



Application Number: LU/17660 (TP751/2024)

Our File Reference Number: Farm 183/37, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL [REDACTED]

Sir / Madam

APPLICATION FOR PERMISSION REQUIRED IN TERMS OF A CONDITION OF APPROVAL : FARM 183/37, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the application in terms of Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning Bylaw 2023 on Farm 183/37, Stellenbosch for the approval of site development plan with reference *Drawing No: M1001, Dated 28/01/2025*, attached as **ANNEXURE B**, as required in terms of the Adam Tas Corridor Local Area Overlay Zone (LA02) in pursuance of Education Zone to permit a place of education, **BE APPROVED** in terms of Section 60 of the said Bylaw and subject to conditions of approval.
3. The approval is subject to the following **conditions** imposed in terms of Section 66 of the said Bylaw:
 - 3.1 The approval only applies to the proposed application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
 - 3.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

- 3.3 The implementation of the subject site development plan through an associated building plan approval and certificate of occupancy will vest the base zone of Education and permit a place of education on the subject property in accordance with the provisions of the Adam Tas Corridor Local Area Overlay Zone (LA02) and will include ancillary uses such as lecture halls and rooms, administrative offices, residential uses, libraries, laboratories, hostels, recreational and sport facilities, extramural activities such as social, cultural, arts and/or craft classes, events, gatherings, and place of worship and other uses and buildings which may be ordinarily associated with an educational facility and its activities as a diverse multi-faceted learning institution.
- 3.4 A place of worship may only be conducted from a school hall or such other large gathering space which is ancillary to the place of education.
- a) Only one religious service may be conducted at any time on the land unit and no more than two services per week may be conducted from the land unit.
 - b) The services may not commence before 8:00 am in the mornings and may not continue past 21:00 pm in the evenings and may also not take place during school hours or during any school events, sports days or school activities.
 - c) The maximum number of occupants which may be permitted during a service shall be determined by the number of on-site parking bays provided, at a rate of 1 bay for every 2,25 seats, and the maximum number of occupants shall be indicated on the building plan.
 - d) The Municipality may also approve parking on sports fields, provided the applicant shall include a parking layout plan on the Building Plan which indicate the number of vehicles that are to be accommodated in the overflow parking area, and the Municipality shall be satisfied that the parking area is accessible from a public road. Onsite temporary direction signage shall be provided prior to services which direct patrons to the overflow parking area.
- 3.5 The development parameters in Conventional Residential zone apply to a dwelling house in this zone. (Section 55 of the Conventional Residential Zone shall apply).
- 3.6 No more than two dwelling units shall be permitted on the land unit (that is, one dwelling house and one employee housing unit) except with permission granted by the Municipality where it is necessary for the operational functioning of the facility to have additional employees accommodated on the subject land unit.
- 3.7 The floor area of an employee housing unit shall not exceed 75m².
- 3.8 A dwelling house or employee housing shall only be occupied by a family as defined and one of the occupants shall be employed by the Education facility located on the subject property.

- 3.9 The following building lines, coverage and floor area shall apply to buildings located on the subject property:
- a) Street & Side Building Lines 5m.
 - b) Permitted Coverage 50%.
 - c) Permitted height of Buildings 3 Storeys.
- 3.10 Eaves may exceed the common building lines and street building line by at most 1m on the subject property.
- 3.11 A balcony may not be closer than 1 meter from the common boundary at any point on the subject property.
- 3.12 Outbuildings for security control, electrical substations and refuse storage areas are not subject to street building line requirements but requires building plan approval.
- 3.13 Access ramps to basements may exceed the building line applicable to the subject property.
- 3.14 Notwithstanding the building lines mentioned above, the Municipality may require a common boundary building line as determined by the Municipality for the protection of any municipal services installed along the boundary line of the subject property.
- 3.15 A basement is permitted 0m from the common boundaries of the subject property, on condition that it is wholly under the existing ground level and that any portion of the basement which protrudes above the existing ground level shall comply with the building lines applicable to this property, as set out above.
- 3.16 On a street boundary at least 50% of the height of the boundary wall, including gates shall consist of visually permeable sections, which may be wire fencing, painted palisade, wire mesh or cast ironwork, steel work, wooden slats, or any other material to the Municipality's satisfaction.
- 3.17 The general development parameters relating to boundary walls and fences in section 23 of the Stellenbosch Municipality Zoning Scheme By-Law 2023, will also apply to this property.
- 3.18 The height of any fence on this property shall be as follows:
- (a) on a street boundary: no more than 3.0 meters high.
 - (b) on a common boundary: no more than 3.0 meters high.
- 3.19 On a street boundary at least 50% of the height 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.

- 3.20 A refuse area shall be provided to the Municipality's satisfaction on the subject property.
- 3.21 The Municipality may impose development charges for any additional use or consent use application in accordance with Planning Law.
- 3.22 The development be undertaken in accordance with the Site Development Plan, Drawing No: M1001, Dated 28/01/2025, as attached as **ANNEXURE B**.
- 3.23 The conditions imposed by the Directorate Infrastructure Services: Engineering Services in their memo dated 3 February 2025, attached as **ANNEXURE C**, be adhered to.
- 3.24 The conditions imposed by the WCG Transport Infrastructure Branch in their letter dated 14 November 2024, attached as **ANNEXURE C**, be adhered to.
- 3.25 Building plans be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.
- 3.26 Building plans be generally in accordance with the Site Development Plan, Drawing No: M1001 to 7, Dated 28/01/2025 & 05/04/2024, attached as **ANNEXURE B**.
- 3.27 Should this site development plan be replaced with any updated site development plan for any amendments or additions as may be permitted by the zoning, all the conditions of this approval attached to the vesting of the land use rights will remain in force and applicable unless purposefully amended in the approval of such updated site development plan, and the conditions attached to this approval together with any additional conditions that may be attached to the approval of such updated site development plan must be complied with collectively.

4. The **reasons** for the above decision are as follows:

- 4.1 Farm183/37, is located within Precinct 10 of the Adam Tas Corridor (ATC) and schools are permitted within this precinct and therefore the proposal is compliant with the requirements of the approved Adam Tas Corridor (ATC) Spatial Development Framework
- 4.2 The specific proposal will contribute to the overall development objectives for the area without impeding future development opportunity within this precinct.
- 4.3 The proposed high school is intended to serve students from the surrounding areas, with a primary focus on Kayamandi, which is within walking distance of the subject property.

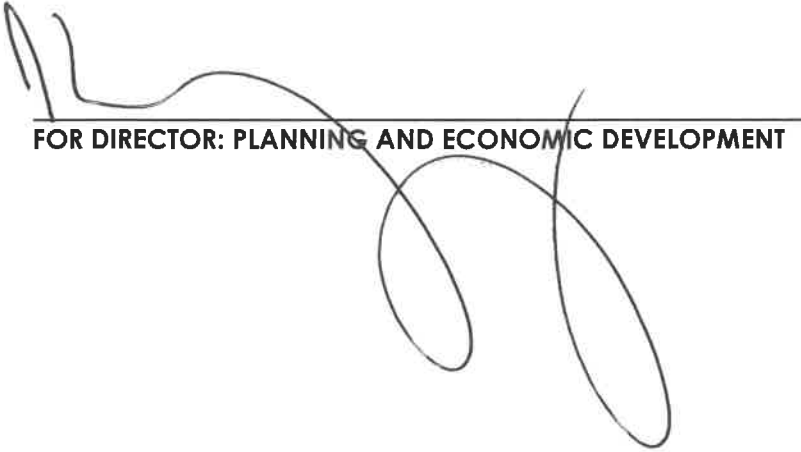
4.4 From the above, it is evident that the proposal presents a well-balanced package aimed at serving the surrounding community and accommodating a range of income groups, as envisioned in the ATC Overlay Zone.

5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw 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.
6. Appeals must be submitted by completing the required form 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.
7. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@ Stellenbosch.gov.za**
8. Any party (applicant or other) 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.
9. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@ Stellenbosch.gov.za or 021- 808 8684.
10. An applicant who lodges 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.

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

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

Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

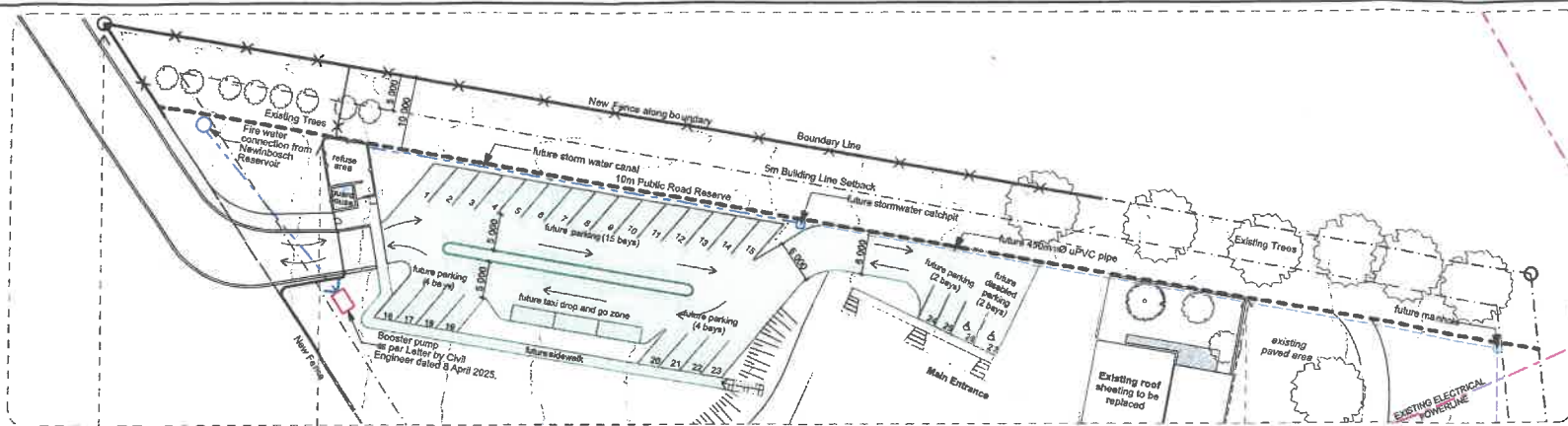
10/6/2025
DATE



STELLENBOSCH
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MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE B



Extract Plan - Future Parking Layout

1:500



LOCALITY PLAN

VEHICULAR
ENTRANCE
FROM ROAD

LEGEND	
[Red Box]	Phase 1
[Pink Box]	Phase 1 Temporary Parking
[Blue Box]	Phase 2
[Green Box]	Future Parking Layout

183-37
FARM WATERGANG

Phase 1
Land Use Category - Offices
304m²
FIRST STOREY

Phase 2
Land Use Category - Place of education
840m²
FIRST STOREY

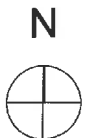
Phase 1
Land Use Category - Offices
684m²
GROUND STOREY

Phase 1
Land Use Category - Place of education
952m²
GROUND STOREY

Phase 2
Land Use Category - Place of education
830m²
FIRST STOREY

Phase 1
Land Use Category - Entertainment and public assembly
316m²
GROUND STOREY

PHASING DIAGRAM



Site Development Plan

1:500

DEVELOPMENT RULES TABLE	
PROPERTY:	FARM 183/37, STELLENBOSCH
SIZE:	2.38HA
ZONING:	AGRICULTURE AND RURAL ZONE
OVERLAY ZONE:	ATC OVERLAY ZONE
BUILDING TYPE:	PLACE OF EDUCATION
BUILDING LINE:	5M
COVER:	50% (MAX.)
HEIGHT:	3 STOREYS (MAX.)
FLOOR AREA:	0.75 (MAX.)
PARKING:	1 BAY PER CLASSROOM

PARKING	
REQUIREMENTS	OFFICES:
1 bay/classroom	4 bays/100m ² lessable area
CALCULATION PHASE 1	
4 classrooms	112.5m ² /100 x 4
= 4 bays	= 5 bays
TOTAL NO. OF PARKING BAYS REQUIRED IN PHASE 1:	
PARKING BAYS PROVIDED	14 bays
NORMAL BAYS:	12 bays
DISABLED BAYS:	2 bays
STOP & GO TAXI DROP OFF:	-
CALCULATION (PHASE 1 + PHASE 2)	
10 classrooms	225m ² /100 x 4
= 10 bays	= 9 bays
TOTAL NO. OF PARKING BAYS REQUIRED (PHASE 1 & 2):	
PARKING BAYS PROVIDED	30 bays
NORMAL BAYS:	25 bays
DISABLED BAYS:	2 bays
STOP & GO TAXI DROP OFF:	3 bays

SDP Area Schedule		
Phase	Zone Name	Floor Area
Phase 1	Floor Area - Entertainment and public assembly	316
	Floor Area - Offices	952
	Floor Area - Place of education	2 278 m ²
Phase 2	Floor Area - Place of education	1 870
		1 870 m ²
Phase 1 & 2		2 422
Phase 1 & 2	Floor Area - Place of education	2 422
	Floor Area - Office	952
	Floor Area - Entertainment and public assembly	316
Area Schedule - External Spaces		
Phase	Zone Name	Area
Phase 1	Courtyard	667
	External space	264
Phase 2	External Courtyard	176
	Landscape area	26
	Outdoor Sports Area	2 888 m ²
		2 328 m ²

NUMBER OF PERSONS	
PHASE 1	316
Teachers	300
Teachers	11
Administration	4
TOTAL PHASE 1 & 2	
Teachers	1 000 (500 girls + 500 boys)
Teachers	40
Administration	10
Ground staff	3

GENERAL NOTES

- ALL MATERIALS AND METHODS ARE TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS (ACT NO 103 OF 1977) AND AMENDMENTS AND ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE BY-LAWS OF THE RELEVANT LOCAL AUTHORITY
- ALL CONSTRUCTION METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE MODEL PREAMBLES FOR TRADES (1999 ASQS) AND SUPPLEMENTARY PREAMBLES, UNLESS OTHERWISE SPECIFIED
- WHERE MATERIALS ARE SPECIFIED BY A PROPRIETARY REFERENCE TO A PARTICULAR PRODUCT SUCH MATERIALS/PRODUCTS ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS
- ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE ANY WORK IS PUT IN HAND. ANY LACK OF CLARITY, AMBIGUITY OR DISCREPANCY IS TO BE REPORTED TO THE ARCHITECT FOR CLARIFICATION
- DIMENSIONS ARE NOT TO BE SCALED FROM THIS DRAWING
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH STRUCTURAL, CIVIL, MECHANICAL AND/OR ELECTRICAL ENGINEER'S DRAWINGS WHERE APPLICABLE
- NO TREES, SHRUBS OR ROCKS ARE TO BE REMOVED WITHOUT THE EXPLICIT PERMISSION OF THE ARCHITECT AND ARE TO BE PROTECTED UNLESS LOCATED WITHIN THE BUILDING FOOTPRINT
- COPYRIGHT OF THESE DOCUMENTS RESIDES WITH THE AUTHORS AND IS RESERVED

REVISIONS

NO.	DATE	BY	Transmittal Set Name
A	2024/02/26		For SDP Submission
B	2024/04/08		For Information
C	2025/01/28		10m servitude indicated, temporary & permanent parking layouts indicated
D	2025/02/24		Phasing diagram updated, services indicated on plan, area schedule, fire water connection & booster pump indicated
E	2025/05/08		area schedule corrected

CONSULTANTS

QUANTITY SURVEYOR

CIVIL / STRUCTURAL ENGINEERS

ELECTRICAL ENGINEERS

MECHANICAL ENGINEERS

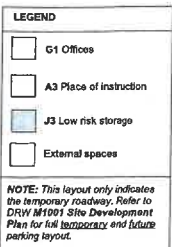
SALT
ARCHITECTS

CLIENT
Apex Education
ARCHITECT
GJ Roberts Pr21288

PROJECT TITLE
Apex Stellenbosch | Farm Watergang erf 183-37
Alterations & Additions to existing winery to repurpose it for a new secondary school
DRAWING TITLE
Site Development Plan
WORKSTAGE
Stage 4.1
PURPOSE OF DRAWING
For Statutory Approval

SCALE	1:500	PROJ. NO.	095	DWG. NO.	M1001	REV.	E
DRAWN	L K	DATE	28/01/2025	CHECKED	GJR & CVN		

STELLENBOSCH MUNICIPALITY
THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015), 2023
SUBJECT TO THE CONDITIONS AS PER APPENDIX.
MUNICIPAL MANAGER
10/6/2025
DATE



- ## GENERAL NOTES

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QUANTITY SURVEYOR

CIVIL / STRUCTURAL ENGINEERS

ELECTRICAL ENGINEERS

MECHANICAL ENGINEERING

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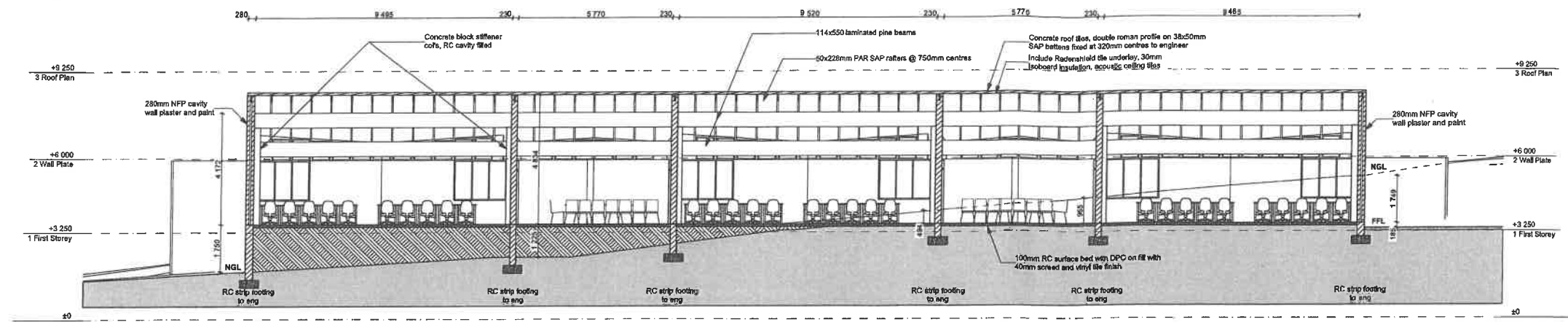
CLIENT
Apex Education

ARCHITECT
GJ Roberts Pr21288

PROJECT TITLE
Apex Stellenbosch | Farm Watergang erf 183-37
Alterations & Additions to existing winery to repurpose it for a new secondary school

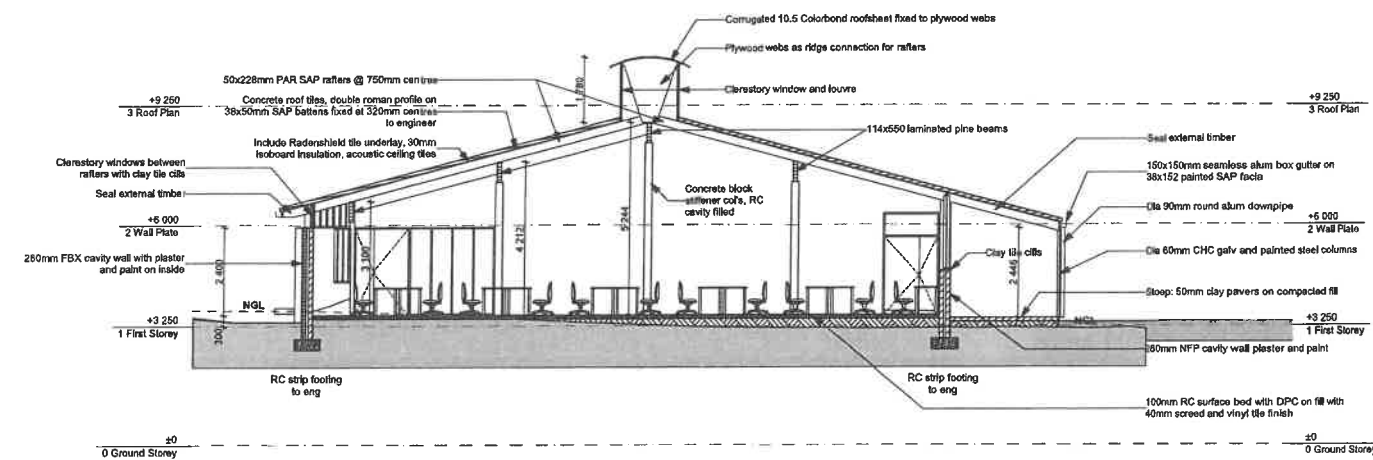
DRAWING TITLE	
Ground Floor	
WORKSTAGE	PURPOSE OF DRAWING
Stage 4.1	For Statutory Approval

SCALE	1:200	PROJ. NO. 095	DWG. NO. M1003	REV. B
DRAWN	LK			
DATE	28/01/2025	CHECKED GJR & CvN		



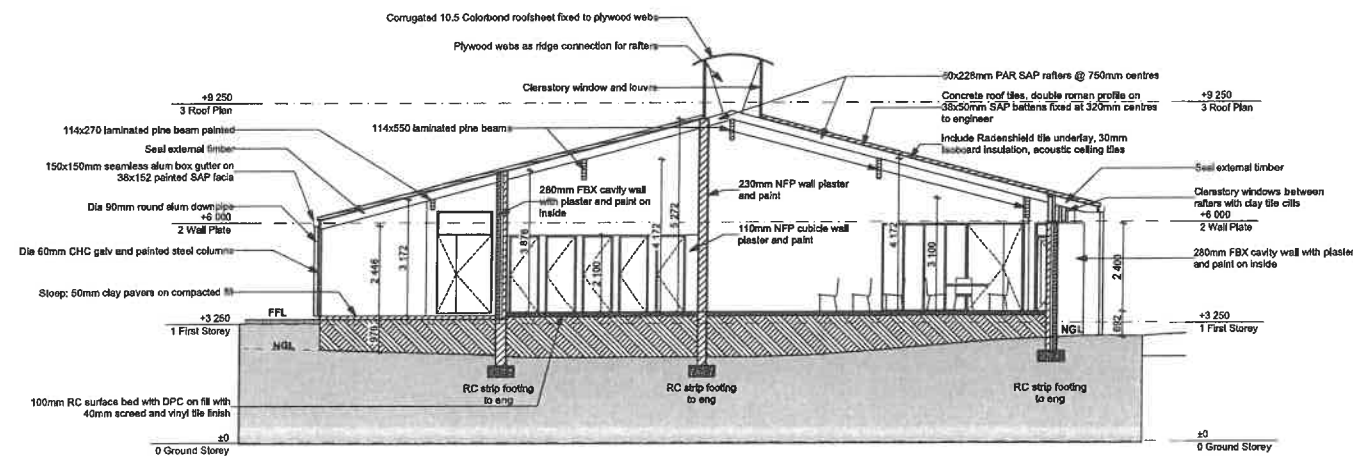
Section H-H

1:100



Section J-J

1:100



Section K-K

1:100

NO	DATE	BY	DESCRIPTION
A	20/03/2024	G	Transmittal Set Name
B	20/04/2024	G	For SDP Submission
C			
D			
E			
F			
G			
H			
I			
J			
K			
L			
M			
N			
O			
P			
Q			
R			
S			
T			
U			
V			
W			
X			
Y			
Z			

SALT
ARCHITECTS

2025/04/17
Date

Consulting Engineer

Architect

Electrical Engineers

Civil / Structural Engineers

Client

Apex Education

Project Description

Alterations & Additions to
existing winery to
repurpose it for a new
secondary school

Drawing Description

Sections - Phase 2

Scale

1:100

Date

05/04/2024

Paper Size

A1

Drawn

LK

Drawing Status

For Statutory Approval

Drawing Number

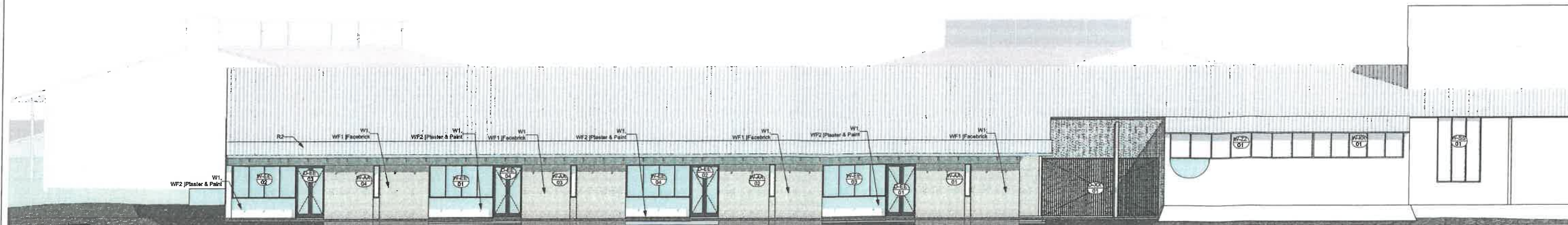
M1006

Project Number

095

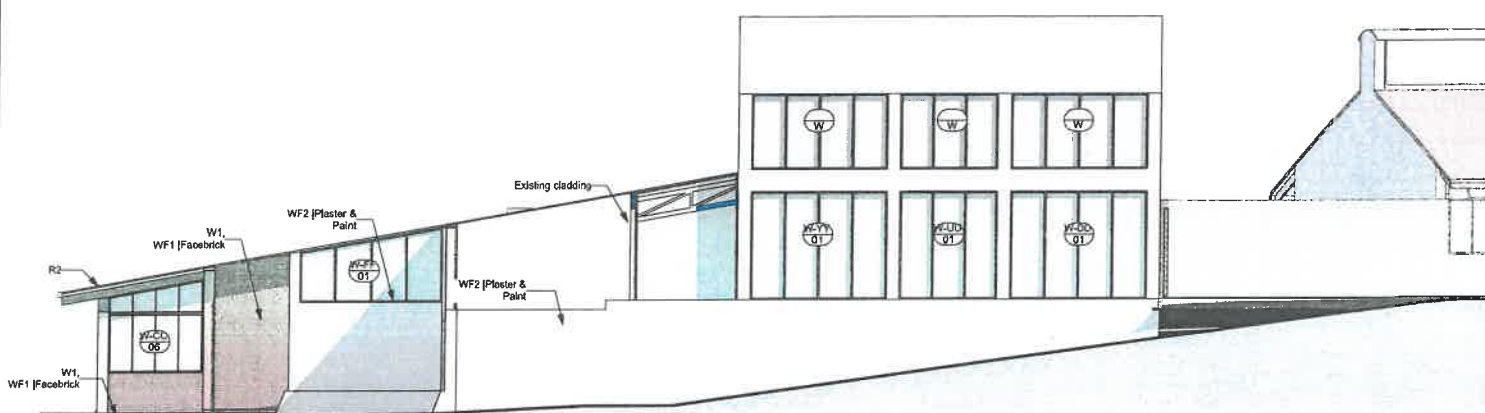
Checked

GJR & CvN



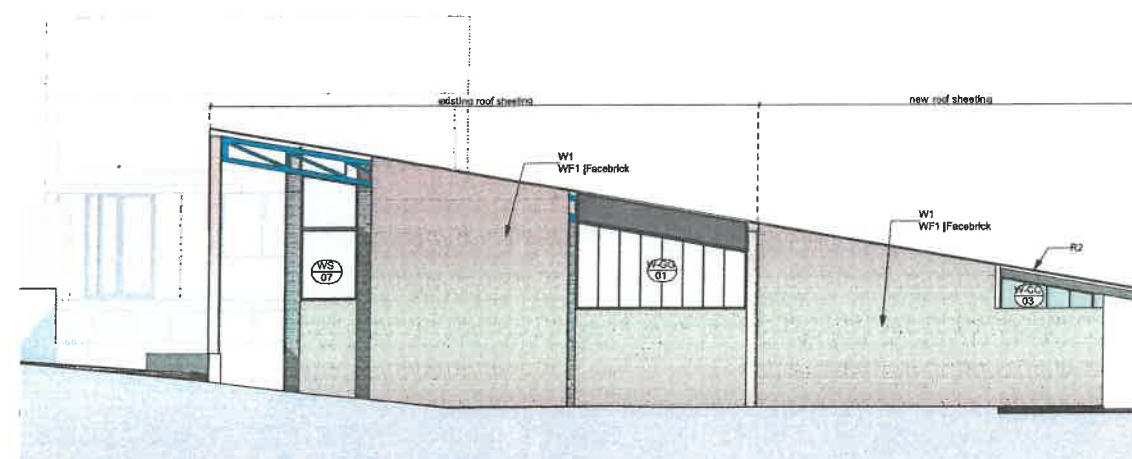
East Elevation -Phase 1

1:100



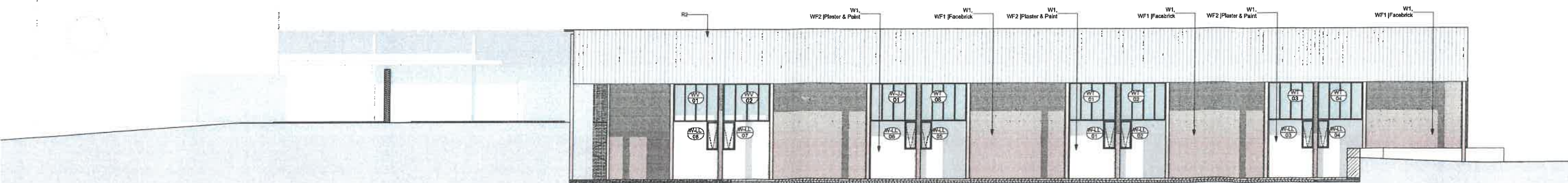
North Elevation -Phase 1

1:100



South Elevation -Phase 1

1:100



West Elevation -Phase 1

1:100

NO	DATE	BY	Transmittal Set Name
A	20/01/2024		For SDP Submission
B	20/04/2024		For SDP Submission



Architect

Electrical Engineers

Civil / Structural Engineers

Client
Apex Education

Project Description
Alterations & Additions to existing winery to repurpose it for a new secondary school

Drawing Description
Elevations - Alterations and Additions to existing winery (Phase 1)

Scale 1:100	Drawing Number M1007
Date 05/04/2024	Project Number 095
Paper Size A1	Checked GJR & CvN
Drawn L K	Drawing Status For Statutory Approval



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ANNEXURE C



STELLENBOSCH MUNICIPALITY

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MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag: Bulelwa Mdoda
From ▫ Van: Manager: Development (Infrastructure Services)
Author ▫ Skrywer: Tyrone King
Date ▫ Datum: 03 Feb 2025
Our Ref ▫ Ons Verw: Civil LU 2818
Town Planning Ref: LU/17660 – TP751/2024
Re ▫ Insake: Farm 183/37, Stellenbosch: Application is made i.t.o. Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-Law (2023) for a permission required in terms of the zoning scheme to approve the Site Development Plan to allow the development of a school on the subject property, with the associated amenities.

The following engineering documents were evaluated as part of this application:

- Site Development Plan Drawing No M1001 Rev C Proj No 095 dated 28/01/2025 by SALT Architects
- Engineering Report titled "Determining Water Supply Pipe Suitability" by Thys van Rooyen Consulting; received via e-mail on 22 Jan 2025 (**Annexure A**)

In consideration of provisions related to Civil Engineering Services the application is supported subject to the following conditions:

Specific Conditions:**1. Water**

- 1.1 The existing 40mm water connection to the site is not adequate for water supply to the school, especially in terms of firefighting.
- 1.2 Water provision shall be implemented by the Developer/Owner as per the engineering report titled "Determining Water Supply Pipe Suitability" by Thys van Rooyen Consulting. The following solutions are proposed in the report:
- a) Upgrade pipe diameter to 75mm
 - b) Use a booster pump system
 - c) Install storage tanks

Details of the system/s to be installed must be clearly indicated on the building plans. The system/s used must also cater for water for fire-fighting, not only for domestic water demand.

- 1.3 As part of the building plan submission, the professional consulting engineer shall issue a letter to the Municipality, accepting responsibility for the design and performance of the water supply system, including water for fire-fighting.

2. Roads

- 2.1 A 10m wide road reserve as indicated on the SDP must be registered along the northern boundary of the site. The purpose of this road reserve is for the construction of a future municipal road and to create access to inter alia the proposed Northern Extension development.

This registration will be for the Developer's / Owner's cost and the process must be completed within 6 months of the approval of this application. It is proposed that only a partial Occupation Certificate is issued until proof of registration is provided.

- 2.2 The proposal of construction “temporary parking or landscaping” purposes, as indicated on the SDP is not supported, as it will ultimately lead to abortive expenditure for the Developer/Owner. The Municipality advises that all infrastructure should be built as per the “Future Parking Layout” on the SDP. Should the Developer/Owner insist on proceeding with the “temporary” layout alternative, it will be at their own risk and all costs for relocating the parking area or any other infrastructure/landscaping to the outside of the 10m road reserve, when the municipal road is to be constructed, will be for the Developer’s/Owner’s cost.

3. General

- 3.1 Details regarding the provision of engineering services, including water, sewer and stormwater connection points and details must be indicated on the building plans. Further technical requirements and/or conditions may be identified by the Municipality at building plan stage.



Tyrone King Pr Tech Eng
Manager: Development (Infrastructure Services)

W:\2.0 DEVELOPMENT\01 Land Use applications\2818 (TK) Farm 183-37 Stellenbosch (LU-17660 TP751-2024) Apex School\2818 Farm 183-37 Stellenbosch (LU-17660 TP751-2024)_1 approval.doc



A2407 APEX SCHOOL

Determining Water Supply Pipe Suitability

To assess whether a 40mm diameter water supply pipe will suffice for a facility housing 1000 learners and staff, we calculate the required flow rate based on SANS 10252-1:

1. Estimated Water Demand

- **Assumption:** School setting with learners and staff consuming water for drinking, ablution, and miscellaneous use.
- **Water Consumption Rates:**
 - Drinking: 5 Litres/person/day
 - Ablutions (toilets, hand washing): 25 litres/person/day
 - Miscellaneous use: 20 litres/person/day
 - **Total:** 50 Litres/person/day $\times$ 1000 = 50,000 litres/day (50m³/day).

2. Peak Hourly Demand

- **Assumed peak factor:** 3 (based on typical institutional settings).
 - Daily demand: 50m³/day $\div$ 24 hours = 2.08m³/hour average.
 - Peak demand: 2.08m³/hour $\times$ 3 = 6.24m³/hour (6,240 Litres/hour).

3. Flow Velocity and Pipe Sizing

- **Flow velocity limit:** 2.0 m/s for distribution pipes to prevent water hammer and pressure loss.
- **Flow rate in a 40mm pipe:**
 - Cross-sectional area = $\pi \times (0.02\text{m})^2 = 0.001256 \text{ m}^2$.
 - Maximum flow rate = Area $\times$ Velocity = $0.001256 \times 2.0 = 0.002512 \text{ m}^3/\text{s}$ (2.51 litres/s or 9,036 Litres/hour).



4. Assessment

The 40mm pipe can handle a maximum flow of approximately 9,036 litres/hour, exceeding the calculated peak hourly demand of 6,240 litres/hour. However, this capacity does not account for:

- Pressure losses due to pipe length and fittings.
- Firefighting or future expansion needs.

Proposed Solution if Insufficient

If a 40mm pipe proves inadequate due to long runs or high-pressure losses:

- 1. Upgrade Pipe Diameter:**
 - Install a 75mm diameter pipe to reduce pressure losses and increase flow capacity.
- 2. Use a Booster Pump System:**
 - Install a booster pump to ensure consistent pressure at all outlets during peak demand.
- 3. Install Storage Tanks:**
 - Add elevated or ground-level storage tanks to buffer peak demands and ensure a steady supply.

Sincerely,



.....

Andre Nothnagel
(Pr.Eng | M.Eng)

Ref: DOI/CFS/RP/LUD/REZ/SUB-25/469 (Application No: 2024-06-0054)

The Municipal Manager
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Attention: Mr U von Molendorff

Dear Sir

PORTION 37 OF FARM 183, STELLENBOSCH: MAIN ROAD 174: APPLICATION FOR APPROVAL OF THE APEX HIGH SCHOOL SITE DEVELOPMENT PLAN

1. The following refer:
 - 1.1. The email from TV3 Projects dated 12 June 2024 containing the application;
 - 1.2. The letter 3981-P from TV3 Projects to you dated 28 May 2024;
 - 1.3. The letter UDS373B/Reports/TIS from UDS Africa to TV3 Architects, Town Planners, Urban Designers dated 11 June 2024 containing the Traffic Impact Statement; and
 - 1.4. Site Development Plan (Drawing No: M1001) prepared by Salt Architects dated 26 April 2024.
 - 1.5. The email from UDS Africa, dated 14 November 2024, confirms that Similan Properties, also the owner of the adjacent Newinbosch Estate, owns Portion 8 of Farm 81. It further confirms that pedestrian access will be allowed across the property for learners walking to and from the school as part of Phase 1.
2. Main Road 174 (MR174; R304) is affected by this application with an access via the main access of the Newinbosch Development at ±km57.83 right hand side (RHS).
3. The application involves the development of a private high school, intended to serve students from the surrounding areas, with a primary focus on Kayamandi. In the first phase, approximately 88 grade 8 students are temporarily accommodated in a church within Kayamandi until the planned school buildings, as detailed in the SDP, are completed. The school ultimately aims to accommodate up to 1 000 students across grades 8 to 12, with the development occurring in two phases.

Phase 1 will accommodate 300 students, with 11 teachers and 4 administrative staff. In Phase 2, the school will expand to 1 000 students, with 40 teachers, 10 administrative staff, and 3 ground staff.

4. The Traffic Impact Assessment (TIA) noted that the location and "target market" of the school fall within an area of very low vehicle ownership, for which TMH17 allows an 80% reduction. Based on this, Phases 1 and 2 will generate approximately 240 and 800 pedestrian trips, respectively. However, the TIA does not address the extent of the impact these pedestrians will have on the existing non-motorized transport (NMT) facilities, particularly for those traveling from Cloetesville. The TIA does recommend, however, that the feasibility of a pedestrian link from MR174 across Portion 8 of Farm 81, and from Sesihlanu Street in Kayamandi across the remainder of Farm 188 to the school, be investigated.
5. Portion 37 of Farm 183 currently has vehicular access via Portion 8 of Farm 81 off MR174 at approximately km58.40 RHS. Once operational, this access must be closed at the boundary between the two properties.
6. This Branch questions the 1.5% growth rate used in the TIA. Our analysis, using traffic data from the electronic count station at Station 5011 near Joostenbergvlakte between 7 September 2022 and 4 September 2024, shows a traffic growth of 7.64% per annum during the AM peak hour and 4.1% during the PM peak hour, with total daily traffic growth over the two years at 2.26%. For Phase 1, a different peak hour growth rate will have little impact, but for Phase 2, we request the TIA be updated using either new traffic counts or a more realistic growth rate.
7. Future access to Portion 37 of Farm 183 will be via the main entrance to the Newinbosch Development off MR174 at approximately km57.83 RHS, through the development's internal road network, traversing Newinbosch Boulevard and Isikolo Road. Isikolo Road, which runs parallel to MR174, extends southward, where it will cross the Remainder of Farm 188 to eventually connect with Kayamandi. Access to Isikolo Road will be located in the northwestern corner of Portion 37 of Farm 183.
8. A significant concern is the high number of pedestrians that will be generated by the school from Cloetesville and Kayamandi. Those traveling from Cloetesville will need to cross MR174, which will become more hazardous when the MR174 is dualled.
9. It has been confirmed under paragraph 5.1 above that students will have access to the school across Portion 8 of Farm 81 during Phase 1.
10. This Branch has no objection to the development of the school, subject to the following conditions:
 - 10.1. The existing vehicular access across Portion 8 of Farm 81 to the school must be closed at the boundary between Portion 8 of Farm 81 and Portion 37 of Farm 183;
 - 10.2. Vehicular access to the school must only be provided through the Newinbosch development as outlined in paragraph 6 above;
 - 10.3. Pedestrian access to the school must be provided via Portion 37 of Farm 183 for Phase 1;
 - 10.4. A pedestrian management plan must be prepared prior to implementing Phase 2, addressing pedestrians crossings from Cloetesville over MR174 and investigating the formation of pedestrian access across Portion 37 of Farm 183 and from Sesihlanu Street in Kayamandi across the remainder of Farm 188 to the school;

- 10.5. The TIA must be updated before Phase 2 implementation; and
- 10.6. Stellenbosch Municipality must ensure that the necessary right-of-way servitude is in place to allow access to the school from the extension of Isikolo Road over the remainder of Farm 183.

Yours Sincerely



DD FORTUIN

For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH

DATE: 14 NOVEMBER 2024

ENDORSEMENTS

1. Stellenbosch Municipality
Attention : Mr U von Molendorff (e-mail : landuse.enquiries@stellenbosch.gov.za)
Mr S Carstens (e-mail: stiaan.carstens@stellenbosch.gov.za)
2. TV3 Projects
Attention: Mr C Heys (e-mail: clifford@tv3.co.za)
3. UDS Africa
Attention: Me Y Obermeyer (e-mail: yolandi@udsafrika.co.za)
4. Mr D Fortuin (e-mail)
5. Mr B du Preez (e-mail)

Clifford Heys

From: Helene Janser <Helene.Janser@westerncape.gov.za>
Sent: Thursday, 14 November 2024 12:24
To: Bulelwa.Mdoda@ Stellenbosch.gov.za
Cc: Clifford Heys; Kobus Munro
Subject: DEA&DP Comment: NOTICE : FARM 183/37 STELLENBOSCH [LU/17660]

Dear Bulelwa

Your request for comment, dated 8 November 2024, has reference.

This Directorate has no comment from a provincial planning perspective in respect of the application for the approval of a Site Development Plan for the development of a school on the subject property.

Kind Regards

Helene Janser
Chief Town & Regional Planner: Development Management Region 2
Department of Environmental Affairs and Development Planning
Western Cape Government

4th Floor, Utilitas Building, 1 Dorp Street, Cape Town, 8000

Tel: +27 (0)21 483 3544
Cell: +27 (0)84 585 2000
Email: Helene.Janser@westerncape.gov.za
Website: www.westerncape.gov.za/eadp



Be 110% Green. Read from the screen.

Should you not be able to contact the numbers above, please call +27 (0)21 483 4091 between 7:30 -16:00.

From: Bulelwa Mdoda <Bulelwa.Mdoda@Stellenbosch.gov.za>
Sent: Friday, November 8, 2024 2:38 PM
To: Vanessa Stoffels <Vanessa.Stoffels@westerncape.gov.za>; Kobus Munro <Kobus.Munro@westerncape.gov.za>;
Mare-Liez@westerncape.gov.za; Brandon Layman <Brandon.Layman@westerncape.gov.za>; Cor Van der Walt
<Cor.VanderWalt@westerncape.gov.za>; HWC HWC <HWC.HWC@westerncape.gov.za>; Ceoheritage
<Ceoheritage@westerncape.gov.za>; Stephanie Barnardt <Stephanie.Barnardt@westerncape.gov.za>; Sneha Jhupsee
<Sneha.Jhupsee@westerncape.gov.za>

OUR REFERENCE : 20/9/2/5/6/984
YOUR REFERENCE : Farm 183/37, Stellenbosch Division
ENQUIRIES : Cor van der Walt

Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Att: Bulelwa Mdoda

**APPLICATION FOR PERMISSION IN TERMS OF THE ZONING SCHEME: DIVISION STELLENBOSCH
PORTION 37 OF THE FARM NO 183**

Your application of 08 November 2024 has reference.

The Western Cape Department of Agriculture (WCDoA) has no objection to the proposed application.

Please note:

- Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.
- The Department reserves the right to revise initial comments and request further information based on the information received.

Yours sincerely


Mr. CJ van der Walt

LANDUSE MANAGER: LANDUSE MANAGEMENT

2025-01-31

Copy:
TV3
Email: clifford@tv3.co.za