CK RUMBOLL &
VENNOTE / PARTNERS

PROFESSIONELE LANDMETERS ~ ENGINEERING AND MINE SURVEYORS ~ STADS- EN STREEKSBEPLANNERS ~ SECTIONAL TITLE CONSULTANTS

NOTICE OF LAND DEVELOPMENT APPLICATION

Attention:
Email:

Date: 17/04/202
Our Ref: 12799/ZN

Sir/Madam,

APPLICATION FOR REZONING, SUBDIVISION AND EXEMPTION OF PORITON 1 OF FARM 1631, ADMINISTRATIVE DIVISION PAARL

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

Application Property Address:	Rhodes Dairy Farm, Stellenbosch
Application Property Number:	Portion 1 of Farm 1631, Paarl
Applicant:	CK Rumboll and Partners, 16 Rainier Street, Malmesbury, 7300, 022 482 1845
Owner:	RFG Foods Pty Ltd, Pniel Street, Paarl, 7680, 021 870 4017
Application Reference:	LU/18385 (TP967/2024)

Description of land development proposal:

Application has been made for the 1) Rezoning of Portion 1 of Farm 1631, Paarl, in terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law 2023, from Agriculture and Rural Zone to Subdivisional area to accommodate Agriculture and Rural Zone and Utility Services Zone for a proposed substation and 2) Subdivision of Portion 1 of Farm 1631, Paarl, in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-Law 2023, into 3 portions (2 portions Utility Services Zone and a remainder Agriculture and Rural Zone) and 3) Exemption for the registration of a servitude on Portion 1 of Farm 1631, Paarl, in terms of Section 24(1)(f)(i) of the Stellenbosch Municipal Land Use Planning By-Law 2023, for the proposed 22m electrical servitude for the proposed overhead line.

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

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: CK Rumboll and Partners: Zanelle Nortje at zanelle@rumboll.co.za. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **26 May 2025.**

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

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 076 721 1725 during normal office hours.

Yours faithfully

Zanelle Nortje
For CK Rumboll and Partners

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Meneer / Mevrou/ Mejuffrou,

AANSOEK OM HERSONERING, ONDERVERDELING EN VRYSTELLING OP GEDEELTE 1 VAN PLAAS 1631, ADMINISTRATIEWE DISTRIK PAARL

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

Adres van aansoek eiendom:	Rhodes Dairy Farm, Stellenbosch
Aansoek eiendom beskrywing:	Gedeelte 1 van Plaas 1631, Paarl
Aansoeker:	CK Rumboll and Partners, 16 Rainier Street, Malmesbury, 7300, 022 482 1845
Eienaar:	RFG Foods Pty Ltd, Pniel Street, Paarl, 7680, 021 870 4017
Aansoek Verwysing:	LU/18385 (TP967/2024)

Besonderhede van die grondgebruiksaansoek:
Aansoek word gedoen vir die 1) Hersonering van Gedeelte 1 van Plaas 1631, Paarl, ingevolge Artikel 15(2)(a) van die Stellenbosch Munisipale Grondgebruikbeplanning Verordening 2023, vanaf Landbou en Landelike Sone na Onderverdelingsgebied Sone om Landbou en Landelike Sone en Nutsdienste Sone te akkommodeer vir 'n voorgestelde substasie en 2) Onderverdeling van Gedeelte 1 van Plaas 1631, Paarl, ingevolge Artikel 15(2)(d) van die Stellenbosch Munisipale Grondgebruikbeplanning Verordening 2023, in 3 Gedeeltes (2 gedeeltes Nutsdienste Sone en 'n restant Landbou en Landelike Sone) en 3) Vrystelling vir die registrasie van 'n serviuut op Gedeelte 1 van Plaas 1631, Paarl, ingevolge Artikel 24(1)(f)(i) van die Stellenbosch Munisipale Grondgebruikbeplanning Verordening 2023, vir die voorgestelde 22m elektriese serviuut vir die voorgestelde oorhoofselyn.

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

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van 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, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: CK Rumboll and Partners: Zanelle Nortje at zanelle@rumboll.co.za. Deur 'n beswaar, kommentaar of vertoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **26 Mei 2025.**

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

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 076 721 1725 gedurende normale kantoor ure.

Die uwe

Zanelle Nortje
Vir CK Rumboll en Vennote

EXECUTIVE SUMMARY:

PROPOSED SUBDIVISION AND REZONING OF PORTION 1 OF FARM 1631, PAARL

Our reference: STB/12799/ZN

REVISION 0

Compiled by:

CK RUMBOLL
& PARTNERS

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1. INTRODUCTION

CK Rumboll and Partners has been appointed by Stellenbosch Municipality to assist them in the procurement of two portions of land for substations and registering a service servitude for a new powerline on Portion 1 of Farm 1631, Paarl.

2. BACKGROUND & PURPOSE

Stellenbosch Municipality is in the planning process to construct the new 20MVA 66/11kV substation and powerline to ensure adequate capacity for the existing and future electricity needs in the Groot Drakenstein and Pniel areas supplied by Stellenbosch Municipality. The substation will be known as the Bien Donne substation. The new Bien Donne substation will be supplied from Eskom's Safariland substation, located next to the R301, via a new 66kV overhead line that must be constructed as part of the project.

The purpose of this document is to apply for the following:

- The proposed **rezoning of Portion 1 of Farm 1631, Paarl,** in terms of *Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law 2023,* from Agriculture and Rural Zone to Subdivisional area to accommodate:
    - Agriculture and Rural Zone
    - Utility Services Zone;
- The proposed **subdivision of Portion 1 of Farm 1631, Paarl,** in terms of *Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-Law 2023,* into 2 portions (Utility Services Zone) and a remainder (Agriculture and Rural Zone);
- The proposed **exemption for the registration of a servitude on Portion 1 of Farm 1631, Paarl,** in terms of *Section 24(1)(f)(i) of the Stellenbosch Municipal Land Use Planning By-Law 2023,* for the proposed 22m electrical servitude over the proposed overhead line.

3. PROPERTY DESCRIPTION

	Portion 1 of Farm 1631, Paarl
Extent	102.4981 ha
Registered Owner	RFG Foods Pty Ltd
Local Authority	Stellenbosch Municipality
Servitudes	Pipeline servitude area 12.59m, pipeline servitude area (x4), effluent works servitude area (x2), 5m overflow furrow servitude (x2), effluent pipeline servitude 2m (x5), effluent dump servitude area, 5m road servitude (x3)
Current Zoning	Agriculture and Rural Zone
Current Land Use	Dairy farm

4. LOCALITY

The relevant farm, Portion 1 of Farm 1631, Paarl, is located adjacent to the R45, just south of Simondium and north-east of Pniel. The R45 is regional collector route and connects Franschhoek, to the east, with Paarl, to the north. The farm gains direct access from the R45, although the proposed substation will gain access from the Bien Donne Road, being Minor Road 5232, which is located to the east.

Figure 1: Locality of Portion 1 of Farm 1631 Paarl

5. OTHER APPLICABLE LEGISLATION

5.1. Heritage Western Cape

A Heritage Consultant was appointed to conduct a Heritage Impact Assessment (HIA) for the project. The substation on Farm 1631/1 does not impact on any heritage resources, but the linear development of the Powerline does trigger a Section 38 application in accordance with the National Heritage Resources Act, Act 25 of 1999. The HIA is still underway.

5.2. Environmental Authorisation

An independent environmental consultant, Guillaume Nel Environmental Consultants, was appointed to conducting an Environmental Assessment for the proposed substation and powerline.

5.3. Department of Transport and Public Works

A Traffic Impact Assessment / Statement is not needed for the proposed development, seeing that the use will not generate any traffic increase, except when under construction. The Department of Transport and Public Works will still be notified about the development of the substation and powerline, as access to the substation will need to be from the provincial road, being Minor Road 5232.

5.4. Subdivision of Agricultural Land

The repealed *Subdivision of Agricultural Land Act, Act 70 of 1970*, controls the subdivision of agricultural land. This subdivision of Portion 1 of Farm 1631 is exempted from the need for approval in terms of this act, due to subdivision being done for a state department, being Stellenbosch Municipality and Eskom.

6. THE PROPOSED DEVELOPMENT

6.1. GENERAL

The purpose of the project is to construct a new 20MVA 66/11kV substation and powerline for Stellenbosch Municipality to supply electricity to the Groot Drakenstein and Pniel areas. The new substation will be located on Portion 1 of the Farm 1631, Paarl, and will be known as the Bien Donne substation. The Bien Donne substation will be supplied from Eskom's Safariland substation, next to the R301, via a new 66kV powerline. The route of the powerline and position of the substation has been determined as below.

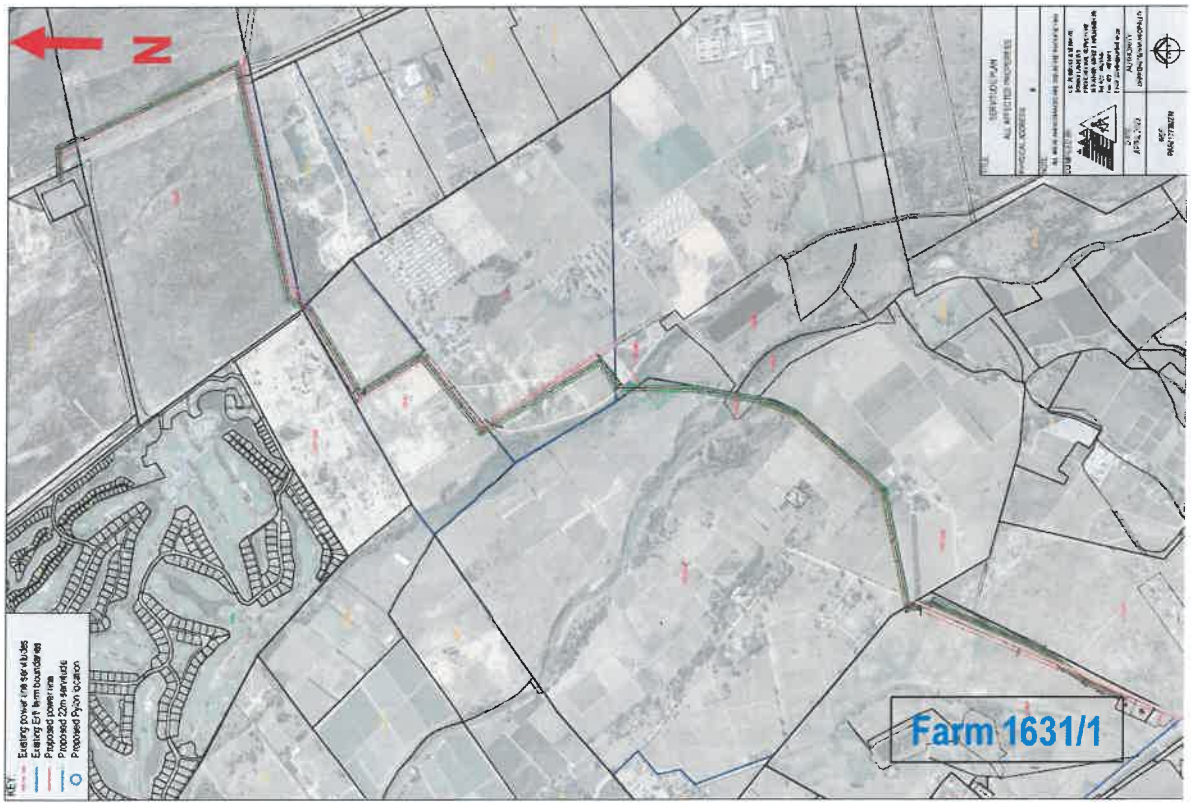


Figure 2: Overall route of the 66kV powerline

The substation site will be split between two portions, of which one portion will be transferred to Stellenbosch Municipality and the other to Eskom. The construction of the powerline will be done by Stellenbosch Municipality but will be handed over to Eskom, who will be responsible for the operation and maintenance of the line.

This application relates to the subdivision and powerline on Portion 1 of Farm 1631, Paarl. The remainder of the powerline is located on farms allocated in the Drakenstein Municipal area and sufficient applications will be brought in terms of their By-laws.

6.2. REZONING

To allow for the subdivision of Farm 1631/1, the farm first needs to be rezoned to **Subdivisional Area** as required in Section 20(2) of the *Stellenbosch Land Use Planning By-Law 2023.* Application is thus being made for the proposed **rezoning of Portion 1 of Farm 1631, Paarl,** in terms of *Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law 2023,* from Agriculture and Rural Zone to **Subdivisional Area** to accommodate:

- Agriculture and Rural Zone
- Utility Services Zone;

The new portions, which will be created for the substation, will not have any agricultural uses on site and it is thus necessary to apply for Utility Service Zone on the substation portions.

6.3. SUBDIVISION

To create new portions for the substations, application is made for the proposed **subdivision of Portion 1 of Farm 1631, Paarl,** in terms of *Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning By-Law 2023,* into 2 portions and a remainder as follows:

Portion	Size	Proposed Zoning
Remainder	±101.4567 ha	Agriculture and Rural Zone
Portion A	±4930m²	Utility Services Zone
Portion B	±5484m²	Utility Services Zone

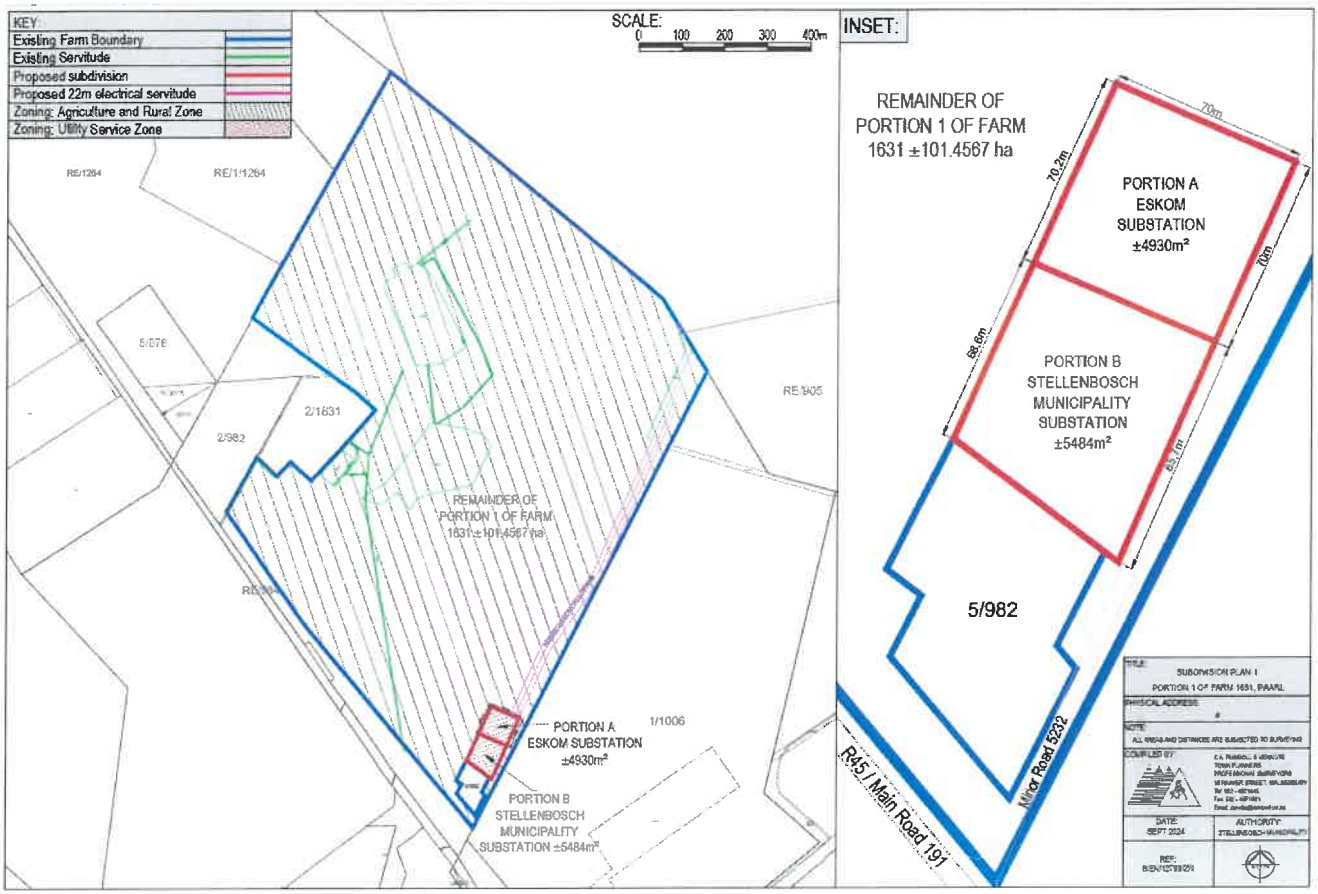


Figure 3: Proposed subdivision of Portion 1 of Farm 1631, Paarl

6.4. SERVITUDE

The 66/11kV powerline leading into the new proposed substation sites will cross the property from the eastern corner, following the existing dirt road. To accommodate the proposed powerline, application is being made for the **exemption for the registration of a servitude on Portion 1 of Farm 1631, Paarl,** in terms of *Section 24(1)(f)(i) of the Stellenbosch Municipal Land Use Planning By-Law 2023*, for the proposed 22m electrical servitude over the proposed overhead line.

The route of the powerline was created to impact the agricultural uses of the farm as little as possible and disturb protected vegetation as little as possible. The line zigzags over the Bien Donne Road, also known as Minor Road 5232, to ensure minimal impact on the existing uses and environment.

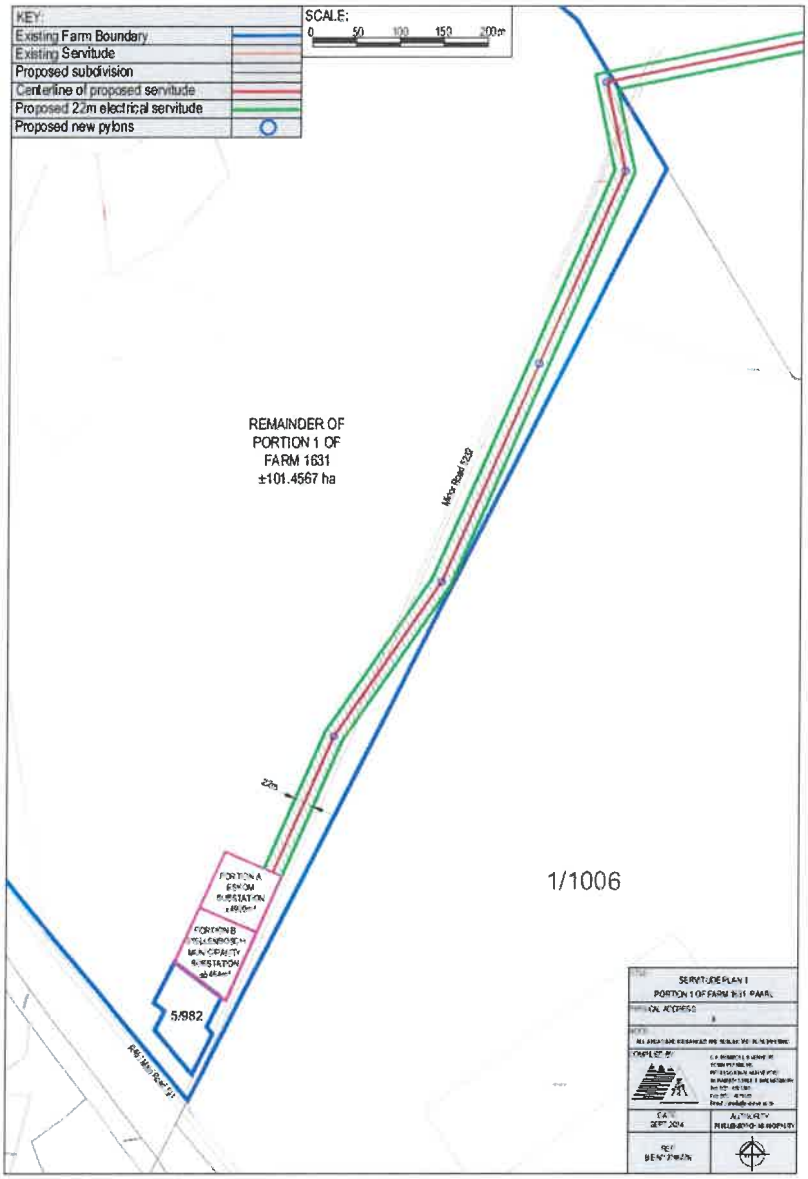


Figure 4: Proposed 22m wide electrical servitude

7. SERVICES

The proposed substation will only require a rudimentary water connection and no sewage connection, as there will not be any facilities for bathrooms or uses that will create water waste. Any solid waste generated will be disposed of by the workers when leaving the site.

8. ACCESS

Access to the substation will be from the Bien Donne Road, Minor Road 5232, which is a provincial road. Bien Donne Road connects to the R45, Main Road 191, which connects Franschhoek and Paarl. The Bien Donne Road is located on Portion 1 of Farm 1631 and cuts a small corner of the farm of in the eastern

corner. The security fence of the RFG Diary farm is located to the west of the road and the small portion of the farm east of the road is not in use and covered in natural vegetation. The existing fence will be moved to the western boundary of the substation and powerline and three new access gates will be placed next to the Bien Donne road; being 1) for the Stellenbosch substation, 2) the Eskom substation and 3) the powerline.

As mentioned before, Department of Transport and Infrastructure will be notified of the substation and powerline and access will be requested to the Bien Donne Road (Minor Road 5232). The trip generation will only increase during construction, and after commissioning of the substation and powerline trip generation will not be constant and limited to 1-3 vehicles when maintenance is needed.

9. PLANNING POLICY

PROVINCIAL POLICY CONTEXT

The **Western Cape Provincial Spatial Development Framework (PSDF)** was approved and published in March 2014 and Chapter 4 was amended in 2021. The main guiding principle on which the PSDF is based is spatial justice, sustainability and resilience, spatial efficiency, accessibility, quality and liveability.

The proposed substation and powerline will provide additional electrical capacity to the area which will support integration within the rural area and the surrounding towns through infrastructure and services. The increased capacity will also support further growth in the area and allow for future developments.

The proposed substation and powerline further aligns with the objectives and priorities outlined in the PSDF as amended in Chapter 4. Specifically, the project supports the PSDF's goal of improving infrastructure to boost spatial efficiency, resilience, and economic development across urban and rural areas.

This project thereby supports the PSDF's broader spatial, economic, and environmental objectives, positioning Groot Drakenstein and Pniel as better connected, economically viable, and sustainably powered communities within the Western Cape's spatial framework.

LOCAL POLICY CONTEXT

The **Stellenbosch Municipal Spatial Development Framework (MSDF)** was approved in 2023 and guides all future development in the municipal area.

Although infrastructure like substations are preferred within urban areas, the purpose of this substation is to provide the rural area of Groot Drakenstein, Pniel and Simondium with increased electrical capacity. It is thus sensible to locate the substation central in the area. Portion 1 of Farm 1631, Paarl, has the following site specific characteristics which resulted in the location of the proposed substation:

- It is located directly next to the telecommunication station on Portion 5 of Farm 982, Paarl, which creates a small infrastructure hub. This helps prevent fracturing of agricultural land by not having infrastructure scattered in the area.
- The closest substation with capacity to feed the area is the Safariland substation on the R301 and the powerline was designed to follow existing electrical infrastructure and farm boundaries to further ensure no fracturing of agricultural land.
- If the substation had to be accommodated in Pniel's Urban Edge it would have resulted in a 4km additional powerline which would have had to be doubled to feed the electricity back to the Groot Drakenstein area.
- From the proposed location of the substation it can easily connect to the infrastructure next to the R45 to the north and south and also the infrastructure next to the R301 to Pniel. From there it can connect inland were capacity is needed.

The expansion of electrical capacity through a new substation and powerline in this area is thus consistent with the MSDF's objectives of fostering sustainable development, supporting growth in rural nodes, and ensuring that infrastructure keeps pace with the needs of the community and local economy.

The **Stellenbosch Integrated Development Plan** (May 2022) is the municipality's principal five-year strategic plan that deals with the most critical development needs of the municipal area as well as the most critical governance needs of the organisation. The Bien Donne 66/11kV project is listed on the budget as one of the Infrastructure project between the years 2022 and 2025. This project thus comply with the IDP's focus on efficient service delivery and sustainability.

10. CONCLUSION

The proposed application for the rezoning, subdivision and exemption on Portion 1 of Farm 1631 to accommodate the said substation and powerline, complies with the goals of the Local and Provincial Planning Policies with regards to service provision as follows:

- The implementation of this proposed development will effectively integrate with the existing infrastructure to ensure the sustainability of the proposal and contribute to the viability of the area.
- The development supports and complies with the Western Cape Provincial Spatial Development Framework and due to the site specific circumstances will not be consistent with the Stellenbosch SDF.
- The development also supports and comply with the criteria for the assessment of an application as per the Land Use Planning Act, 2014 (Act 3 of 2014) and the Spatial Planning Land Use Management Act, 2013 (Act 16 of 2013).

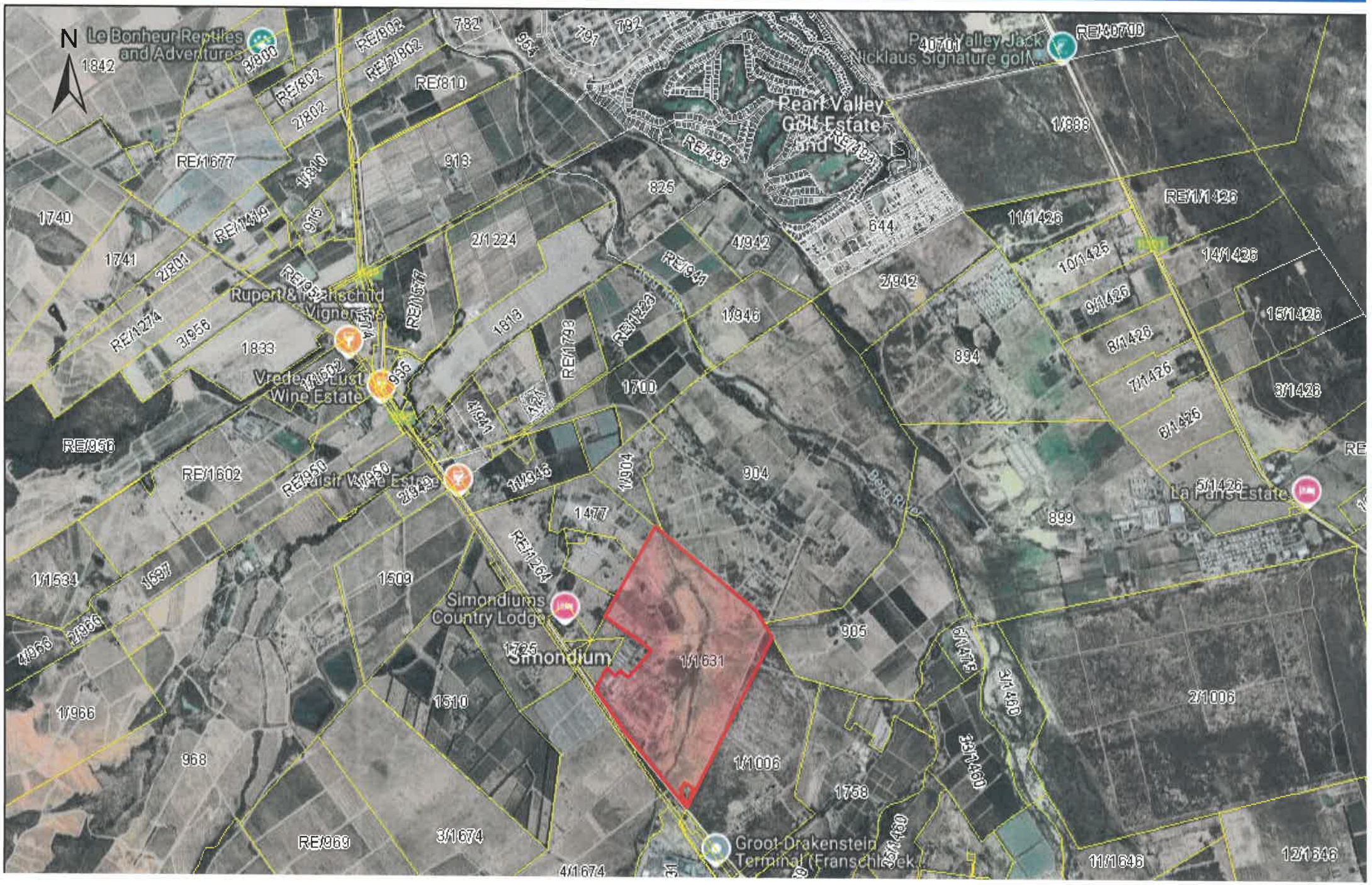
- The development is accessible and there will be no major negative effects on the surrounding built environment, natural environment or economic environment.
- The development improves access to services to create a sustainable Municipal area.
- The proposed development represents a spatially compact development that fully considered the opportunities provided by the site and addressed the potential impacts and restrictions that was identified by various specialist studies with the required mitigation measures to ensure sustainable development.
- This development will promote smart growth by ensuring the efficient use of land and infrastructure.

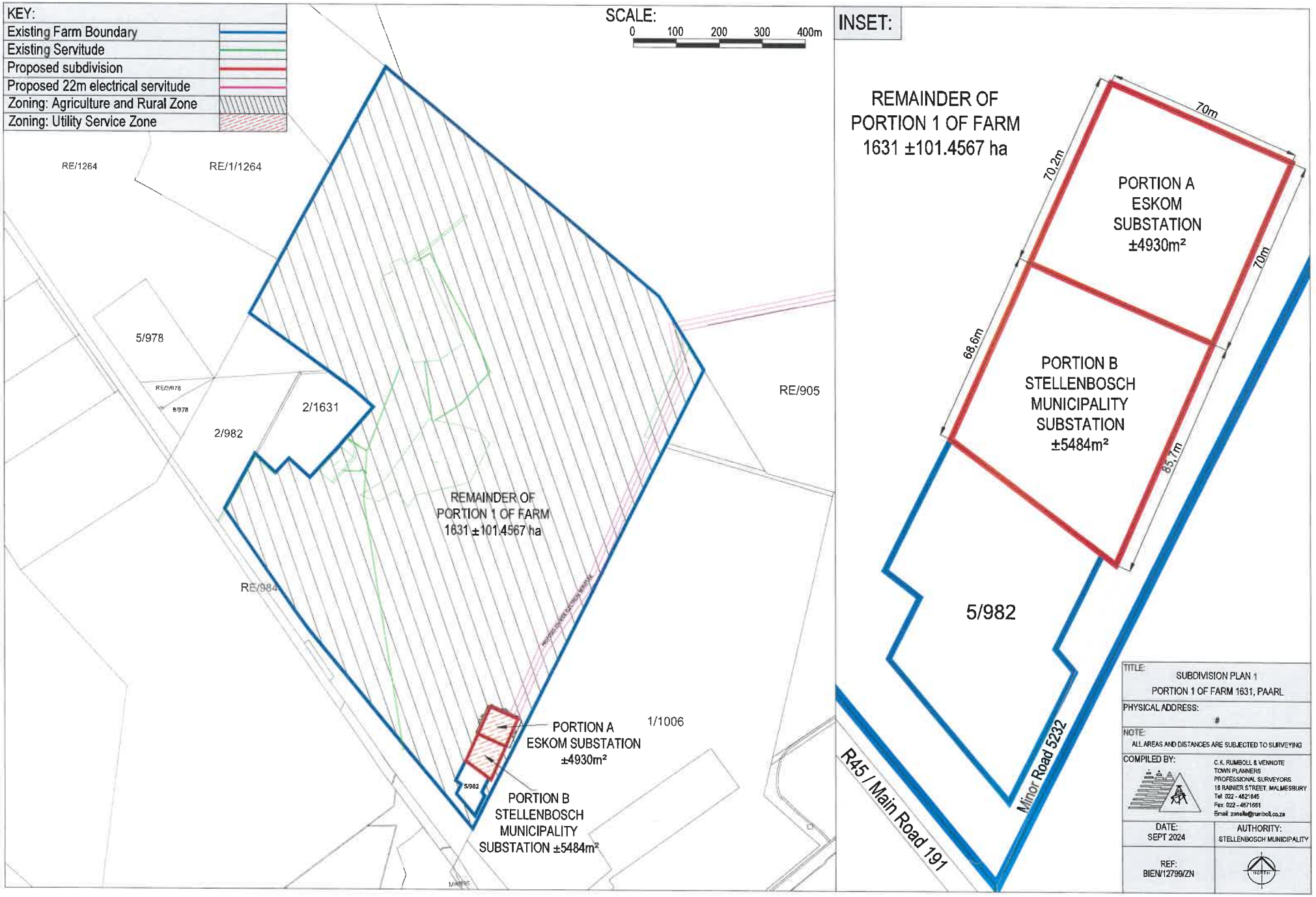
This office supports the proposed development of the Bien Donne substation and powerline, providing for better and more effective utilisation of land, infrastructure and services within the designated area with a design concept to effectively address the impact. In light of the above, we herewith respectfully request the application to be consider favourably.

Zanelle Nortjè

For CK Rumboll and Partners

Locality Map: Portion 1 of Farm 1631, Paarl

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Existing Farm Boundary
Existing Servitude
Proposed subdivision
Proposed 22m electrical servitude
Zoning: Agriculture and Rural Zone
Zoning: Utility Service Zone
SCALE:
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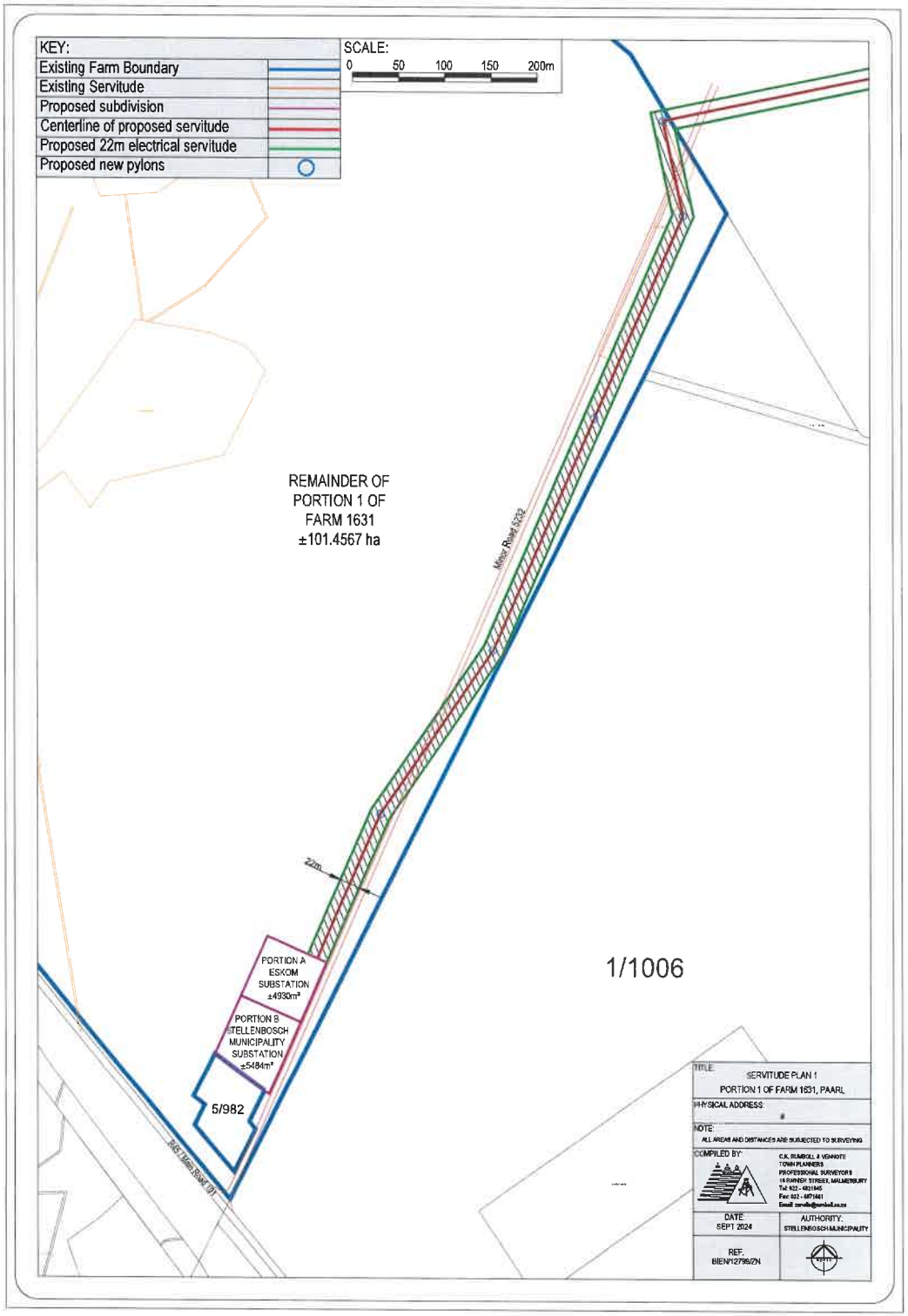
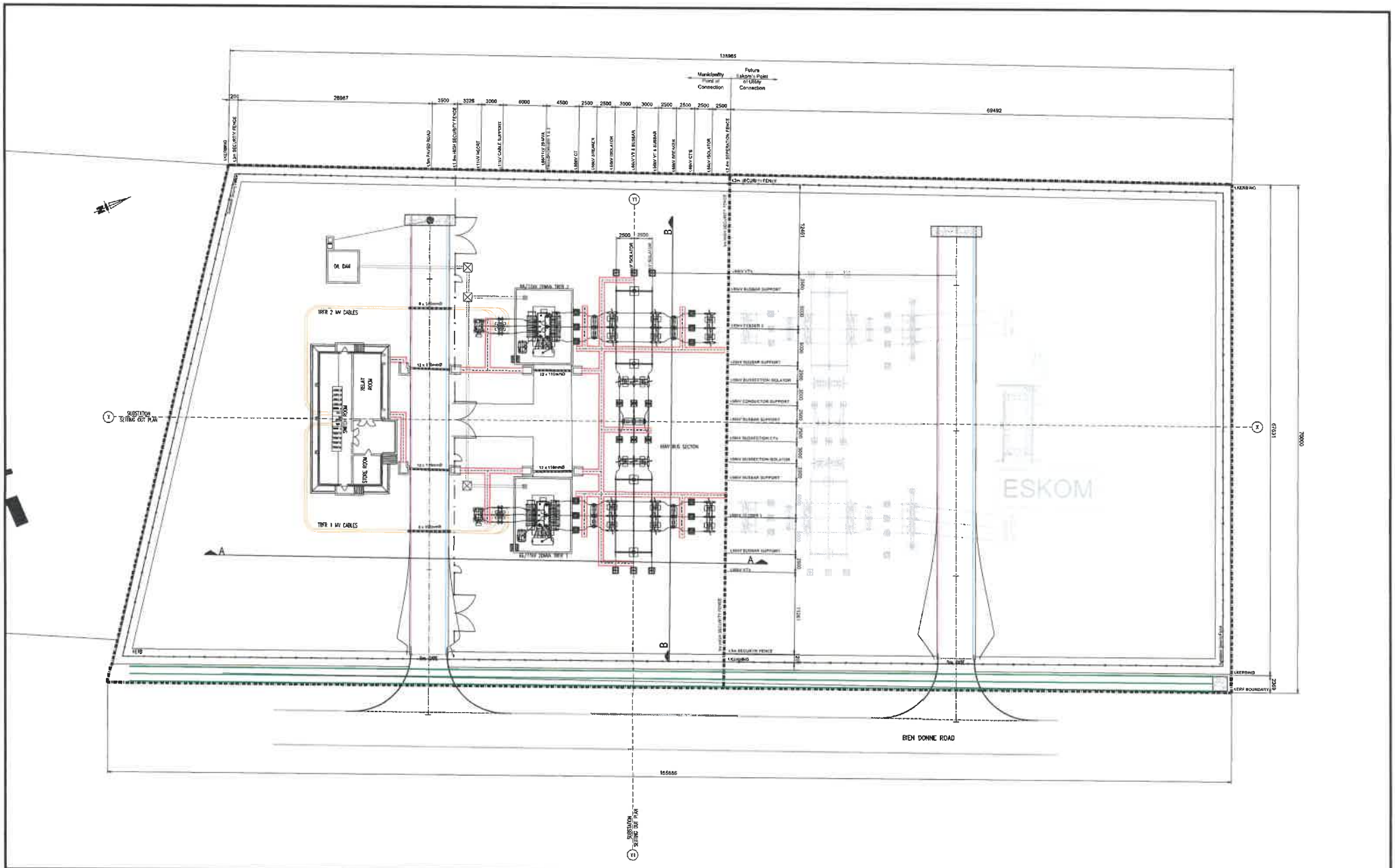
INSET:
RE/1264
RE/1/1264
5/978
RE/978
8/978
2/1631
2/982
RE/905
REMAINDER OF
PORTION 1 OF FARM
1631 ±101.4567 ha
RE/984
1/1006
PORTION A
ESKOM SUBSTATION
±4930m²
5/982
PORTION B
STELLENBOSCH
MUNICIPALITY
SUBSTATION ±5484m²
REMAINDER OF
PORTION 1 OF FARM
1631 ±101.4567 ha
70m
70.2m
70m
68.6m
PORTION A
ESKOM
SUBSTATION
±4930m²
PORTION B
STELLENBOSCH
MUNICIPALITY
SUBSTATION
±5484m²
85.1m
5/982
R45 / Main Road 191
Minor Road 5232
TITLE:
SUBDIVISION PLAN 1
PORTION 1 OF FARM 1631, PAARL
PHYSICAL ADDRESS:
#
NOTE:
ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING
COMPILED BY:
C.K. RUMBOLL & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
18 RAINIER STREET, MALMESBURY
Tel: 022 - 4821845
Fax: 022 - 4871651
Email: zonelle@rumboll.co.za
DATE:
SEPT 2024
AUTHORITY:
STELLENBOSCH MUNICIPALITY
REF:
BIEN/12799/ZN
NORTH


KEY:
Existing Farm Boundary
Existing Servitude
Proposed subdivision
Centerline of proposed servitude
Proposed 22m electrical servitude
Proposed new pylons
SCALE:
0 50 100 150 200m
REMAINDER OF
PORTION 1 OF
FARM 1631
±101.4567 ha
Minor Road 5232
22m
PORTION A
ESKOM
SUBSTATION
±4930m²
PORTION B
STELLENBOSCH
MUNICIPALITY
SUBSTATION
±5484m²
5/982
1/1006
TITLE:
SERVITUDE PLAN 1
PORTION 1 OF FARM 1631, PAARL
PHYSICAL ADDRESS:
NOTE:
ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING
COMPILED BY:
C.K. RUMBOLL & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
10 PARKER STREET, MALMESBURY
Tel: 022 - 4831845
Fax: 022 - 4871461
DATE:
SEPT 2024
AUTHORITY:
STELLENBOSCH MUNICIPALITY
REF:
BIEN12796/ZN



SCALEBAR	N.T.S		

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All dimensions must be verified on site before the works commence. Refer any discrepancies to the Engineer.

REV	DESCRIPTION	DATE	REVBY	CHKD

REVISIONS

DESIGNED	HB	'22-09
DRAWN	CO	'22-09
CHECKED	HB	'22-09

CONSULTING ENGINEERS
LYNERS
PO Box 4901
TYGERVALLEY
7530
Tel: 021 914 0300/Fax: 021 914 0437
email: bellville@lyners.co.za

APPROVED
ENGINEERS:
DATE: 2024-09-06

APPROVED
CLIENT:
DATE:

CLIENT
STELLENBOSCH

PROJECT
STELLENBOSCH BIEN DONNE
66/11KV SUBSTATION

TITLE
GENERAL ARRANGEMENT
(ESKOM)

SCALE on A1: AS SHOWN	SHEET: 2 OF 2
CONTRACT No.	PROJECT No.: 20085E
DRAWING No.: 22085E-04-2	REV: A
COORDINATE SYSTEM:	

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