

NOTICE OF LAND DEVELOPMENT APPLICATION

APPLICATION TYPE: REZONING THE REMAINDER OF PORTION 2 OF THE FARM CLOETESDAL NO. 81 AND PORTION 9 OF THE FARM CLOETESDAL NO. 81 TO SUBDIVISIONAL AREA

The following land use application in terms of the Stellenbosch Land Use Planning By-Law refers:

Application Property Address : R304

Application Property Number : 81/2 & 81/9

Applicant : Nkanivo Development Consultants (Pty) Ltd

Tel: 012 807 7445

Email: info@nkanivo.co.za

Owner : Geraldine Mettler, Stellenbosch Municipality

Tel: 021 808 8025

Email: municipal.manager@ Stellenbosch.gov.za

Application Reference : LU/TP917/2024

Description of the land development proposal:

Application for Rezoning in Terms of Section 15(2)a of the Stellenbosch Municipality Land-Use Planning By-Law 2023 and Chapter 24 of the Stellenbosch Municipality Zoning Scheme 2023, on the Remainder of Portion 2 of the Farm Cloetesdal No. 81 and Portion 9 of the Farm Cloetesdal No. 81 from Agricultural Rural Zone & Public Roads and Parking Zone to Subdivisional Area Overlay Zone to allow for the following Land Uses: Multi-Unit Residential Zone, Public Open Space Zone and Public Road and Parking Zone.

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 by-law. 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: Samuel Chauke, info@nkanivo.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 12 May 2025.

The Municipality, in terms of Section 50(2) of the said by-law, may refuse to accept any comments/objection received after the closing date.

For any enquires 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 012 807 7445 during normal office hours.

Yours Faithfully

Samuel Chauke

Nkanivo Development Consultants (Pty) Ltd

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

TIPE AANSOEK: HERSONERING VAN DIE RES VAN GEDEELTE 2 VAN DIE PLAAS CLOETESDAL NO. 81 EN GEDEELTE 9 VAN DIE PLAAS CLOETESDAL NO. 81 NA ONDERVERDELINGSGBIED

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

Adres van aansoek eiendom : R304

Aansoek eiendom beskrywing : 81/2 & 81/9

Aansoeker : Nkanivo Development Consultants (Pty) Ltd

Tel: 012 807 7445

E-pos: info@nkanivo.co.za

Eienaar : Geraldine Mettler, Stellenbosch Municipality

Tel: 021 808 8025

E-pos: municipal.manager@stellenbosch.gov.za

Aansoek Verwysing : LU/TP917/2024

Besonderhede van die grondgebruiksaansoek:

Aansoek om Hersonering ingevolge Artikel 15(2)a van die Stellenbosch Munisipaliteit Grondgebruikbeplanningsverordening 2023 en Hoofstuk 24 van die Stellenbosch Munisipaliteit Soneringskema 2023, op die res van Gedeelte 2 van die Plaaskloetesdal No. 81 en Gedeelte 9 van die Plaas Cloetesdal No. 81 vanaf Landbou Landelike Sone & Openbare Paaie en Parkeersone na Onderverdelingsgebied Oorlegsone om voorsiening te maak vir die volgende Grondgebruike: Multi-eenheid residensiële sone, openbare oopruimtesone en openbare pad en parkeersone.

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

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terme van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: Samuel Chauke, info@nkanivo.co.za. Deur 'n beswaar, kommentaar of versoë 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 sluitingsdatum van 12 Mei 2025.

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

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermeldde elektroniese pos adres of telefonies by 012 807 7445 gedurende normale kantoor ure.

Die uwe

Samuel Chauke

Nkanivo Development Consultants (Pty) Ltd

EXECUTIVE SUMMARY OF THE MOTIVATION FOR THE APPLICATION

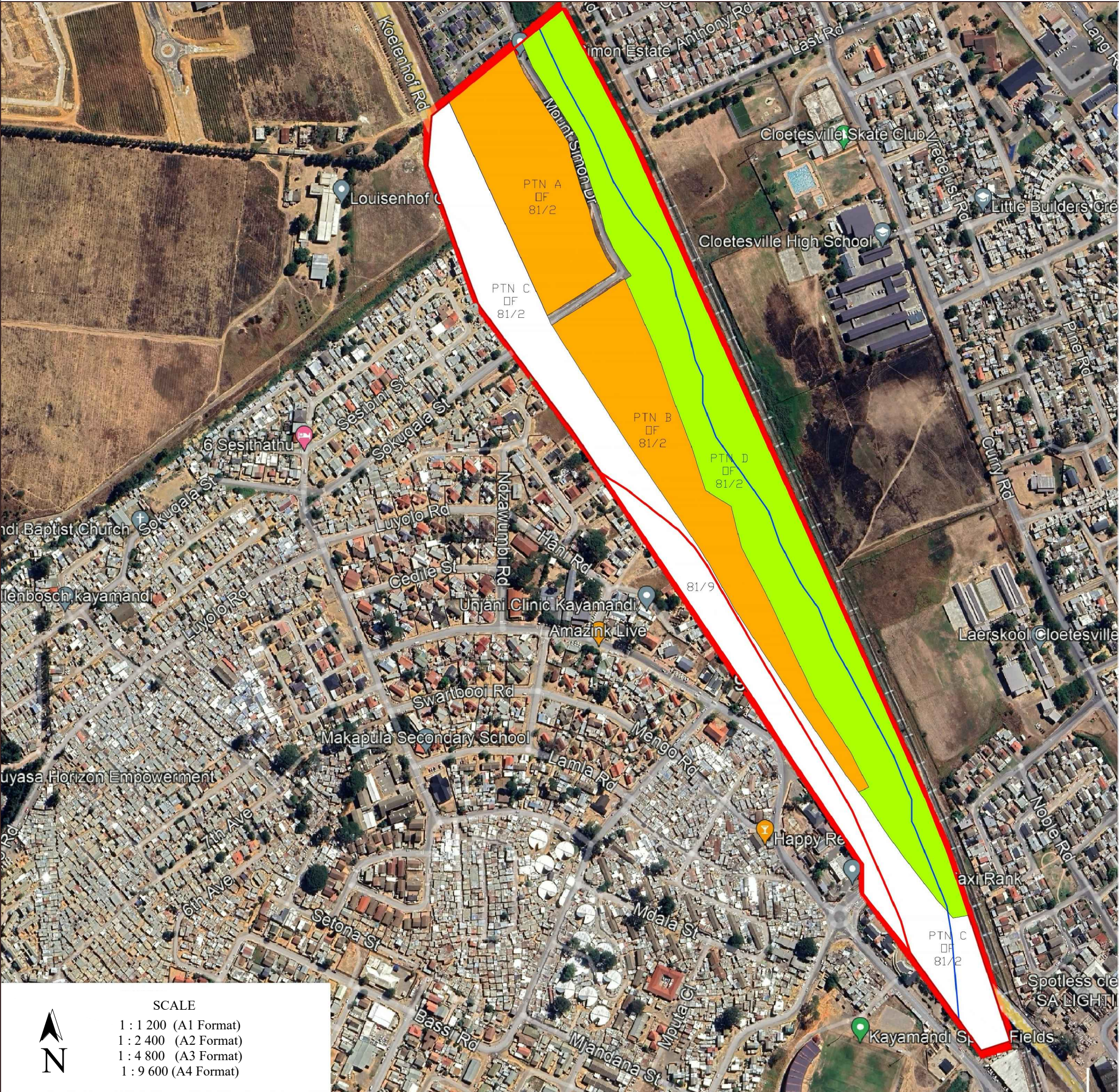
APPLICATION FOR REZONING: FARM NO 81/2 & 9, STELLENBOSCH DIVISION

THE PURPOSE OF THE LAND DEVELOPMENT APPLICATION IS TO THEN OBTAIN APPROVAL OF THE MUNICIPALITY FOR THE REZONING OF THE REMAINDER OF PORTION 2 FARM CLOETESDAL 81 STELLENBOSCH RD AND PORTION 9 OF THE FARM CLOETESDAL 81 STELLENBOSCH RD IN STELLENBOSCH, WESTERN CAPE PROVINCE FROM **AGRICULTURAL RURAL ZONE & PUBLIC ROADS AND PARKING ZONE** TO **SUBDIVISIONAL AREA OVERLAY ZONE** TO ALLOW FOR THE FOLLOWING LAND USES: **MULTI-UNIT RESIDENTIAL ZONE, PUBLIC OPEN SPACE ZONE AND PUBLIC ROAD AND PARKING ZONE**. THE AIM OF THE PROJECT IS TO ESTABLISH MEDIUM TO HIGH 1 TO 4 STOREY WALK-UP BUILDINGS TO ACCOMMODATE THE SOCIAL HOUSING TYPOLOGY AND ALIGNMENT WITH THE ADAM TAS CORRIDOR INITIATIVE.

THE LAND WILL BE UTILIZED FOR PURPOSES THAT BETTER SERVE THE AREA'S CURRENT AND FUTURE DEMANDS, SUCH AS RESIDENTIAL HOUSING OR MIXED-USE ZONES. THIS IS PARTICULARLY IMPORTANT IN STELLENBOSCH, WHERE THERE IS AN INCREASING NEED FOR AFFORDABLE HOUSING AND COMMUNITY AMENITIES DUE TO POPULATION GROWTH AND URBAN EXPANSION. MOREOVER, REZONING THE FARM ALLOWS FOR THE OPTIMIZATION OF LAND RESOURCES, ENSURING THAT THE DEVELOPMENT ALIGNS WITH THE INTEGRATED DEVELOPMENT PLAN (IDP) OF THE MUNICIPALITY.

THE DESIRABILITY OF REZONING REMAINDER OF PORTION 2 AND PORTION 9 OF THE FARM CLOETESDAL 81 FOR SOCIAL HOUSING IS GIVEN TO ITS PROXIMITY OF BOTH STELLENBOSCH'S URBAN CORE AND THE ESTABLISHED SOCIAL HOUSING SETTLEMENTS SUCH AS IDAS VALLEY AND CLOETESVILLE. LOCATED ALONG THE PLANKENBURG RIVER, THE PROPOSED DEVELOPMENT WILL CONTRIBUTE TO THE BROADER AESTHETIC AND ENVIRONMENTAL APPEAL OF THE AREA.

PROPOSED CONCEPT PLAN OF REMAINDER OF PORTION 2 AND PORTION 9 OF THE FARM CLOETESDAL NO. 81



LOCALITY MAP



LEGEND

ZONING (PROPOSED ZONING)	LAND USES	NO. OF ERF	AREA (HA)	AREA (%)	NOTATION
MULTI-UNIT RESIDENTIAL	VACANT	PTN A OF 81/2	2.63	13,65	
MULTI-UNIT RESIDENTIAL	VACANT	PTN B OF 81/2	3.14	16,29	
PUBLIC ROAD AND PARKING	ROAD	PTN C OF 81/2	6,19	32,12	
PUBLIC OPEN SPACE	RIVER	PTN D OF 81/2	7.31	37,94	

TOTAL AREA (HA) 19,27 100%

NOTES:

1. — Represents the Parent Farm
2. — Represents the Proposed Portions

CLIENT: STELLENBOSCH MUNICIPALITY



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

CONSULTANTS	NAME	SIGNATURE
NKANIVO DEVELOPMENT CONSULTANTS	NYIKO BALOYI	
DESIGNED:	OARABILE MODIBE C.Pl. C/10028/2024	THESE DRAWINGS: (A) ENJOY COPYRIGHT PROTECTION AND THE COPYRIGHT VESTS IN NKANIVO DEVELOPMENT CONSULTANTS UNLESS OTHERWISE AGREED IN WRITING (B) MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WHATSOEVER TO ANY PERSON WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT HOLDER
CHECKED:	NYIKO BALOYI Pr.Pl. A/3125/2022	
DRAWING No:	202408-RE.PTN2&9 F.81-REV1	
DATE:	25/11/2024	

COMPILED BY:



Nkanivo
Development Consultants

TELL: 012 807 7445
eMail: info@nkanivo.co.za

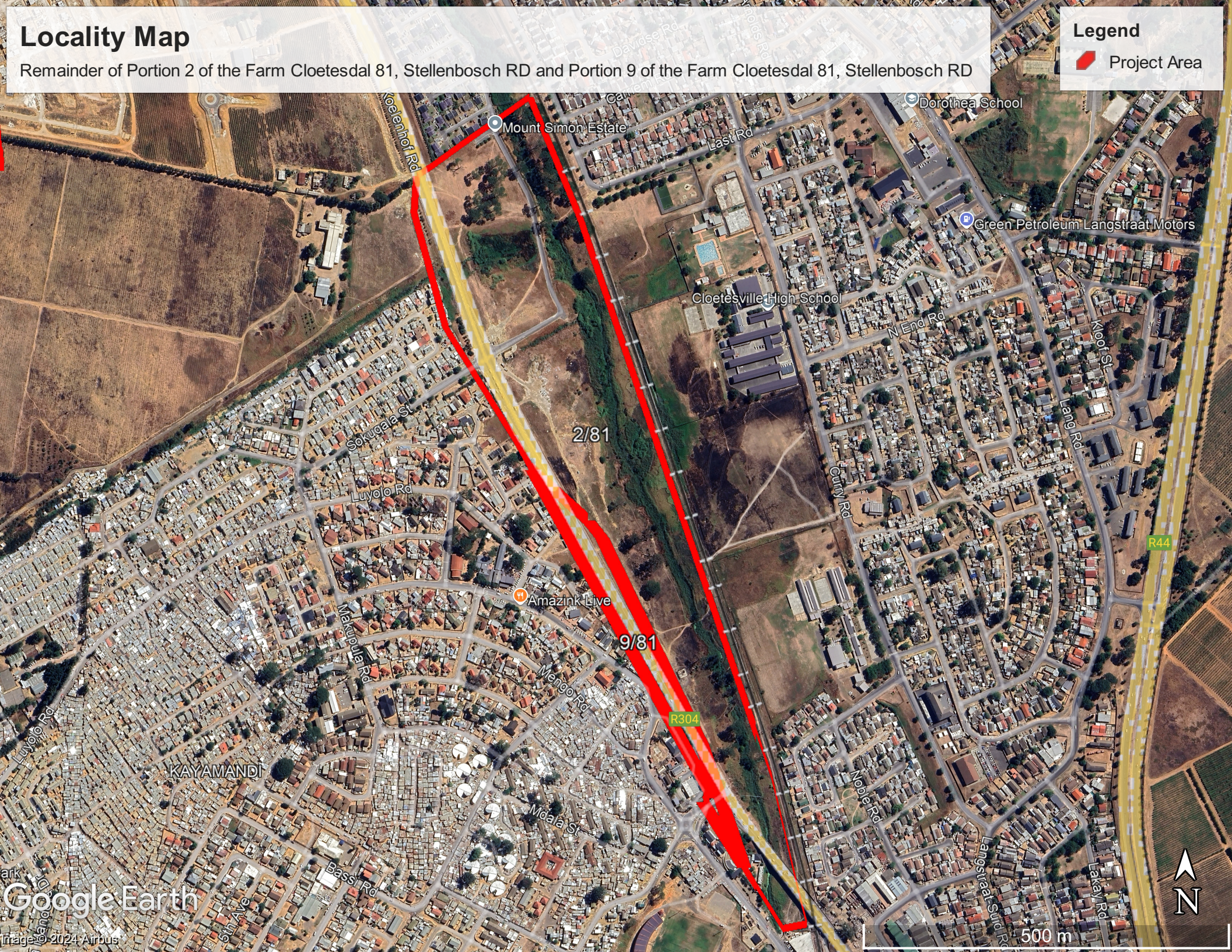
Nkanivo House
Unit 79, Block 5, Lombardy Business Park
66 Graham Road
Pretoria 0084

Locality Map

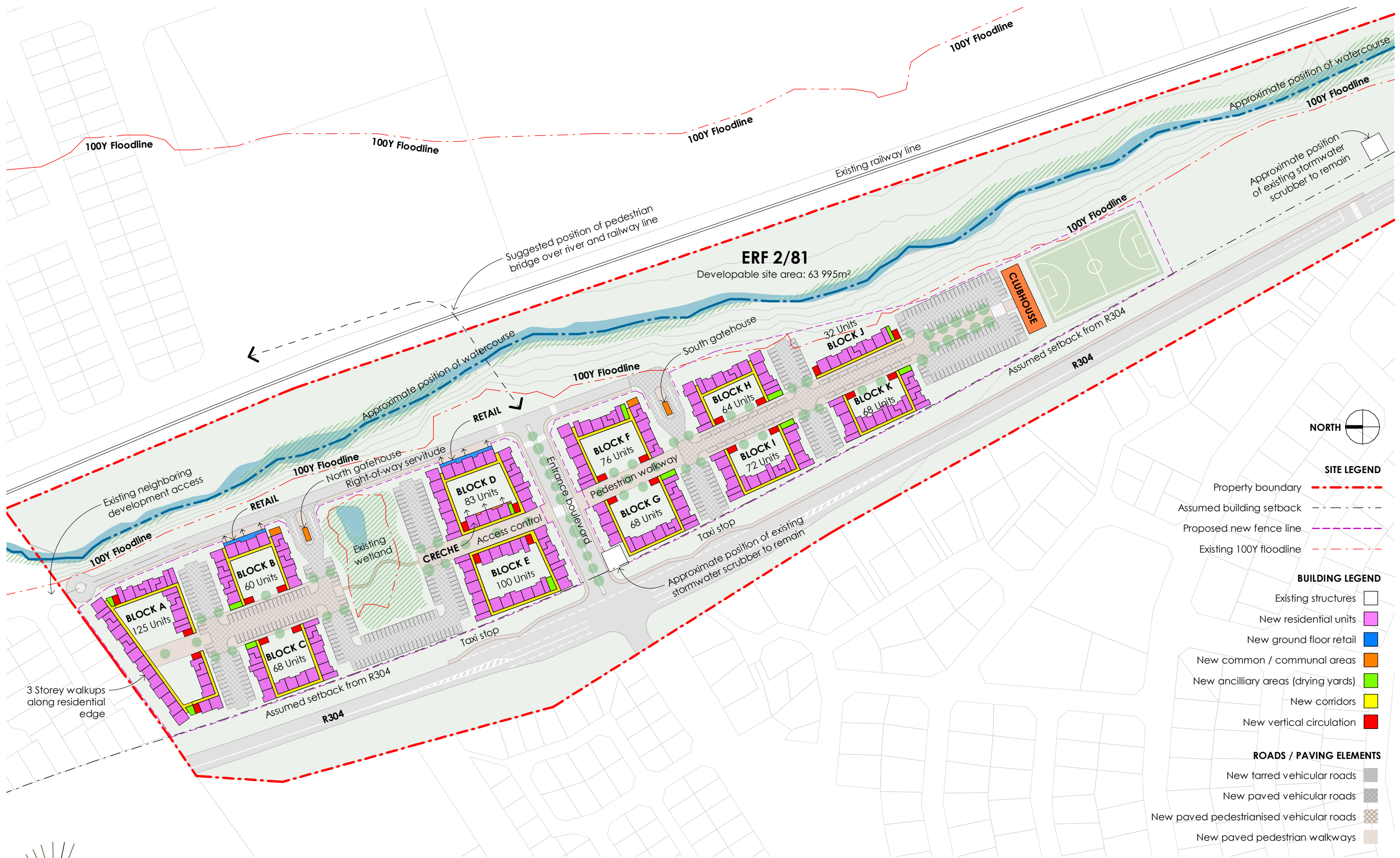
Remainder of Portion 2 of the Farm Cloetesdal 81, Stellenbosch RD and Portion 9 of the Farm Cloetesdal 81, Stellenbosch RD

Legend

 Project Area



500 m



SITE LEGEND

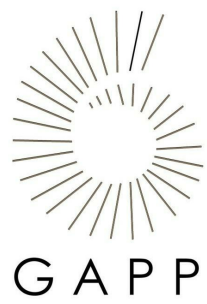
- Property boundary
- Assumed building setback
- Proposed new fence line
- Existing 100Y floodline

BUILDING LEGEND

- Existing structures
- New residential units
- New ground floor retail
- New common / communal areas
- New ancillary areas (drying yards)
- New corridors
- New vertical circulation

ROADS / PAVING ELEMENTS

- New tarred vehicular roads
- New paved vehicular roads
- New paved pedestrianised vehicular roads
- New paved pedestrian walkways



STELLENBOSCH HOUSING TENDER BSM 26/21

PAGE 1 - PROPOSED SITE LAYOUT

Johannesburg 97 second avenue melville 2092 | po box 31133 braamfontein 2017 | +27 11 482 1648 | office@jnb.gapp.net
 cape town 150 longmarket st cape town 8001 | po box 15998 vloeberg 8018 | +27 21 424 2390 | office@ctn.gapp.net
 GAPP architects & urban designers (pty) ltd | reg no. 1993/003667/07 | www.gapp.net

revision

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UNIT YIELD

UNIT TYPE	UNIT AREA	No. UNITS	UNITS MIX
Studio Unit Type 1	29.5m²	40	5%
Studio Unit Type 2	29.5m²	135	17%
One Bedroom Type 1	31m²	66	8%
One Bedroom Type 2	35m²	130	16%
Two Bedroom Type 1	42m²	81	10%
Two Bedroom Type 2	45m²	243	30%
Two Bedroom Type 3	48m²	121	15%
Total units		816	100%

SCHEDULE OF AREAS

AREA DESCRIPTION	AREA
Total residential unit areas*	31 926m²
Total retail area	537m²
Creche	211m²
Total rentable area	32 674m²
Drying yards	236m²
Corridors	1945m²
Guardhouses	48m²
Clubhouse	436m²
Electrical minisub rooms	51m²
Total common areas	2716m²
Total GBA	35 390m²

* The areas stated are measured from the centreline of the demising wall between units and the extrnal face of external walls as prescribed by SAPOA

SCHEDULE OF PARKING

PARKING DESCRIPTION	AREA
Parking bays required at 0.5 bays/unit	408 Bays
Total parking bays provided	411 Bays
Surplus bays	3 Bays



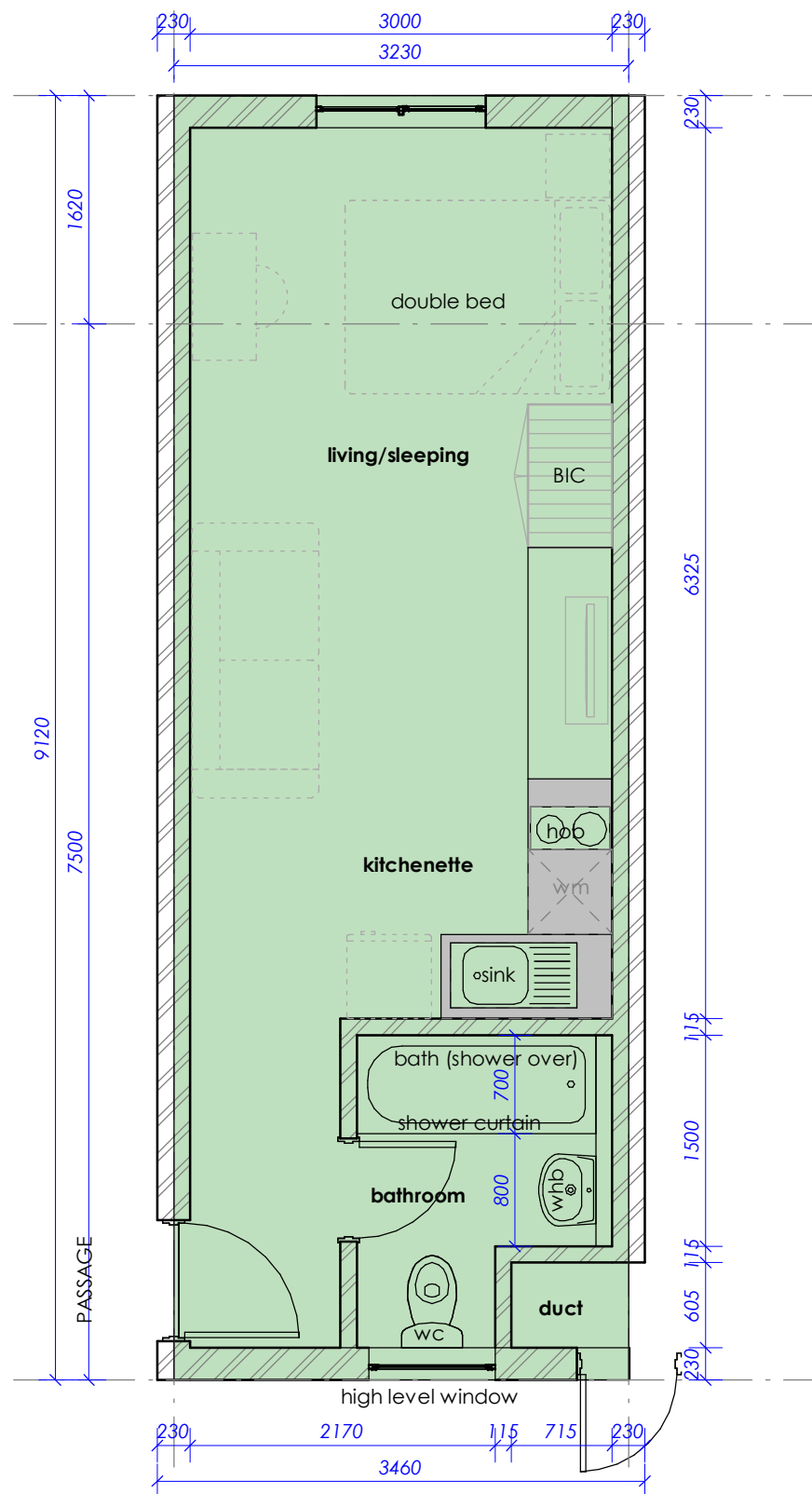
STELLENBOSCH HOUSING TENDER BSM 26/21

PAGE 2 - 3D CONCEPT MASSING MODEL

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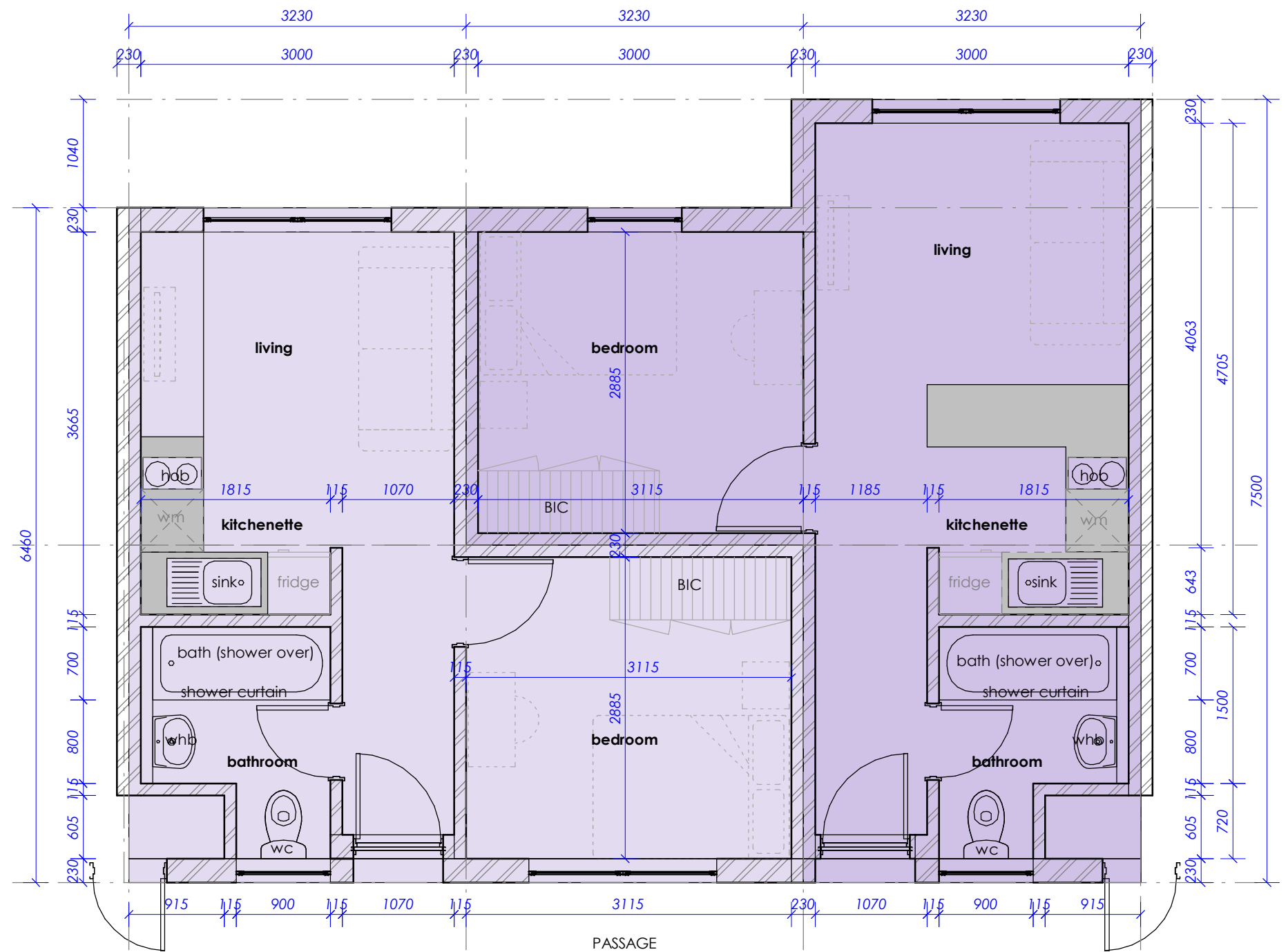
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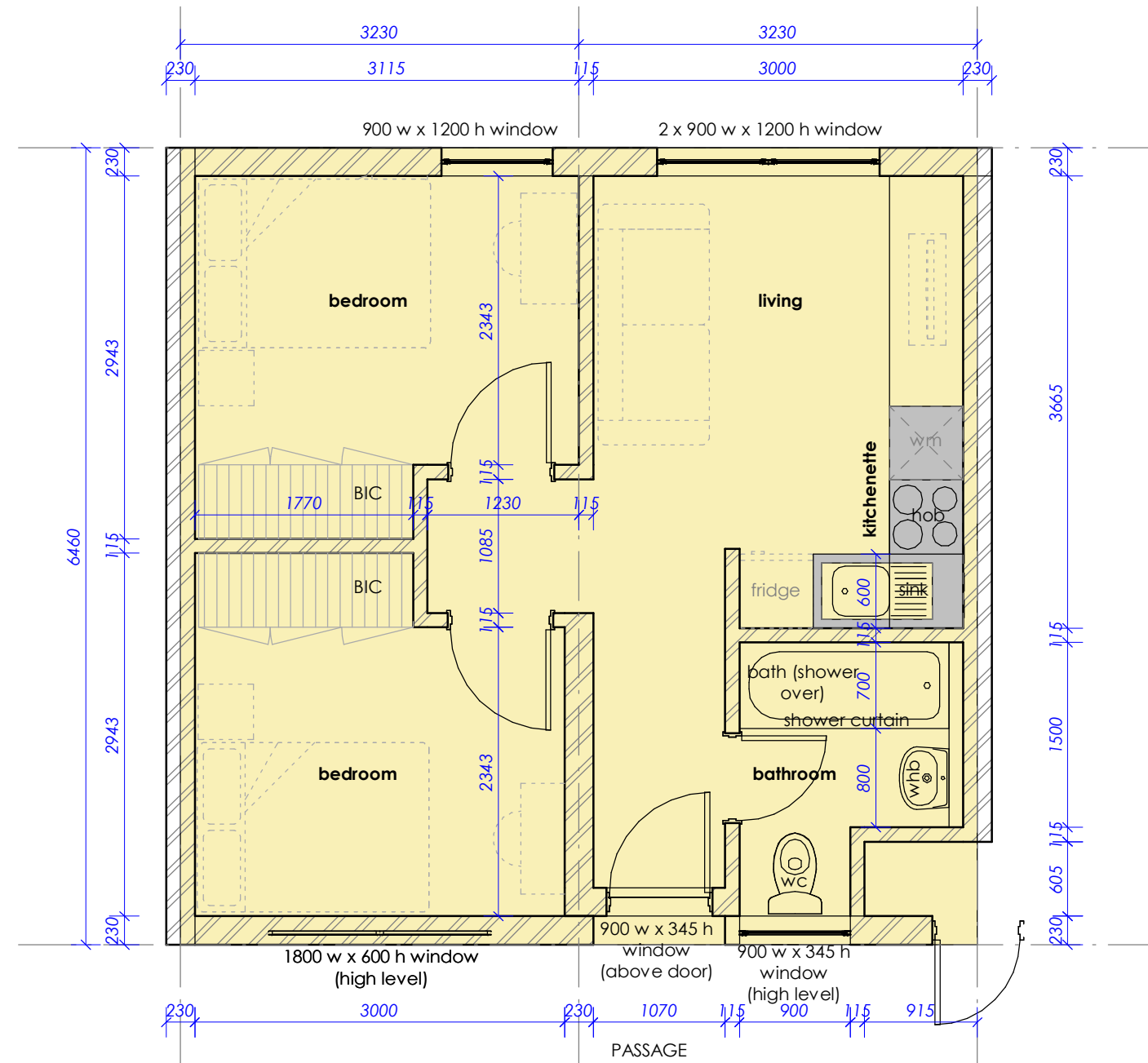
STUDIO UNIT: 30 m²

One room studio/bachelor type unit.
Kitchenette with sink, 2 plate gas hob and built-in shelves.
Bathroom with shower, wall hung basin and toilet.
BIC to living/sleeping area
Dotted lines denote tenant furniture and appliances



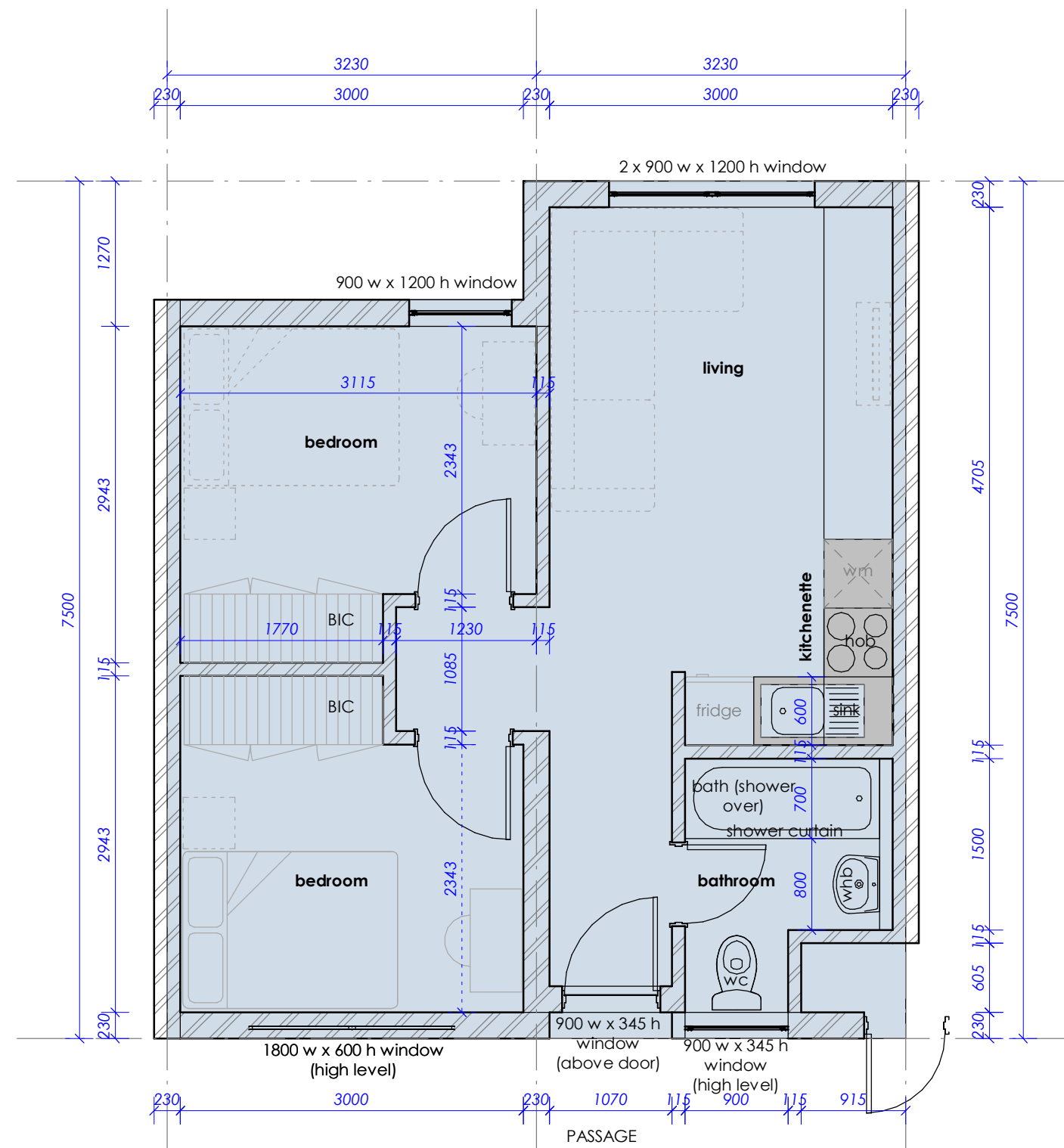
1 BEDROOM UNIT Type 1: 31 m²

1 BEDROOM UNIT Type 2: 35 m²



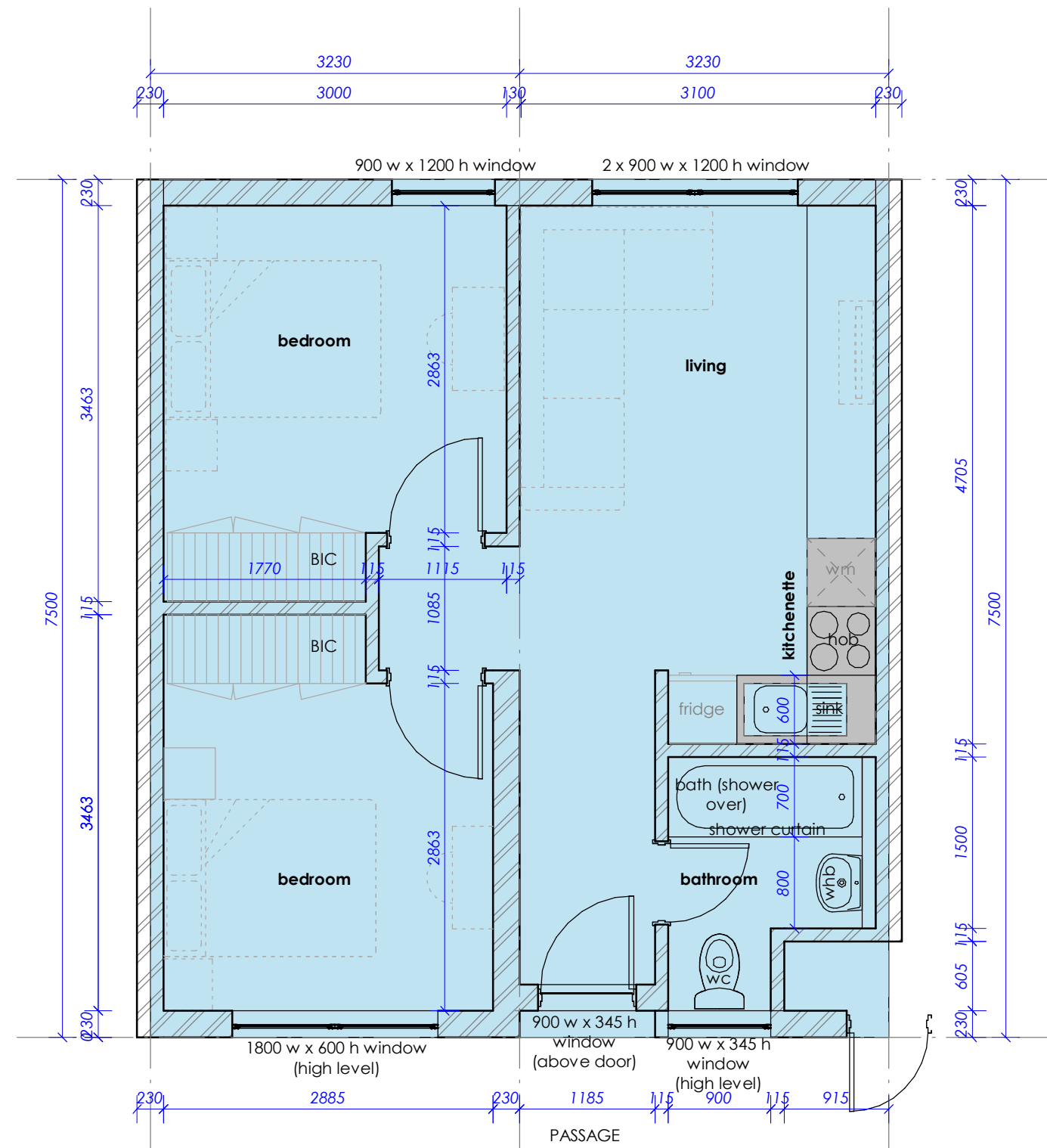
2 BEDROOM UNIT Type 1: 42 m²

Unit without balcony
 Two bedrooms and a separate living area
 Kitchenette with sink, 4 plate gas hob, built-in shelves, granite worktops and washing machine point.
 Bathroom with bath (shower over), wall hung basin and toilet.
 2 Bedrooms each with a BIC.
 Dotted lines denote tenant furniture and appliances



2 BEDROOM UNIT Type 2: 45 m²

Unit without balcony
 Two bedrooms and a separate living area
 Kitchenette with sink, 4 plate gas hob, built-in shelves, granite worktops and washing machine point.
 Bathroom with bath (shower over), wall hung basin and toilet.
 2 Bedrooms each with a BIC.
 Dotted lines denote tenant furniture and appliances



2 BEDROOM UNIT Type 3: 48 m²

Unit without balcony
 Two bedrooms and a separate living area
 Kitchenette with sink, 4 plate gas hob, built-in shelves, granite worktops and washing machine point.
 Bathroom with bath (shower over), wall hung basin and toilet.
 2 Bedrooms each with a BIC.
 Dotted lines denote tenant furniture and appliances



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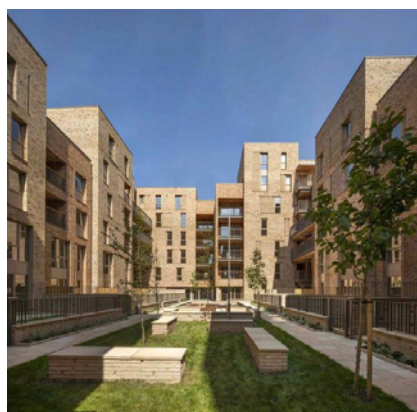


HIGH LEVEL CONCEPT FOR ELEVATIONS



HIGH LEVEL PROPOSAL FOR COURTYARDS

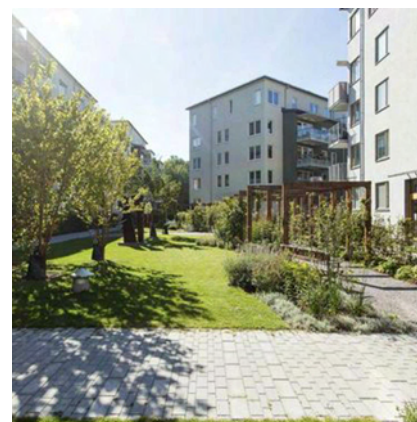
***Note.** The reference images shown are for design intent purposes, to convey the types of spaces proposed. The images are not reflective of the proposed materials and finishes etc.



PASSIVE SURVEILLANCE
Security within the courtyards achieved by passive surveillance



SAFE PLAYING AREAS
Playing areas for children created within the courtyards



SEMI-PRIVATE AREAS
Semi-private courtyards created by the perimeter block typology