

The software package HEC-RAS (Ver 5.0.7) was used to compute the water surface profiles for the 1:50 and 1:100 year recurrence intervals as follows, using cross-sections from the two surveys and the flood peak flows as illustrated in Table 11.

Table 11: Average peak flows along the river

	AVERAGE PEAK FLOWS		
RI(YEARS)	DAM	X	DOWNSTREAM
10	10.1	12.0	14.0
20	13.0	15.6	18.1
50	17.3	20.7	24.1
100	20.7	24.8	29.0

The upstream boundary condition was deemed to be the normal depth as defined by the river grade and the R304 with its culvert was the downstream control.

The estimated Manning n roughness coefficients, based on field inspections, for the river are given in the Floodlines Report attached.

The results of the water surface profiles analysis and floodline energy levels have been plotted on the accompanying drawing MC356-C400 contained in the report.

Refer to the Floodline Determination Study attached as **Annexure O**.

5.5 Engineering & Bulk Services

Refer to the Civil Engineering Services Report attached as **Annexure P**.

5.5.1 Water Infrastructure

The general area of Kayamandi is currently supplied with water from the Kayamandi Reservoir through a rising main from the Kayamandi pump station and sump. Water can also be pumped from the Klienvlei reservoir to the existing Kayamandi reservoir. The existing system does not have sufficient capacity for the proposed development to proceed. According to the capacity analysis report by GLS Consulting, it is proposed that the Northern Extension development area is supplied with water from a new 10 ML higher lying reservoir (the so called Kayamandi Northern reservoir). New supply pipelines from the proposed Kayamandi Northern reservoir will be required to services the proposed development.

The following new 13eservoirr, main supply pipelines, pressure reducing valves and booster pump stations will be required in future to service the Kayamandi Northern Extension:

- New 10.0 ML reservoir at 245m top water level (SSW.B31);
- 215 m x 400 mm Ø Pipe to be installed (SSW18.1);
- 160 m x 400 mm Ø Pipe to be installed (SSW18.2);
- 850 m x 200 mm Ø Pipe to be installed (SSW18.3);
- 115 m x 355 mm Ø Pipe to be installed (SSW18.4);
- 825 m x 250 mm Ø Pipe to be installed (SSW18.5);
- 985 m x 200 mm Ø Pipe to be installed (SSW18.6);
- 190 m x 160 mm Ø Pipe to be installed (SSW18.7);
- New 150 mm Ø PRV to be installed (SSW19.1a);
- New 200 mm Ø PRV to be installed (SSW19.1b);
- 445 m x 250 mm Ø Pipe to be installed (SSW19.2);
- New 150 mm Ø PRV to be installed (SSW19.3);

- 240 m x 250 mm Ø Pipe to be installed (SSW19.4);
- 70 m x 160 mm Ø Pipe to be installed (SSW20.1);
- 6.5 L/s @ 30 m new booster pump station (SSW20.2);
- 6.5 L/s @ 30 m new booster pump station (SSW21.1);

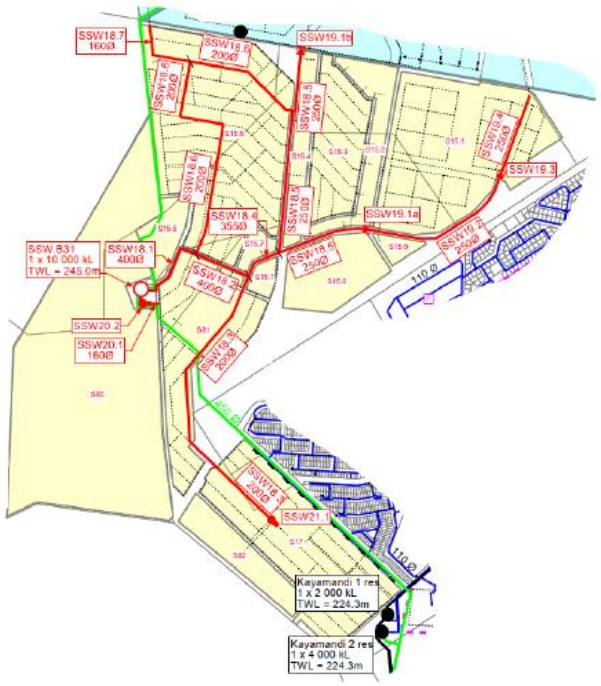


Figure 50 - Bulk Water upgrades (GLS Master Plan 2023)

New bulk supply infrastructure should be constructed from the existing Papegaaiberg reservoir site to the Kayamandi Northern reservoir to supply the development area with bulk water and Helshoogte system phase 1, which includes a pipeline from the Idas Valley no.2 reservoir to the Papegaaiberg reservoir. The following bulk water augmentation project is proposed in the water master plan in order to supply bulk water for the proposed Kayamandi Northern reservoir:

• 150 L/s @ 135 m pump station to be constructed at Papegaaiberg reservoir (SSW.B23);

• 3,145 m x 450 mm Ø Pipe to be installed from Papegaaiberg reservoir to the new Kayamandi Northern reservoir (SSW.B30);

• 245 m x 550 mm Ø Pipe to installed from Idas Valley no.2 reservoir to the Papegaaiberg reservoir (SSW6.8a);

• 4,560 m x 450 mm Ø Pipe to installed from Idas Valley no.2 reservoir to the Papegaaiberg reservoir (SSW.B20a).

As alternative to the bulk supply augmentation project from the Idas Valley WTP to the Papegaaiberg reservoir (Helshoogte project, Phase 1), the bulk pipeline from the Skilpadsvlei reservoir to Papegaaiberg can be implemented. Increase of the storage capacity at the Papegaaiberg reservoir site is not seen as a minimum requirement to accommodate the proposed development in the existing system, but it is recommended that additional storage capacity is provided in the near future at the Papegaaiberg reservoir site.

5.5.2 Sewer Infrastructure

The Kayamandi Northern Extension development area falls within the existing Adam Tas drainage system area, which gravitates directly towards the Stellenbosch Wate Water Treatment Plant (WWTP). The development area is situated within the sewer priority area.

New collector sewers will be required to service the northern areas (areas S15.1 to S15.9 & S81). It is proposed that these areas connect to the existing 450 mm diameter bulk sewer adjacent to the R304 Main Road (Koelenhof Road). The southern areas of the site (S82 and S17) will be connected to the existing sewer system of Kayamandi. Figure 12 indicates the distribution upgrades required for the proposed development.

Sewer distribution system upgrades required for the proposed development are as follows:

- 310 m x 160 mm Ø New Gravity pipeline (SSS27.2)
- 200 m x 400 mm Ø New Gravity pipeline (SSS27.3)
- 205 m x 250 mm Ø New Gravity pipeline (SSS27.5)
- 960 m x 200 mm Ø New Gravity pipeline (SSS27.6)
- 425 m x 200 mm Ø New Gravity pipeline (SSS27.8)
- 460 m x 160 mm Ø New Gravity pipeline (SSS27.10)
- 710 m x 160 mm Ø New Gravity pipeline (SSS27.11)
- 330 m x 160 mm Ø New Gravity pipeline (SSS27.13);



Figure 51 - Bulk sewer distribution upgrades (Municipal Master Plan 2023)

The bulk sewer system downstream of Kayamandi has sufficient spare capacity to accommodate more than 50% of the total development area. Upgrading of the bulk system will however be required to accommodate the full development area. Figure 13 indicates the bulk infrastructure upgrades required for the proposed development.

The following upgrades to the bulk sewer system downstream of Kayamandi is proposed in the sewer master plan to accommodate the full development area:

- 760 m x 600 mm Ø upgrade existing gravity (SSS1.2)
- Upgrade existing flow diversion (SSS1.4)

- 185 m x 600 mm Ø upgrade existing gravity (SSS1.5)
- Upgrade existing flow diversion (SSS1.6)
- 450 m x 600 mm Ø upgrade existing gravity (SSS1.7)

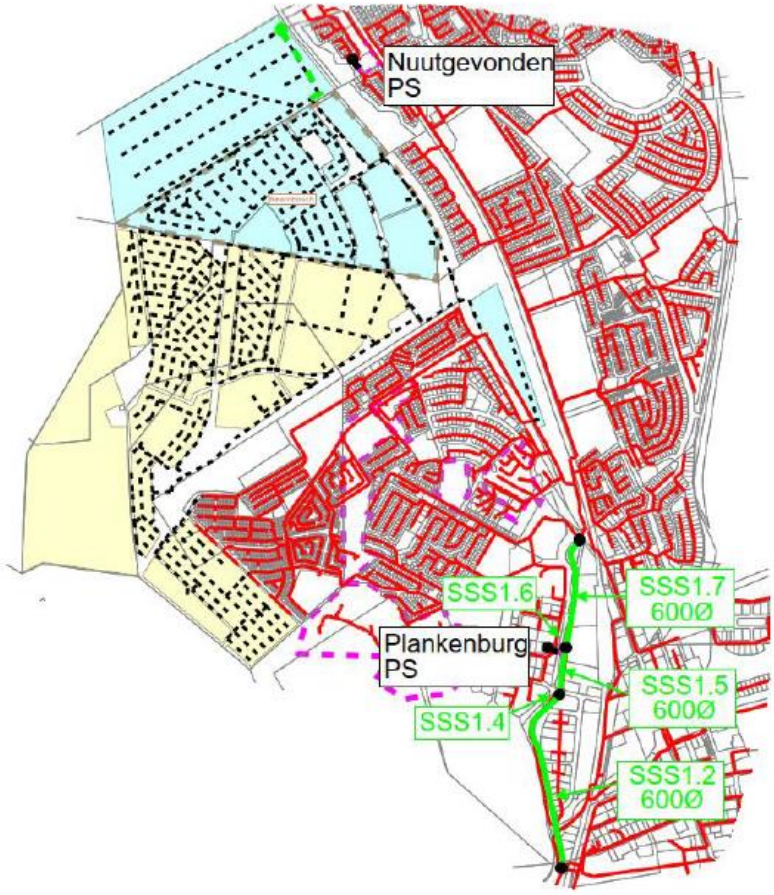


Figure 52 - Bulk sewer outfall upgrades (Municipal Masterplan 2023)

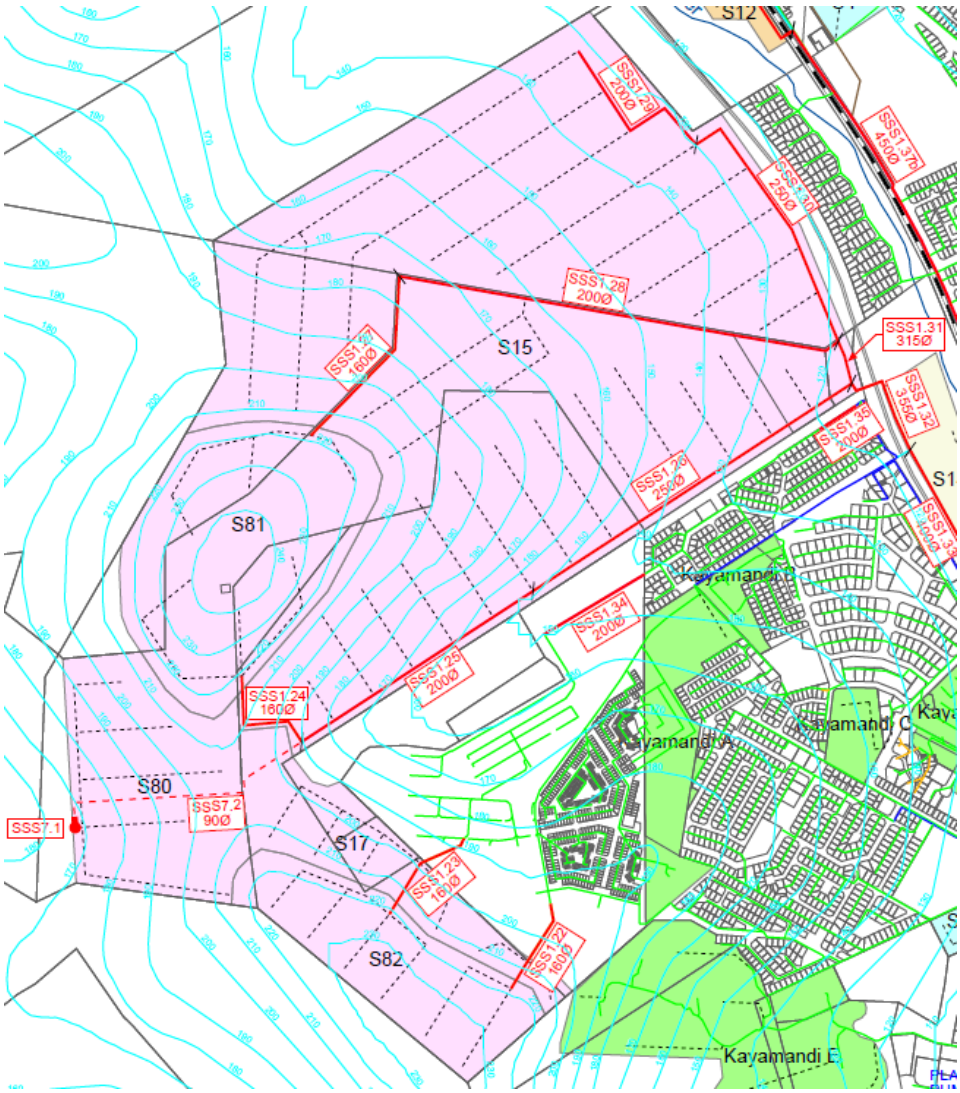


Figure 53: Bulk Sewer Upgrades (GLS Master Plan 2019)

5.5.3 Stormwater Infrastructure

The in-situ ground conditions are considered semipermeable open space with silty clay soils, grassland vegetation and light bush. Majority of the site slope towards the existing dam and river. The river flows from the Watergang dam along the south-east boundary in the direction of the regional road, R304 and crosses the road through a 2.46m x 2.5m concrete box culvert, creating a buffer between the proposed development and existing Kayamandi.

Figure 17 illustrates the high point and watershed essentially dividing the proposed development into two main catchment areas. The southern catchment will drain to the existing Watergang dam and river, and the Northern catchment will drain to proposed attenuation ponds.

Integrated stormwater systems in the open spaces, together with the natural features will be used to treat and accommodate stormwater flow. SuDS (Sustainable Design Systems) will be implemented within the street section and linear parks to reduce stormwater runoff. Three attenuation ponds are proposed along the north-western boundary of the site, which will ultimately discharge into the Plankenburg River.

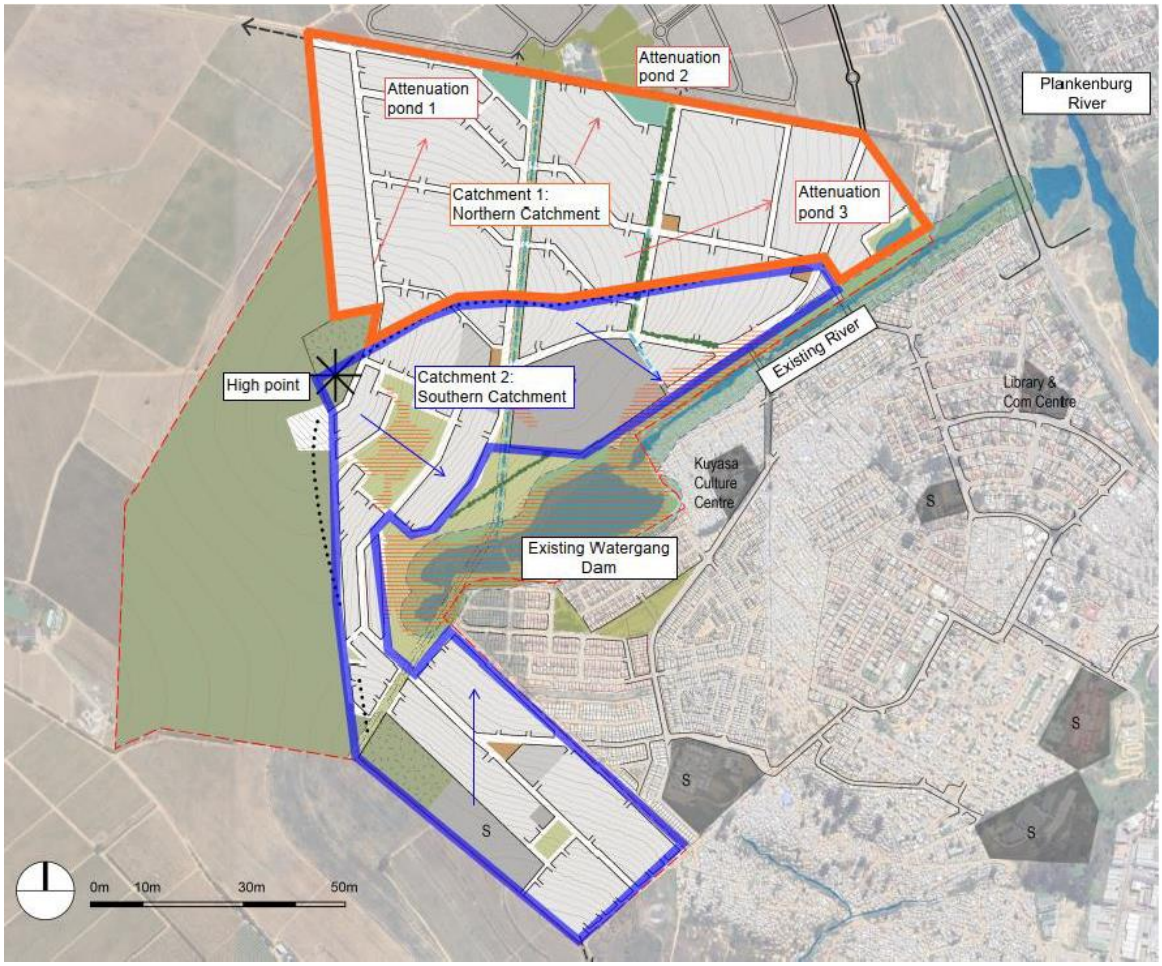


Figure 54: Overland stormwater flow

In line with the Red Book (CSIR, 2019) and Municipal Design Guidelines (Municipality, 2015), the proposed stormwater design will be based on restricting post-development peak flows to pre-development peak flows, for the same recurrence interval. The proposed stormwater design concept will comprise of smaller subdivided catchment areas conveying runoff generated from roads and parking areas to sustainable drainage systems such as grassblock areas, bio-retention gardens and dry swales incorporated in the road servitudes and open spaces. Attenuation of the difference between the pre- and post-development peak flows will be accommodated in the three attenuation ponds and in the existing dam.

Community facilities, commercial, and mixed-use sites within the development will be required to treat and attenuate the difference between their pre- and post-development peak run-off generated from the specific site on the site before discharging into the main stormwater system of the greater development.

Refer to the Civil Engineering Services Report attached as **Annexure P**.

5.5.4 Electrical engineering

Refer to the Electrical Engineering Services Report attached as **Annexure Q**.

Services analysis to determine bulk and reticulation services was conducted by De Villiers & Moore. The availability of the estimated 18.8MVA electrical supply to the development was discussed with the Stellenbosch Municipality. The municipality indicated that they are busy with infrastructure upgrades to the proposed development area, which will cater for the required load. The required capacity for the development will be made available as per the rolling out plan of the development.

• The primary 11kV feed will be from Cloetesville 66kV/11kV substation. The development will require two switching substations and the secondary 11kV network supplying the development will feed from these two switching substations. Two 14m x 20m sites are required to allow for the switching substations. The positions of the substation sites are to be finalised during the detailed design stage of the project.

• A 3m wide servitude is to be registered along the southern boundary of the development, to allow for the future upgrades and cable routes.

Each phase / area will be supplied with a low-voltage cable-network and kiosks, municipal metering and distributing consumer cables to each dwelling and building. All cabling will be done in accordance with Stellenbosch Municipal standards.

• All LV infrastructure will be installed in the municipal road reserve.

• The LV network will be supplied from minisubs connected to MV rings between the switching substations.

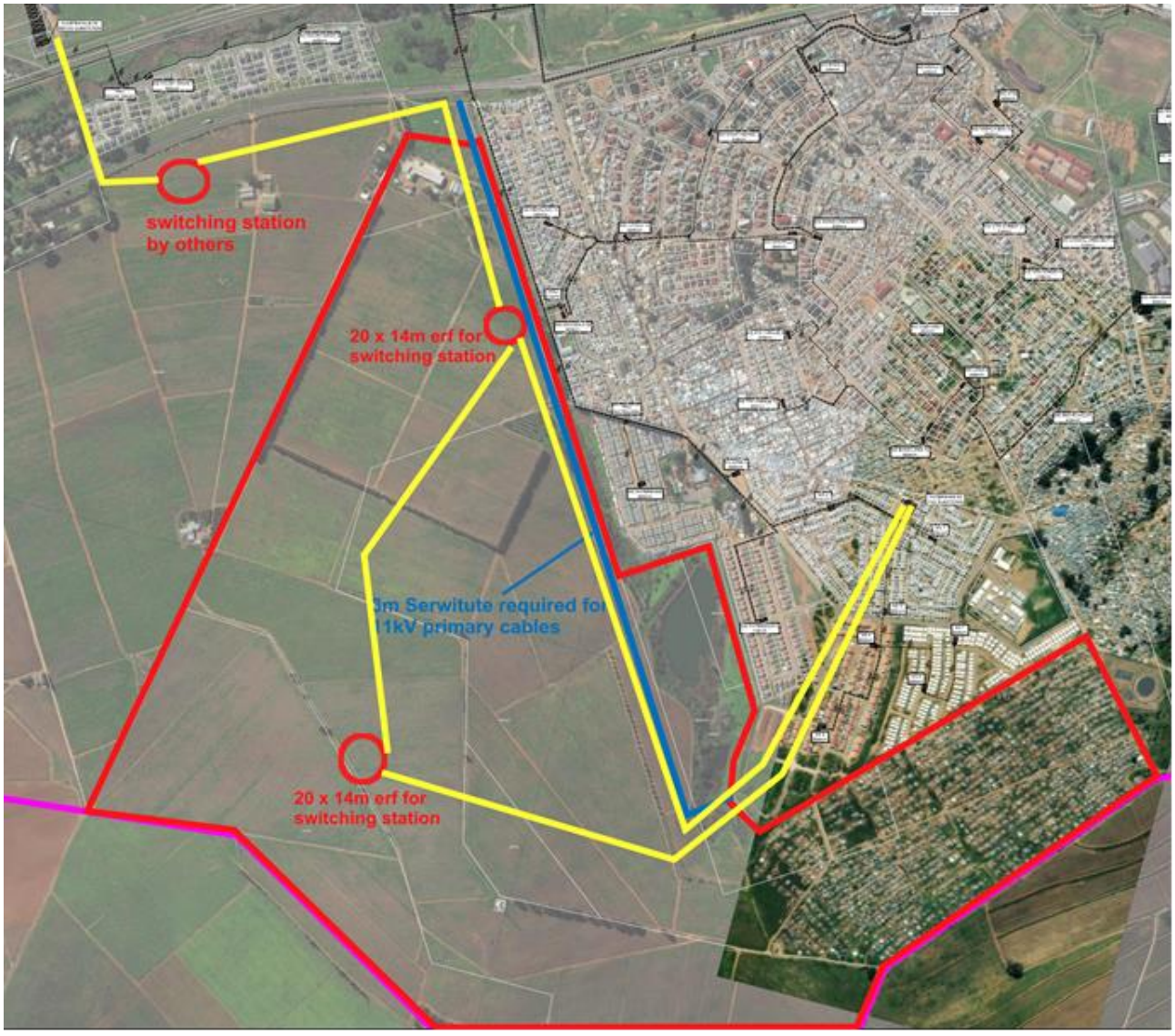


Figure 55: Bulk electrical reticulation

Refer to the Electrical Engineering Services Report attached as **Annexure Q**.

5.5.5 Transport Planning

Refer to the Traffic Impact Assessment attached as **Annexure R**.

The study area of this TIA and the road network classification is shown in the figure below. This figure also shows the roads that will be affected by the proposed development.

The development will gain access from the larger road network via the R304, which is a provincial road, and the road network of the greater Kayamandi. The existing intersection spacing along R304 in the vicinity of the Kayamandi all comply with the Access Management Guidelines, which stipulates that the spacing between intersections (signalised or unsignalized) should be 270 m:

• Welgevonden Boulevard Signalised Intersection - Sokuqala Street Unsignalised Intersection is spaced a 1500 m from each other.

• Sokuqala Street Unsignalised Intersection - Masitandane Road Signalised Intersection is spaced a 680 m from each other.

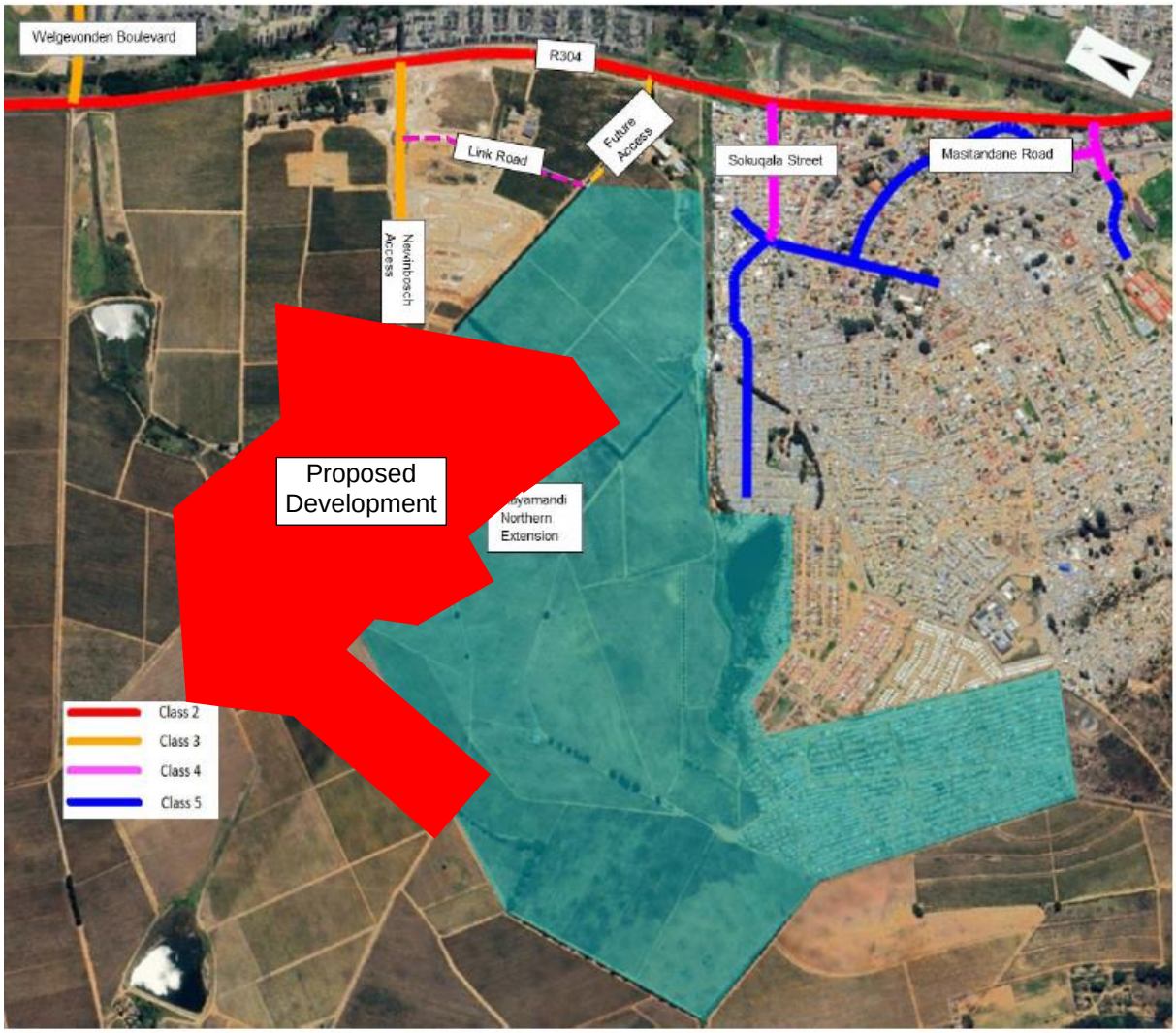


Figure 56 - TIA study area

5.5.5.1 Road network

The dualling of the R304 between Kayamandi and the R44 intersection has been on the cards for several years. The Stellenbosch Roads Masterplan (dated 2019) and the latest CITP (2022-2026) recommends that this road be upgraded to a dualled carriageway with two lanes per direction.

Below an extract form the CITP:

“R304/Bird Street Link – The link to Stellenbosch from the N1 through the R304 (provincial responsibility) is one of the five major road links into central Stellenbosch – see Chapter 3. The first development which is part of the proposed Adam Tas Corridor proposals (Precinct 10 – referred to as Newinbosch) is in fact starting at this time and a new access road from the R304 to the site, as well as partial dualling of the R304, is almost completed – refer to Figure 7-5. This development will put further pressure on the R304 leading into Stellenbosch from the west. It is being addressed through the planned doubling of the R304 between Kayamandi and the R44. Exactly how the current bottleneck of the R44/Bird intersection will be upgraded, is not known.’

In addition to the dualling of the R304, the R304 Arterial Management Plan for the section of the R304 between Klipheuwel and Stellenbosch, recommends that the intersection between the R304 and Sokuqala Street be upgraded to a signalised intersection.

5.5.5.2 Traffic and Transport Considerations

The trips generated by die proposed development were distributed onto the existing road network. The assumed trip distribution is shown in Appendix C.

The assignment exercise was based on the following assumptions:

► Incoming traffic: It was assumed that 45% of the trips attracted to the Development will be generated from the north/west of the development (from the N1 side), accessing the development from the R304 and 35% will be generated south/east of the development (from Stellenbosch), accessing the development from the R304. The remainder of the traffic (20%) is assumed to be generated from the greater Kayamandi area.

► Outgoing traffic: It was assumed that 35% of the outgoing traffic would head north/west, away from Stellenbosch towards the N1. 45% of the outgoing traffic was distributed to the south/east towards Stellenbosch. The remaining 20%, was distributed into the greater Kayamandi road network. Of that 20%, 10% will desipate into the greater Kayamandi and 10% will head towards Stellenbsoch via the R304/Masitandane intersection.

The capacity of the existing road infrastructure was used to inform the phasing of the development. Initially the full development traffic was added to the existing road network, Sidra results indicated that this is not feasible and will lead to a complete breakdown of the road network in the vicinity of the development, specifically intersections along the R304.

Then a stepwise approach was followed in which development traffic were added incrementally over a period of time and the road upgrades required for each phase of the development identified

Table 12 - Summary of Development Phasing

Phase	Development Proportion	Assumed Year	Infrastructure required
1	25% of Development	2026	Dualling of R304 and the signalization of R304 / Sokuqala Steet intersection.
2	75% of Development	2030	Dualling of R304 and the signalization of R304 / Sokuqala Steet intersection.
3	100% of Development	2033	Dualling of R304 and the signalization of R304 / Sokuqala Steet intersection. A second access. Dedicated left turn lane on the R304 of the southern approach of the R304 / Masitandane intersection. Double right turn lane on Masitandane Road at the R304 / Masitandane intersection.

5.5.5.3 Access and Spacing Requirements

The newly constructed Newinbosch Access, via Link Road, will be used as primary access route into the Development. A second access will be built in the future.

The existing and future intersections along the R304, between Welgevonden Boulevard and Masitandane Road, are:

- R304/Welgevonden Boulevard – an existing signalised intersection
- R304/Newinbosch Access Road – a proposed signalised intersection
- R304/Future Proposed Access Road – a proposed signalised intersection
- Sokuqala Street – an existing unsignalized intersection, future proposed signalised intersection
- R304/Masitandane Road – an existing signalised intersection

Considering the actual and required distances between the intersections along the R304, the proposed distances between signalised intersections will not comply with the AMG and the location of the Future Proposed Access (the second access to the Development) may not be feasible.

5.5.5.4 Non-Motorised Transport andPublic Transport

Residents of Kayamandi relies heavily on NMT and PT modes. It is therefore essential that the internal roads of the Development cater for these modes.
The internal roads of the Development will have road reserves ranging from 8m wide residential streets to a 16m wide “primary boulevard”.

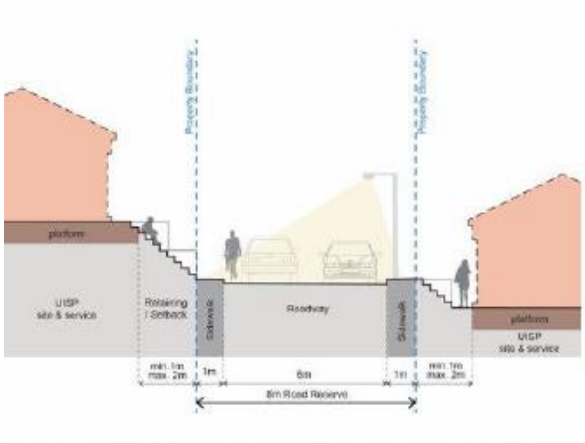


Figure 25: Residential Street (8m road reserve)

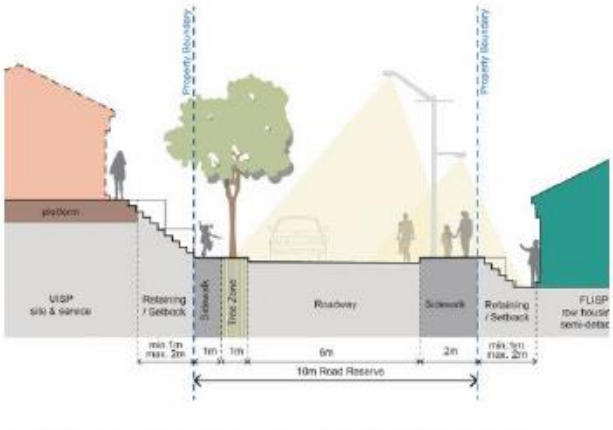


Figure 26: Tertiary Route (10m road reserve)

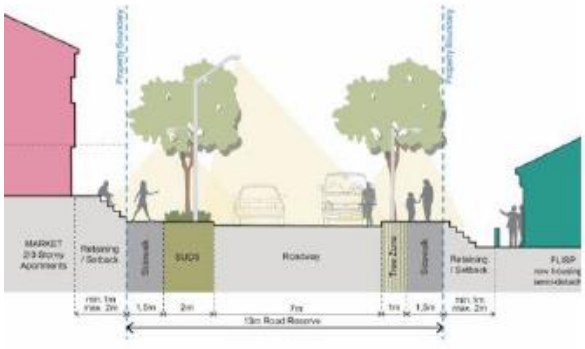


Figure 27: Secondary Route (13m road reserve)



Figure 28: Tertiary Route (16m road reserve)

It is recommended that NMT facilities along the external network (shown in Chapter 7) be extended along the Link Road to tie into the internal roads and the NMT facilities provided as part of the Development.

Two sites have been identified to be future taxi ranks, this is in addition to the existing taxi rank on the corner of the R304 and Masitandane intersection



Figure 57: Existing signalised pedestrian crossing along R304

5.5.5.5 Traffic Impact Assessment

The Traffic Impact Assessment supports the development of the Kayamandi Northern Extension. There are however limitations to the existing road network which need to be addressed in order to accommodate the full extent of the Development.

Refer to the Traffic Impact Assessment attached as **Annexure R**.

6 PUBLIC PARTICIPATION

The public participation process followed for the application is in accordance with Section 41(7) of the Stellenbosch Municipal Land Use Planning Bylaw (2015).

The prescribed period which must be allowed for the submission of inputs and comments on an application is 30 days for interested and affected parties, and 60 days for any organ of state.

7 CONCLUSION

Stellenbosch has grown significantly as an educational, commercial and tourism node. This growth and influx of people resulted in the need for an integrated mixed-income human settlement project. Stellenbosch Municipality identified the Northern Extension site as an ideal site for an integrated mixed-income human settlement development.

The main objective was to undertake a Broad Conceptual Urban Design framework for the Northern Extension, Stellenbosch, for a mixed-income development, creating housing opportunities for a wide range of income categories. Zutari was appointed to evaluate the development potential of the site from an engineering, planning and environmental perspective.

Extensive investigations and studies conducted by the multi-disciplinary professionals identified all site sensitivities and opportunities and informed the urban design framework and ultimately the subdivisional layout plan that formed the basis of this application.

The proposed Northern Extension Integrated Mixed-Income Human Settlement Development makes provision for approximately 4500 residential opportunities across various typologies to cater for a wide range of income groups, together with a range of other land uses such as mixed uses, business sites, educational facilities, and community facilities.

The report provides a motivation for the proposed consolidation, rezoning and subdivision of the following portions of the Farms 182 and 183 Stellenbosch in order to create an integrated mixed-income human settlement development:

- Portion 23 of Farm 183
- Portion 36 of Farm 183
- Remainder of Farm 182
- Portion of the Remainder of Farm 183
- Portion 1 of Farm 182
- Portion 1 of Farm 183
- Remainder of Portion 5 of Farm 183

The proposal is made in accordance with the provisions of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2015 as well as the Stellenbosch Municipality: Zoning Scheme By-Law, 2019. Based on the evidence presented and the need for additional housing opportunities in the area, it can be argued that the proposed development will provide a much-needed service to the local residents of Stellenbosch.

In view of the above, it is recommended that the Stellenbosch Municipal Council look favourably upon this application.

We thank you for your consideration of the proposed application and look forward to your response.

By my signature below I certify the correctness of the information above.

Rudolf Schröder Pr. Pln A/151/2009

Professional Planner

CRSchröder

24 January 2024

_____ _____

Signature Date

Annexures

ANNEXURE	DESCRIPTION
A	Application Form, completed and signed by Applicant
B	Power of Attorney (Zutari's Appointment Letter & SLA)
C	Proof of Registered Ownership (Title Deed)
D	Conveyance Certificates
E	Copy of the Surveyor-General's Diagrams
F	Locality Plan
G	Subdivisional Layout Plan
H	Zoning Certificates
I	SACPLAN Registration Certificate
J	Contour Cadastral Basemap
K	Urban Design Framework
L	Phasing Plan
M	Heritage Impact Assessment
N	Geotechnical Report
O	Floodline Determination Report
P	Civil Engineering Services Report
Q	Electrical Engineering Services Report
R	Traffic Impact Assessment Report
S	Consolidation Plan

In diversity there is beauty and there is strength.

MAYA ANGELOU

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