STELLENBOSCH
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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17335
Our File Reference Number: Farm 537, 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 A PERMISSION REQUIRED IN TERMS OF A CONDITION OF APPROVAL ON FARM 537, 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)(l) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for a permission required in terms of a condition of approval for the approval of the Site Development Plan to comply with Condition 2.6 as stipulated in the decision letter of approval dated 09 May 2024;

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

2.2. The approval is subject to the following **conditions** imposed in terms of Section 66 of the said Bylaw:

i. 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.

ii. 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.

iii. The development be undertaken generally in accordance with the Site Development Plan as referenced below and attached as **ANNEXURE B and C**.

a) *Parkrun Parking Layout Plan – Drawing No. 24-1000, prepared by Sippel and De Lange, dated July 2024*
b) *Parkrun Amended Route 1*
c) *Additional Parking Layout Plan on Farm No. 1537 – Drawing No. 1186/500, prepared by Bart Senekal, dated 18 May 2021.*

iv. The remaining conditions imposed by council in its approval letter dated 09 May 2024 are still applicable.

v. The conditions imposed by the **Department of Transport and Infrastructure** in their letter dated 18 October 2024, attached as **ANNEXURE E** be adhered to.

vi. Sufficient on-site parking be provided in accordance with the provisions of the Zoning Scheme Bylaw as illustrated on the site development plan to the satisfaction of the Municipality.

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

a. The Site Development Plan will not result in any additional rights being granted.

b. The property will be developed in accordance with the approved land use rights.

c. The submission of the site development plan is to comply with some of the conditions of approval as indicated in the decision letter dated 09 May 2024.

2.4. Matters **to be noted:**

2.4.1. 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.

2.4.2. An application for the erection of advertising signs be submitted for approval to the Municipality and that all signage on the property be erected to the satisfaction of the Municipality or be in line with the relevant signage policy of the Municipality.

2.4.3. No directional signage be erected without the prior approval of the Provincial Roads Engineer and the Municipality.

2.4.5. A business license and a liquor license be applied for if required.

2.4.6. (Should, after following due process –

(a) *The subject approval remains in breach of complying with any of the conditions of approval required for the vesting of the subject approval, and/ or*

(b) *The operational use of the subject premises and properties for the parkrun activity be in breach of any of the conditions of approval, inclusive of persistent complaints of undue noise levels, and/ or*

(c) *The parkrun activity operates outside of its permitted days and hours, and/ or*

(d) *The traffic levels with ineffective control over access to the premises becoming a potential traffic nuisance or safety hazard, and/ or*

(e) *The parkrun activity evolves to include or gives rise to any unauthorised uses not permitted in terms of this approval,*

the authorised official of the Municipality will exercise its discretion in terms of Section 90(c) of the Stellenbosch Municipal Bylaw on Land Use Planning (2023) to withdraw the subject approval granted.

3. 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.

4. 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.

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: landuse.appeals@stellenbosch.gov.za**

6. 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.

7. 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.

8. 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.

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 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

5/2/2025

DATE



PARKRUN AMENDED ROUTE.1


Rem No. 1537
Remainder of Farm Annandale No 537
Building 3 (Exist Building)
Building 1 (Exist Building)
Exist Cloakroom & Admin Offices
Detention Pond
No. 538
No. 537/6
No. 537/18
No. 1392
Annandale Divisional Road No. 1050
Boundary Road No. 1 (Main Road 310)
Banhoek Road (Main Road 310)
Berg River
Lawn
Gravel
Tennis Court
Demolish Toilets
Demolish 2.0m high wall
Ex. Gen Store
Ex. Generator
Ex. Fuel Tank
Ex. Bulk Water
Ex. Chlorine Room
Ex. Chlorine Shed
Ex. Chlorine Tank
Ex. Chlorine Pump
Ex. Chlorine Pump Room
Ex. Chlorine Pump Shed
Ex. Chlorine Pump Tank



NOTES:

TOTAL ADDITIONAL PARKINGS = 345 no.

No.	AMENDMENTS	APPR.	DATE
SURVEYED	PBH	FIELD NO.	
ADMITTED	MB	SURVEY CHECKED	
DRAWN	MB	DRAWING CHECKED	
DESIGNED	FLA	DESIGN CHECKED	

PVR — Reg. No. M3329

EART / SENEKAL INC.

DATE OF FIRST ISSUE: 2021-05-18

[redacted]

AUDACIA

ADDITIONAL PARKING

LAYOUT

SCALE	SHEET 1 OF 1 SHEETS
1:250	
PAPER SIZE: A1	

DRAWING No.

1186/500

Western Cape Government

Infrastructure
Vanessa Stoffels
Chief Directorate: Road Planning
Vanessa.Stoffels@westerncape.gov.za | Tel: 021 483 4669

Ref: TPW/CFS/RP/LUD/REZ/SUB-25/249 (App 2024-07-0050)

The Municipal Manager
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Attention: Mr Ulirich von Molendorff

FARM 537 AND REMAINDER FARM 1537: MAIN ROAD 27 AND DIVISIONAL ROAD 1050: APPLICATION FOR THE APPROVAL OF THE SITE DEVELOPMENT PLAN IN LIEU OF THE CONDITIONAL APPROVAL OF THE CONSENT USE FOR A TOURIST FACILITY (PARKRUN)

1. The following refer:

1.1. The Notice of Land Development Application for the Approval of The Site Development Plan LU/17335 received via email from Dax Group dated 9 September 2024;

1.2. The letter LU/13951 from yourself to Daxon Development Trust dated 9 May 2024 containing conditional approval for the Consent Use application for a tourist facility (Parkrun);

1.3. Title Deed – T73310/2017;

1.4. Parkrun Parking Layout (Drawing No 24-1000) prepared by Sippel & De Lange dated July 2024;

1.5. Parkrun Route Layout (Drawing No 24-2000) prepared by Sippel & De Lange dated July 2024;

1.6. The undated Additional Parking Layout (Darwing No 1186/500) prepared by Bart Senekal Inc;

1.7. The Traffic Management Plan (82120 Revision 1) prepared by Zutari dated June 2024;

1.8. The unreferenced letter from Audacia to Parkrun South Africa dated 6 May 2024;

1.9. The unreferenced letter from Audacia to Mrs Tarryn Barnard (Cape Route44) confirming the overflow parking agreement; and

1.10. Land Use Planning Application Form C prepared and submitted by the Dax Development Trust dated 9 July 2024.

2. Main Road 27 (MR27/R44) and Divisional Road 1050 (DR1050/Annandale Road) are directly affected, with a left-in access from MR27 and full access from DR1050.

3. This application was submitted in response to your conditional approval letter LU/13951, issued to Daxon Development Trust on 9 May 2024, for the Consent Use application LU/13951 for a tourist facility (Parkrun), which included the following conditions under paragraph 2.6:

3.1. Indicate the revised route that avoids Farm 1392 and does not pass through the parking area on Farm 537;

3.2. Indicate the number of parking bays to be provided for all vehicles associated with the Parkrun, including both the existing parking area and the area on Farm 1537 to be used as a temporary overflow parking area; and

3.3. Submit a Traffic Management Plan (TMP) to the Western Cape Government: Department of Infrastructure and the Stellenbosch Engineering Department.

4. This Branch confirms that the following have been submitted:

4.1. An updated Site Development Plan (SDP);

4.2. An acceptable revised Parkrun route that does not interfere with vehicle flow in the parking areas of Root44;

4.3. An acceptable Parking Layout Plan providing 557 parking bays, with overflow parking on Farm 1537 for 62 bays as part of Phase 1, and an additional 79 bays for Phase 2; and

4.4. A comprehensive TMP addressing traffic management, parking management, communication, data recording, post-event evaluation, and other special measures.

5. This Branch supports the TMP as outlined in the document (82120 Revision 1) prepared by Zutari, dated June 2024.

6. It is noted and agreed that the proposed Parkrun events at Blaauwklippen and other locations in Stellenbosch will reduce the demand for parking at the proposed Root44 Parkrun.

7. It has been demonstrated that the Parkrun will not significantly impact congestion at the MR27/DR1050 signalized intersection or at the full access on DR1050 between 07:30 and 09:30 on a Saturday.

8. Congestion at the left-in access from MR27 will depend on the effective diversion of traffic to the available parking areas through the implementation of the TMP.

9. This Branch offers no objection to the application for approval of the Site Development Plan in lieu of the Consent Use application LU/13951 for a tourist event (Parkrun), subject to the following conditions:

9.1. The owners of Root44 and the Parkrun event organizers must implement the Traffic Management Plan (TMP) as outlined in the document (82120 Revision 1) prepared by Zutari, dated June 2024;

9.2. Parking within the road reserve of either MR27 or DR1050 is strictly prohibited, and all necessary measures must be taken to prevent this from occurring;

9.3. The Parkrun event is restricted limited to Saturdays at 08:00 only;

9.4. Parkrun event organizers must encourage participants to arrive early to prevent congestion at the entrance lanes to Root44; and

9.5. If illegal parking occurs within the road reserve of either MR27 or DR1050 during a Parkrun event, this Branch will request Stellenbosch Municipality to revoke the Parkrun approval with immediate effect.

10. This Branch reiterates that any application for an increase in Gross Leasable Area (GLA) will require the existing substandard access off DR1050 to be relocated eastward, in compliance with the AGM 2020 spacing requirements, and to accommodate the future interchange layout.

11. Please note that this Branch has not committed any funding towards capacity and safety improvements on MR27 (R44) between Somerset West and Stellenbosch at this stage. Implementation of this project is expected to occur in phases, with other sections of the R44 prioritized over the proposed Annandale Interchange, where alternatives are still under investigation, and any upgrade remains relatively far in the future.

Yours Sincerely



SW CARSTENS
***For* DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH**
DATE: 18 OCTOBER 2024

ENDORSEMENTS

1. Stellenbosch Municipality

   Attention: Mr U von Molendorff (e-mail: ulrich.vonmolendorff@stellenbosch.gov.za)

2. Daxon Development Trust

   Attention: Me T Barnard (e-mail: info@root44.co.za)

3. Zutari

   Attention: Mr J Conradie (e-mail: jannie.conradie@zutari.com)

4. Mr SW Carstens (e-mail)

5. Mr B du Preez (e-mail)