

NOTICE OF LAND USE PLANNING APPLICATION IN THE STELLENBOSCH MUNICIPAL AREA : LYNEDOCH ECO VILLAGE

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

Application Property Address : **Lynedoch Road, Lynedoch Eco Village, Stellenbosch, 7603**
Application Property Number : **Erven 16, 17 and 58 Lyndoch**
Applicant: **David Hellig and Abrahamse Professional Land Surveyors**
Tel: 021 872 4086
Email: plan@dhaa.co.za
Owner: **Tracey Marea Brooks and Sarah Rosean Wilton**
Application Reference: **TP1050/2025**
Application Type: **Consolidation, Rezoning, Technical Approval, Land Use Departures and Registration of Servitude Parking Area**

Description of the land use planning application :

Application is made in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 on Erven 16, 17 and 58 Lyndoch for the following:

- a) **Consolidation in terms of Section 15(2)(e) of the said By-Law of Erven 16 and 17 Lyndoch respectively measuring 84 square metres in extent and 89 square metres in extent to create one consolidated land unit measuring 173 square metres**
- b) **Rezoning in terms of Section 15(2)(a) of the consolidated land unit from Conventional Residential Housing Zone to Community Zone, which permits a "community residential building" as a primary right.**
- c) **Permanent Departure in terms of Section 15(2)(b) to increase the coverage factor of the consolidated land unit from 50% to 70%**
- d) **Permanent Departure in terms of Section 15(2)(b) to relax the building lines from 5 metres to 0 metres applicable to all four cadastral boundaries**
- e) **Registration of servitude in terms of Section 15(2)(d) for servitude parking measuring 55 square metres, comprising 3 parking bays over Erf 58 Lyndoch in favour of the consolidated land unit.**
- f) **Permission/ Technical Approval in terms of Section 15(2)(g) for employee housing in order to accommodate studio apartment units for caretaker/ in house guardian and staff members**

Notice is hereby given in terms of the provisions of Section 46 of the said By-Law that the abovementioned 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.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said By-Law with the following requirements and particulars:

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address,
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:
 - Indicate the facts and circumstances that explain the comments;
 - Where relevant demonstrate the undesirable effect that the application will have if approved;
 - Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
 - Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: **David Hellig and Abrahamse Professional Land Surveyors (Email: plan@dhaa.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 **25-08-2025**.

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 **021 872 4086** during normal office hours.

KENNISGEWING VAN GRONDGEBRUIKBEPLANNING AANSOEK IN DIE STELLENBOSCH MUNISIPALE GEBIED: LYNEDOCH EKO-DORP

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

Adres van aansoek eiendom: **Lynedoch Road, Lynedoch Eco Village, Stellenbosch, 7603**
Aansoek eiendom beskrywing: **Erwe 16, 17 en 58 Lyndoch**
Aansoeker: **David Hellig en Abrahamse Professionele Landmeters**
Tel: 021 872 4086
E-pos: plan@dhaa.co.za
Eienaar: **Tracey Marea Brooks and Sarah Rosean Wilton**
Aansoek Verwysing: **TP1050/2025**
Tipe Aansoek: **Konsolidasie, Hersonerig, Tegnieise Goedkeruing, Grondgebruik Afwykings en Registrasie van Serwituut Paarkeer Area**

Beskrywing van die grondgebruikbeplanningsaansoek:

Aansoek word ingevolge Artikel 15(2) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2023, op Erwe 16, 17 en 58 Lyndoch gedoen vir die volgende:

- a) **Konsolidasie ingevolge Artikel 15(2)(e) van die genoemde Verordening van Erwe 16 en 17 Lyndoch onderskeidelik 84 vierkante meter groot en 89 vierkante meter groot om een gekonsolideerde grondeenheid te skep wat 173 vierkante meter groot is.**
- b) **Hersonering ingevolge Artikel 15(2)(a) van die gekonsolideerde grondeenheid van Konvensionele Residensiële Behuisingsone na Gemeenskapsone, wat 'n "gemeenskapsresidensiële gebou" as 'n primêre reg toelaat.**
- c) **Permanente Afwyking ingevolge Artikel 15(2)(b) om die dekkingsfaktor van die gekonsolideerde grondeenheid van 50% tot 70% te verhoog.**
- d) **Permanente Afwyking ingevolge Artikel 15(2)(b) om die boulyne van 5 meter tot 0 meter te verslap, van toepassing op al vier kadastrale grense.**
- e) **Registrasie van serwituut ingevolge Artikel 15(2)(d) vir serwituutparkering van 55 vierkante meter, bestaande uit 3 parkeerplekke oor Erf 58 Lyndoch ten gunste van die gekonsolideerde grondeenheid.**
- f) **Toestemming/Tegnieise Goedkeuring ingevolge Artikel 15(2)(g) vir werknemersbehuising om ateljee woonsteleenhede vir opsigter/inwonende voog en personele te akkommodeer.**

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 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 toeganklik is nie, kan 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 wat die volgende vereistes en besonderhede moet bevat:

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsite van die volgende aspekte:
 - Die feite en omstandighede aantoon wat die die kommentaar toelig;
 - Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
 - Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
 - Dat die insette voldoende inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: **David Hellig en Abrahamse Professionele Landmeters (E-pos: plan@dhaa.co.za)**. Deur 'n beswaar, kommentaar of verhoor 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 **25-08-2025**.

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 **021 872 4086** gedurende normale kantoor ure.



LAND USE APPLICATION

**PLEASE CONSULT THE PLANNING PORTAL ON THE
MUNICIPAL WEBSITE FOR**

FURTHER DETAILS www.stellenbosch.gov.za

Application Reference: TP1050/2025

ERVEN 16, 17 AND 58

LYNDOCH

ADVERTISING PERIOD : 24-07-2025 – 25-08-2025

ENQUIRIES: Hugo Slabber

**David Hellig and Abrahamse Professional Land
Surveyors**

021-872 4086

plan@dhaa.co.za

NOTICE

Notice is hereby given in terms of the provisions of the said Bylaw that the below mentioned land development application in terms of the Stellenbosch Municipal Land Use Planning By-law, 2023 has been submitted to the Stellenbosch Municipality for consideration :

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Municipal Land Use Planning By-Law, 2023 on Erven 16, 17 and 58
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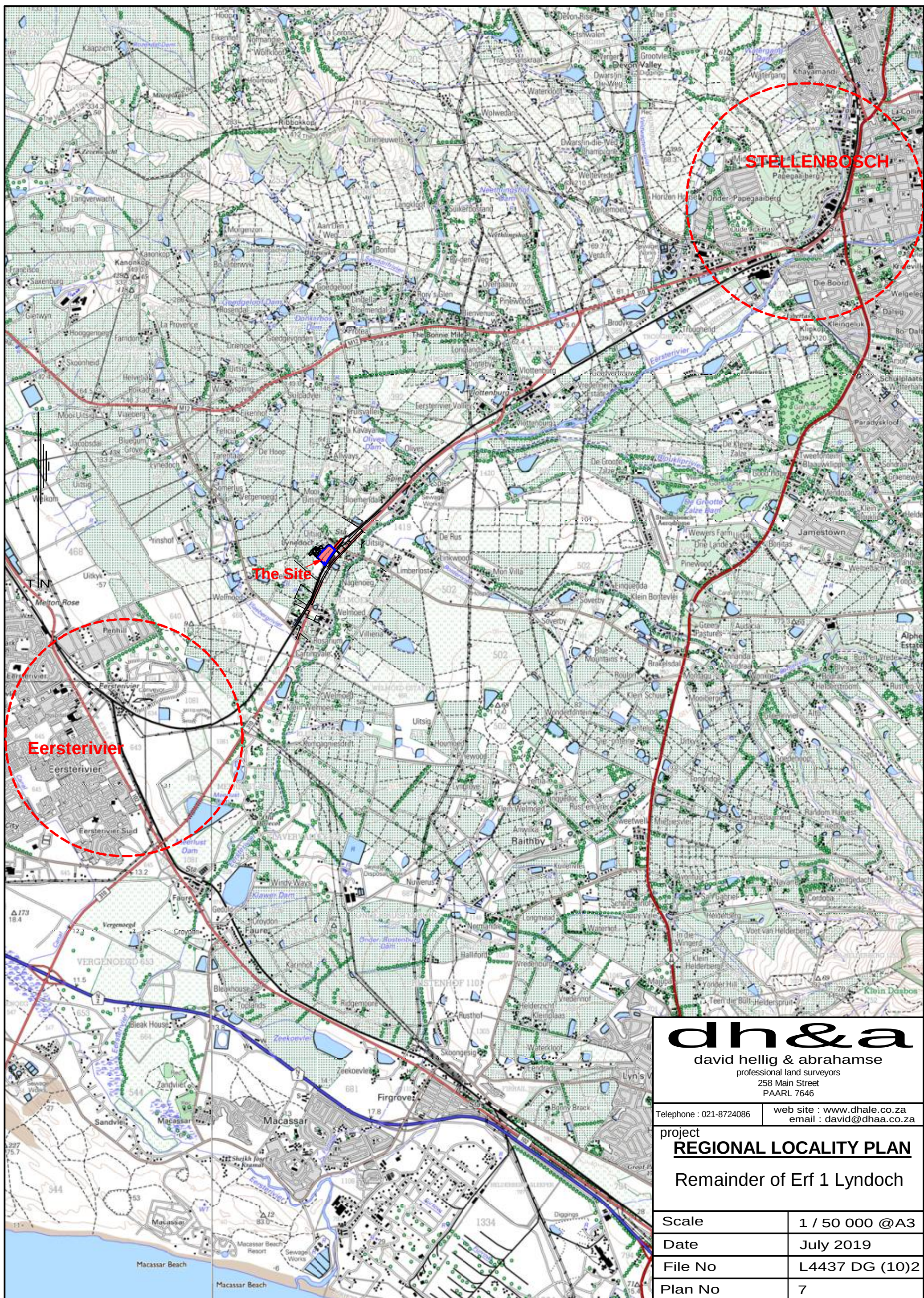
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For any enquiries on the Application, or if you are unable to write and / or submit your comments as provided for, you must contact the Applicant for assistance.



dh&a
david hellig & abrahamse
professional land surveyors
258 Main Street
PAARL 7646

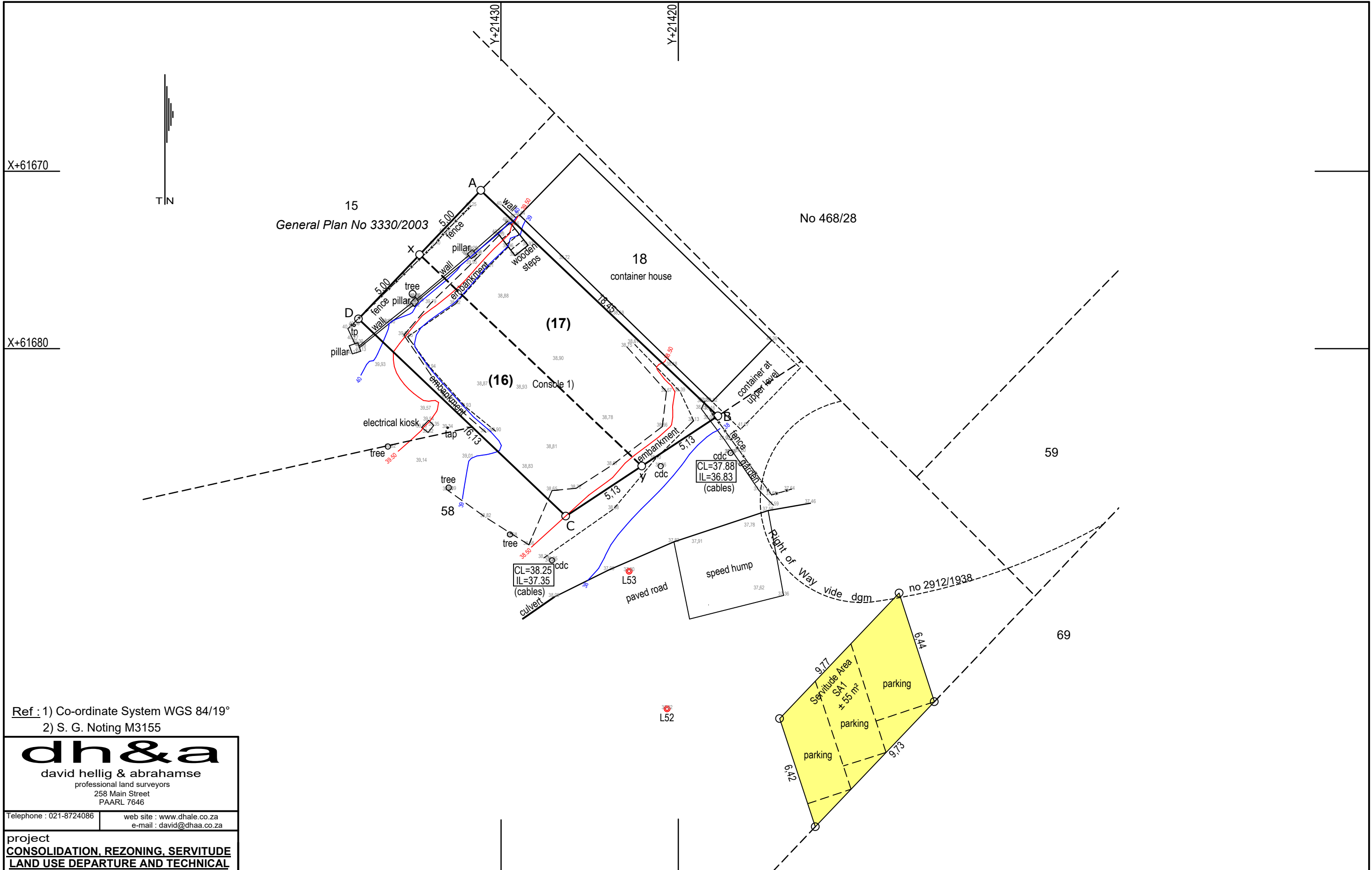
Telephone : 021-8724086 web site : www.dhale.co.za
email : david@dhale.co.za

project

REGIONAL LOCALITY PLAN

Remainder of Erf 1 Lyndoch

Scale	1 / 50 000 @A3
Date	July 2019
File No	L4437 DG (10)2
Plan No	7



Ref : 1) Co-ordinate System WGS 84/19°
2) S. G. Noting M3155

dh&a

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project

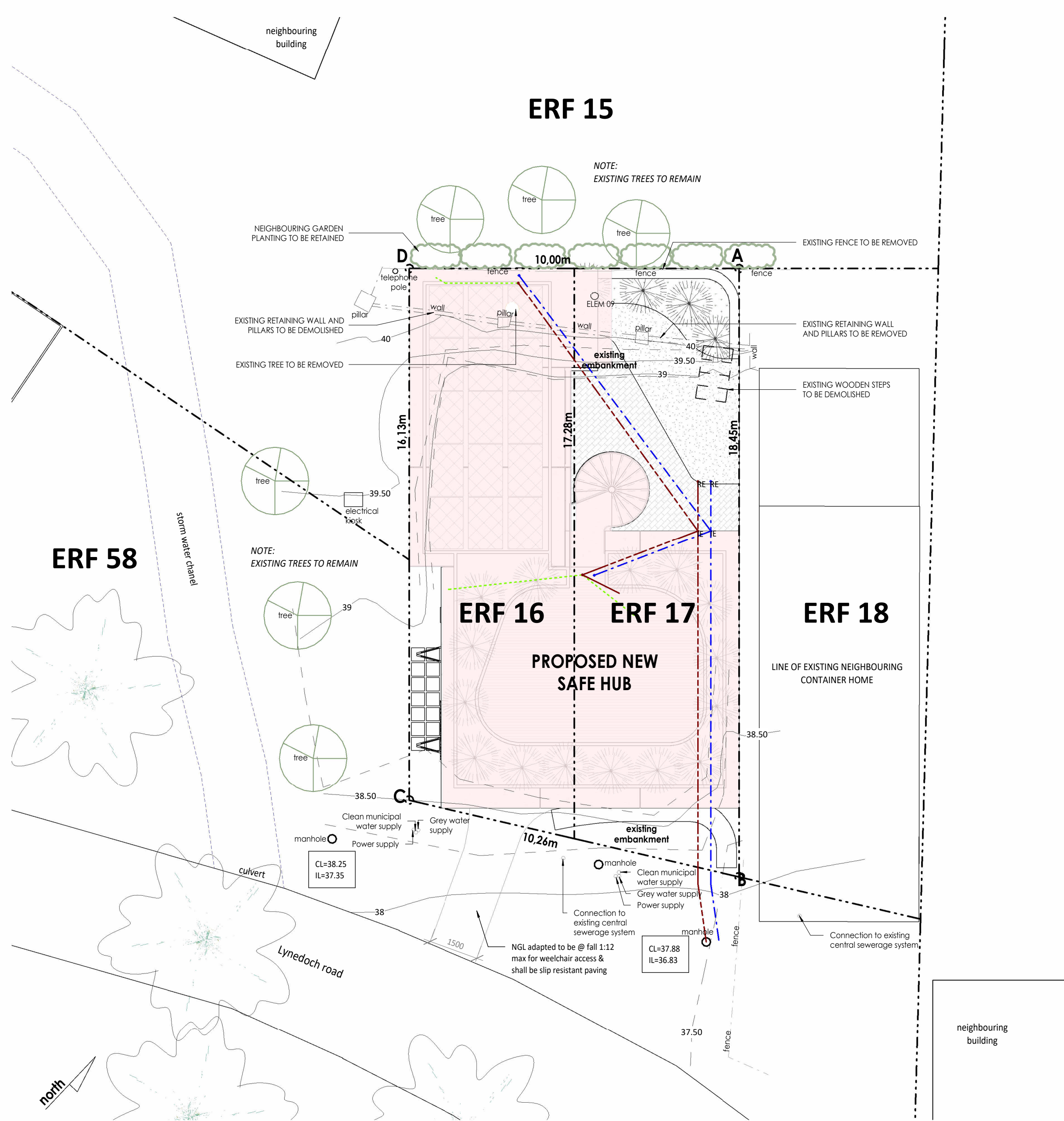
CONSOLIDATION, REZONING, SERVITUDE

LAND USE DEPARTURE AND TECHNICAL

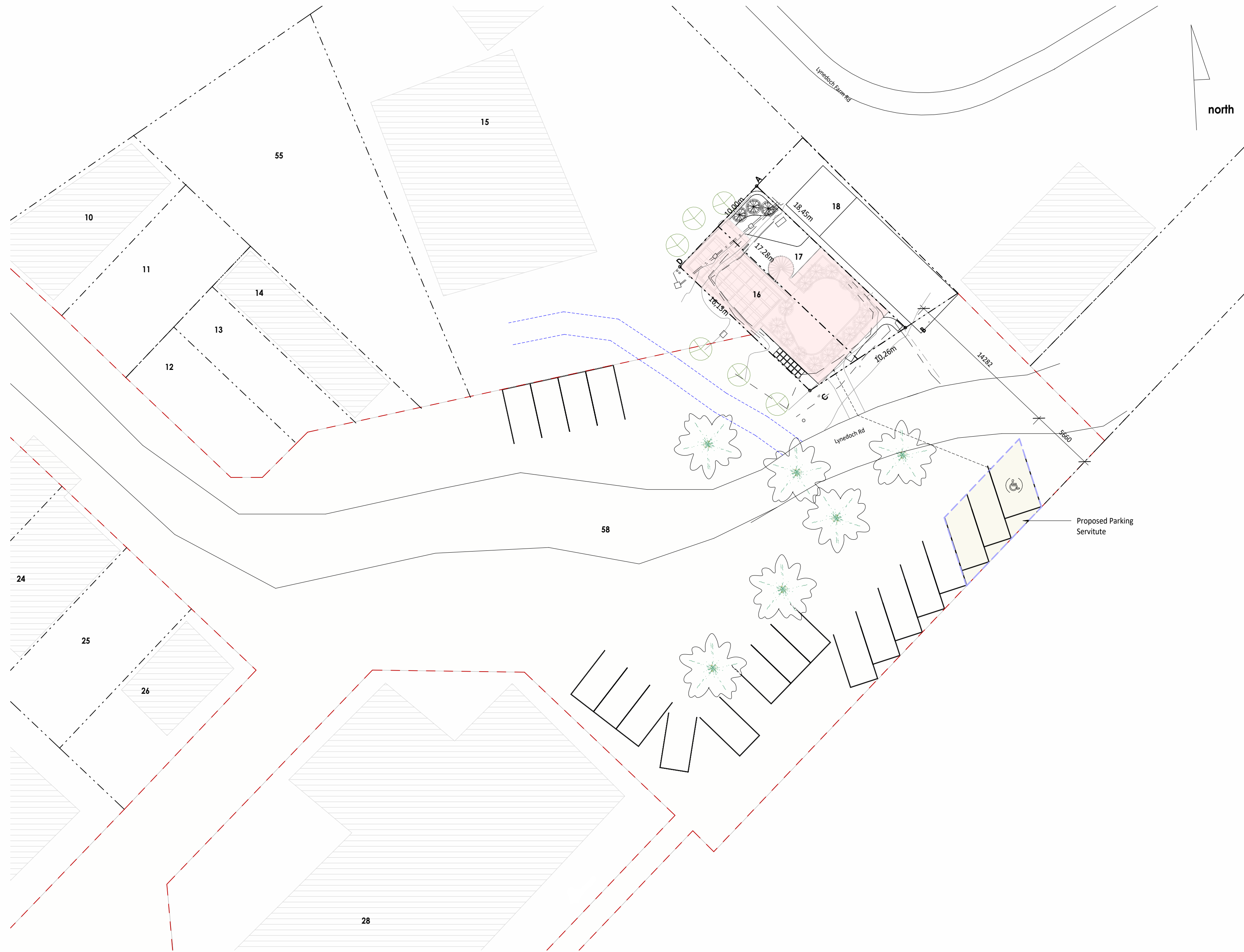
APPROVAL PLAN

Erven 16 and 17 Lyndoch

Scale	1 / 200 @A3	Notes: 1) Erven 16 and 17 Lyndoch are to be Consolidated to form a Land unit measuring 173 m² in extent. 2) The Consolidated Land unit 1) above is to be Rezoned from Conventional Residential Housing Zone to Community Zone. 3) The relaxation of the 5 m building line to zero metres. 4) Land use departure to increase the 50% coverage ratio to 70%. 5) The registration of a servitude area labelled SA1 measuring ± 55 m² in extent over Erf 58 Lyndoch in favour of the Consolidated land unit. 6) The Technical Approval for the additional employee housing unit.
Date	November 2024	
File No	L4437 DG (16,17)	
Plan No	3	



PLAN: SITE
SCALE: 1 : 100



PLAN: SITE & LOCALITY
SCALE: 1 : 250

Area Calculations	
Consolidated Erf Size	172,89m ² = 173 m ²
Floor Space:	
Ground Floor	78 m ²
First Floor	100 m ²
TOTAL:	178 m ²

Municipal By-law Parameters			
As per Stellenbosch Municipality Zoning Scheme By-Laws, 2019.			
Current Zoning: Residential			
Proposed Zoning: Community Zone			
	Current Zoning Permissible (Conventional Residential)	Permissible (Community zone)	Achieved
Coverage	121m ² (70% x 173m ²)	86,5m ² (50% x 173m ²)	121 m ² (70%)
Height Restriction	2 storeys	3 storeys	2 storeys
Street Building Line	2m	5m	0m
Common Building Lines	1m	5m	0m

Parking Calculations			
As per Stellenbosch Municipality Zoning Scheme By-Laws, 2019.			
Primary Land Use Right: Community Residential Building with technical approval for additional use of a caretaker's residence			
Parking	Requirement	Achieved on site	Achieved off-site by means of long term leasing
Community Residential	0,3/Bedroom* 0,3 x 3 bedrooms = 0,9 ≈ 1	0	1
Caretaker's Residential	1/Bedroom* 1 x 2 bedrooms = 2	0	2
TOTAL	3	0	3

* refer to Table A in Chapter 5 section 33. (3) in the Stellenbosch Municipality Zoning Scheme By-Laws, 2019

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A1

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General Notes

This drawing is not to be scaled, all figured dimensions to be used. All Dimensions and cadastral setting out information to be thoroughly checked on site and all or any discrepancies to be reported to the Architect before any work is put in hand.

All work is to comply with the **NATIONAL BUILDING REGULATIONS (NBR) AND BUILDING STANDARDS** act 103 of 1977 as amended. All work is to comply with all relevant specifications and codes of practice of the **SOUTH AFRICAN BUREAU OF STANDARDS (SABS) / SOUTH AFRICAN NATIONAL STANDARDS (SANS)** and amendments thereto.

HEALTH AND SAFETY: All construction activities to conform to the **OCCUPATIONAL HEALTH AND SAFETY ACT 1993 (Act No 85 of 1993)**. All materials and workmanship to be as per the **MODEL PREAMBLES FOR TRADES 2008**, and any further additional preambles as noted in the Bills of Quantities.

All work is to comply with all relevant specifications and codes of practice of the **NATIONAL HOME BUILDERS REGISTRATION COUNCIL (NHBR)** (Where applicable)

ELECTRICAL Engineer: (Where applicable) All materials and workmanship to be as specified on the Consultants drawings.

STRUCTURAL and CIVIL Engineer: (Where applicable) All materials and workmanship to be as specified on the Consultants drawings.

HVAC Engineer: (Where applicable) All materials and workmanship to be as specified on the Consultants drawings.

RATIONAL FIRE Engineer: (Where applicable) All materials and workmanship to be as specified on the Consultants drawings.

WET SERVICES Engineer: (Where applicable) All materials and workmanship to be as specified on the Consultants drawings.

SPECIALIST CONSULTANTS (Where applicable) All materials and workmanship to be as specified on the Consultants drawing.

Revisions

rev: description: date: by: Client signature:

Client

SUSTAINABILITY INSTITUTE

Discipline

TUSK

Professional signature:

Architecture

Tusk Professional Services
Panorama Building, Second floor
Tygerberg Office Park
Platteklouf 2, Cape Town
Tel: +27 (0) 21 424 4586/23
www.tusckss.co.za

Project

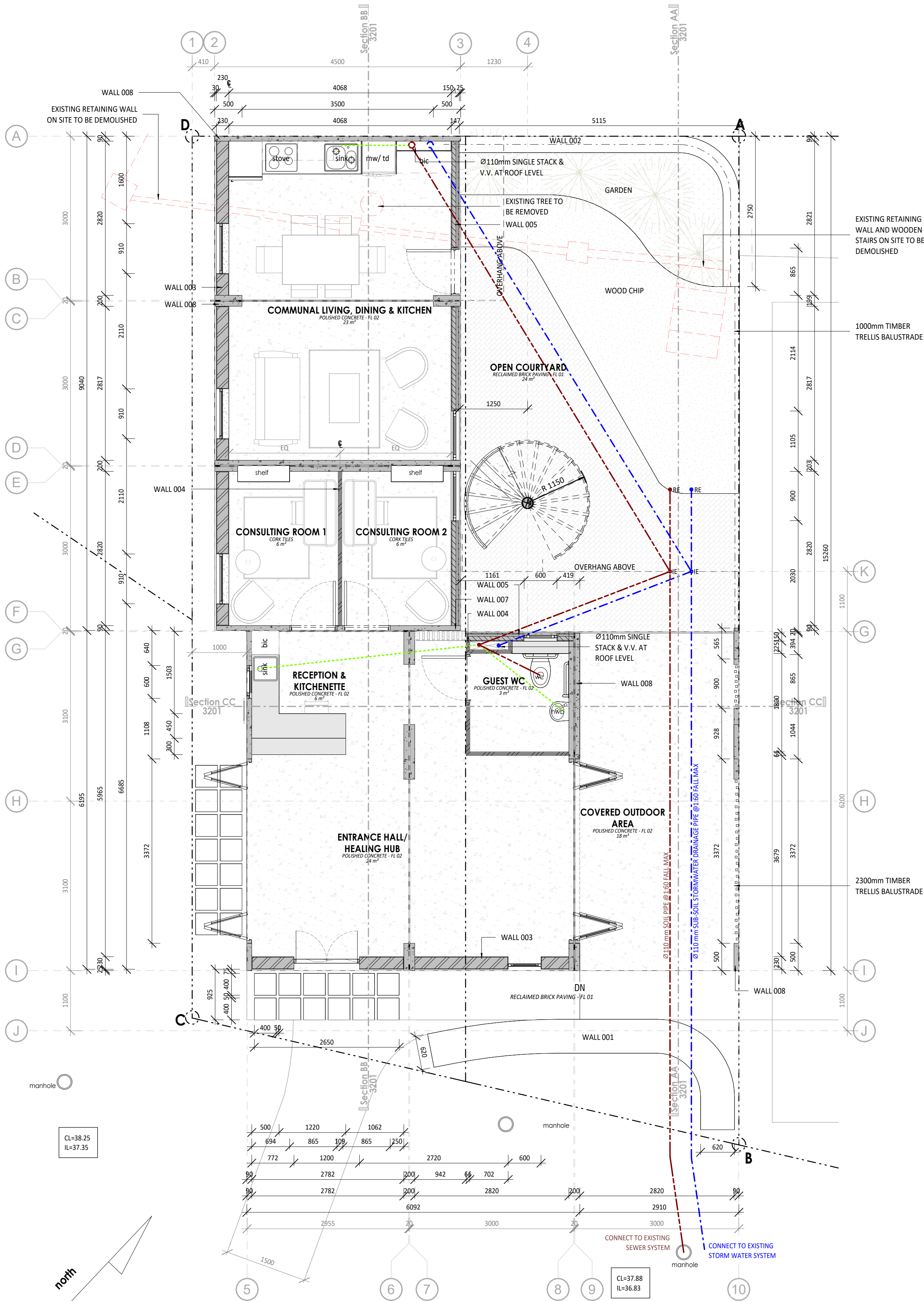
Sustainability Institute Safe Hub

ERVEN 16 & 17 LYNEDOCH RD,
LYNEDOCH, STELLENBOSCH, 7603

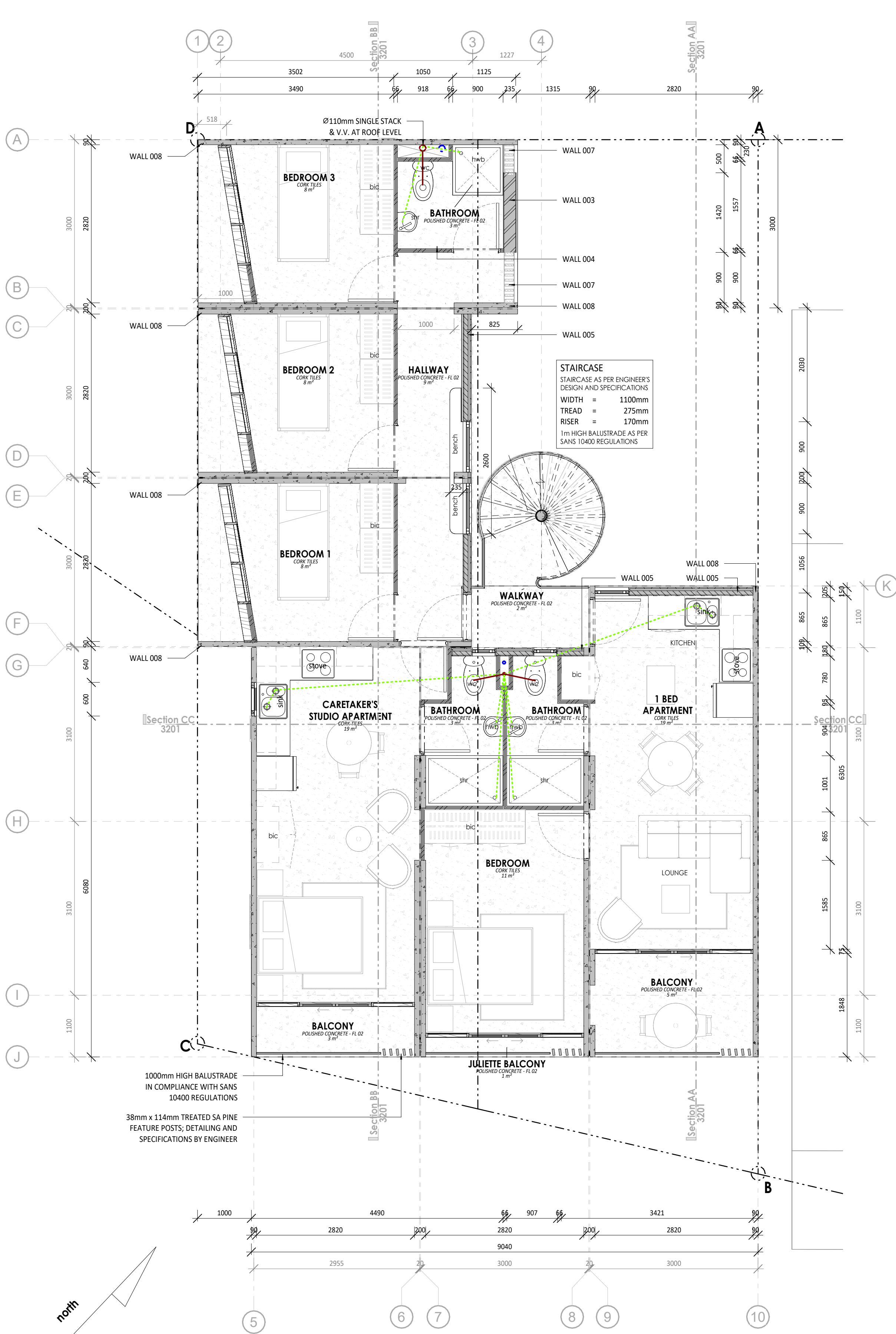
SITE PLAN & LOCALITY

COUNCIL SUBMISSION

Arch		As indicated	05/11/2024
discipline:	scale @ A1:	date:	
N.Beyers	N.Raath	N.Beyers	
design:	drawn:	check:	
project no: PS2062	dwg no: 1000	rev	



PLAN: GROUND FLOOR
SCALE: 1 : 50



PLAN: FIRST FLOOR
SCALE: 1 : 50

ANNOTATION LEGEND:	
WALLS	
WALL 001	RAMMED EARTH LOW WALL/SEATING; 32mm RECLAIMED TIMBER SEATING SCREW-FIXED TO 38x38mm SA PINE RAILS BUILT INTO WALL
WALL 002	340x340x75mm PALATABLE GEOTEXTILE EARTH BAGS, DRY STACKED TO FORM RETAINING STRUCTURE; AS PER ENGINEER'S DETAIL AND SPECIFICATION
WALL 003	280mm COMPRESSED EARTH BRICK WALL; INTERNAL AND EXTERNAL LIME PLASTER FINISH LEFT RAW
WALL 004	66mm "XLAM" SUSTAINABLY SOURCED SA PINE CROSS-LAMINATED TIMBER WALLS (INTERNAL); FINISH: 2 COATS OF VOC-FREE "PRO- NATURE" INDOOR WOOD SEALER
WALL 005	400x300x10mm PLASTIC SHINGLES CNC-CUT BY 'GEBRATE' (OR SIMILAR) FROM GREY PLASTIC BOARDS BY 'INFINITE INDUSTRIES' (OR SIMILAR - TO BE APPROVED); NAIL-FIXED ONTO 38x38mm TREATED SA PINE BATTENS @ 300mm C/C OVER A RECYCLED BILLBOARD-VINYL LINER, ONTO 75x38mm SA PINE STUD-WALL FRAME
WALL 006	300mm HIGH PARAPET WALL; METAKAOLIN REPLACEMENT MODULAR CONCRETE PODS CAST-IN-SITU; 80% OF CEMENT REPLACED WITH LOCALLY SOURCED METAKAOLIN; STONE AGGREGATE REPLACED WITH RECYCLED PLASTIC; STEEL REINFORCING REPLACED WITH RECYCLED CLOTHING-FIBRE; OFF SHUTTER FINISH
WALL 007	280mm RECYCLED WINE BOTTLE FEATURE WALL OUT OF 2 CUT BOTTLE BOTTOMS BACK TO BACK PER GLASS "BRICK" AND LIME-PUTTY MORTAR
WALL 008	METAKAOLIN REPLACEMENT MODULAR CONCRETE PODS CAST-IN-SITU; 80% OF CEMENT REPLACED WITH LOCALLY SOURCED METAKAOLIN; STONE AGGREGATE REPLACED WITH RECYCLED PLASTIC; STEEL REINFORCING REPLACED WITH RECYCLED CLOTHING-FIBRE; OFF SHUTTER FINISH
SLABS/ROOF	
ROOF 001	METAKAOLIN REPLACEMENT MODULAR CONCRETE SLAB CAST- IN-SITU; 80% OF CEMENT REPLACED WITH LOCALLY SOURCED METAKAOLIN; STONE AGGREGATE REPLACED WITH RECYCLED PLASTIC; STEEL REINFORCING REPLACED WITH RECYCLED CLOTHING-FIBRE; OFF SHUTTER FINISH
SLABS/ROOF	
CEILING 001	TRADITIONAL "SPAANSE RIET" CEILING
FLOORS	
FL - 001	RECYCLED CLAY BRICK PAVING/FLOORING
FL - 002	RECYCLED CORK FLOOR TILES (INTERIOR)
FL - 003	POLISHED CONCRETE

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Revisions

rev: description: date: by:

Client

Client signature:



SUSTAINABILITY
INSTITUTE

Discipline



TUSK

Professional signature:

Architecture

Tusk Professional Services
Panorama Building, Second floor
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Platteklouf 2, Cape Town
Tel: +27 (0) 21 424 4586/23
www.tuskcass.co.za

Project

Sustainability Institute

Safe Hub

ERVEN 16 & 17 LYNEDOCH RD,
LYNEDOCH, STELLENBOSCH, 7603

FLOOR PLANS

COUNCIL SUBMISSION

Arch 1 : 50 05/11/2024

discipline: scale @ A1: date:

N.Beyers N.Raath N.Beyers

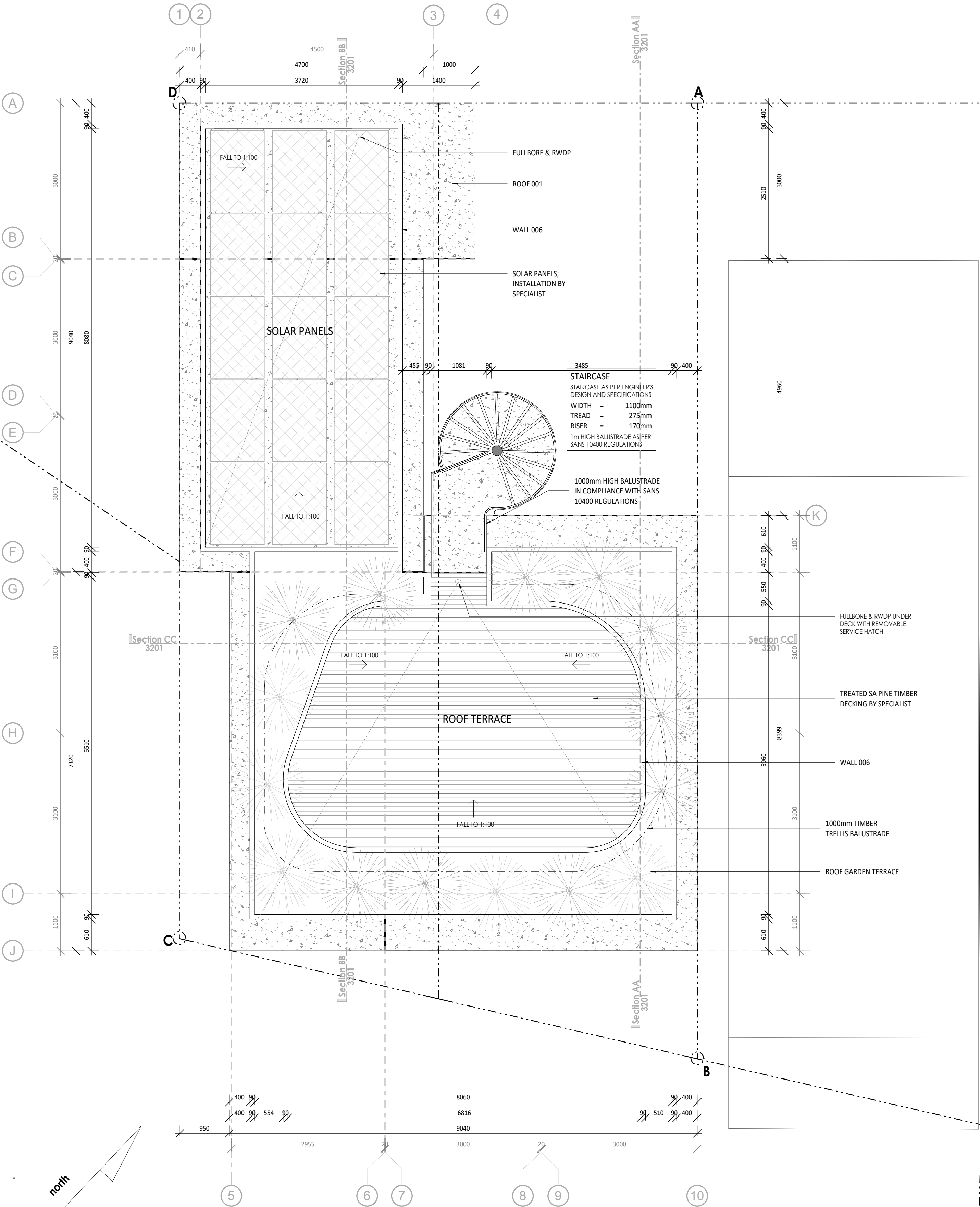
design: drawn: check:

project no: PS2062

dwg no: 2002

rev

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SLABS/ROOF	
CEILING 001	TRADITIONAL "SPAANSE RIET" CEILING
FLOORS	
FL - 001	RECYCLED CLAY BRICK PAVING/FLOORING
FL - 002	RECYCLED CORK FLOOR TILES (INTERIOR)
FL - 003	POLISHED CONCRETE



PLAN: ROOF PLAN
SCALE: 1 : 50

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Client



Client signature:

Discipline



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Professional signature:

Project

Sustainability Institute
Safe Hub

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LYNEDOCH, STELLENBOSCH, 7603

ROOF PLAN

COUNCIL SUBMISSION

Arch		1 : 50	05/11/2024
discipline:	scale @ A1:	date:	
N.Beyers	N.Raath	N.Beyers	
design:	drawn:	check:	
project no: PS2062	dwg no: 2001	rev	



ELEVATION: South-West
SCALE: 1 : 50



ELEVATION: North-East
SCALE: 1 : 50

ANNOTATION LEGEND:	
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INSTITUTE

Discipline



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Architecture

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Project

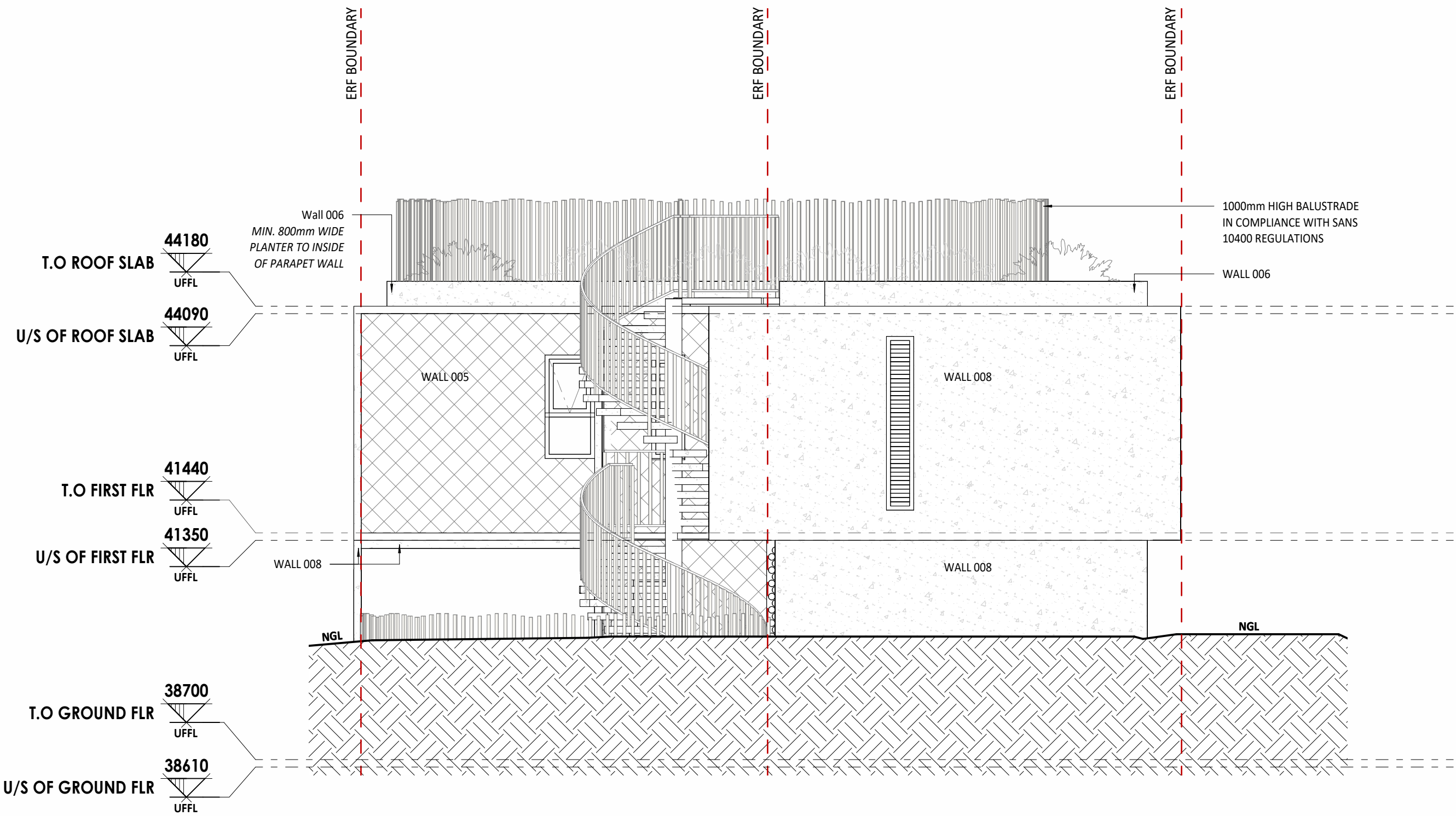
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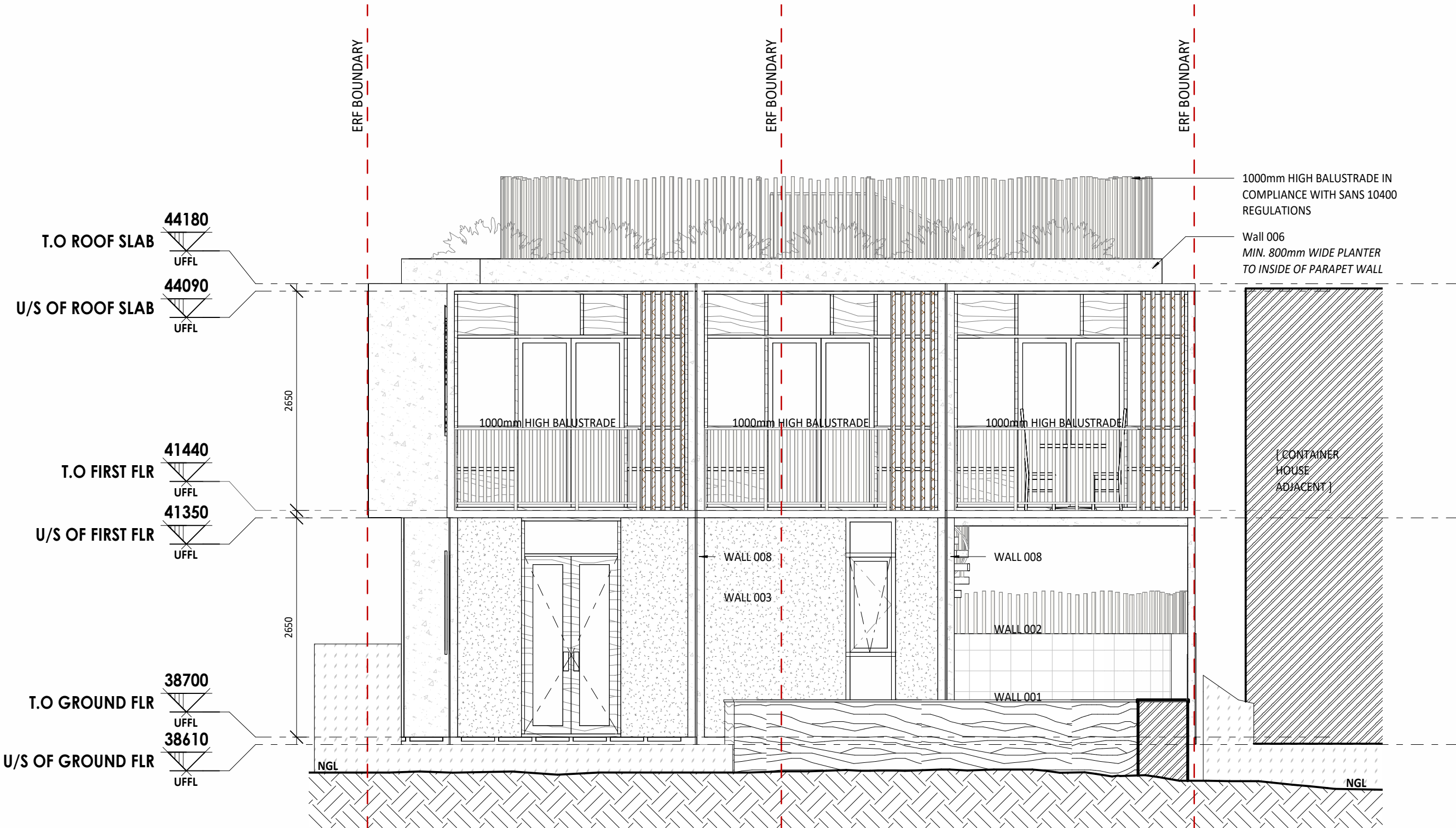
ELEVATIONS

COUNCIL SUBMISSION

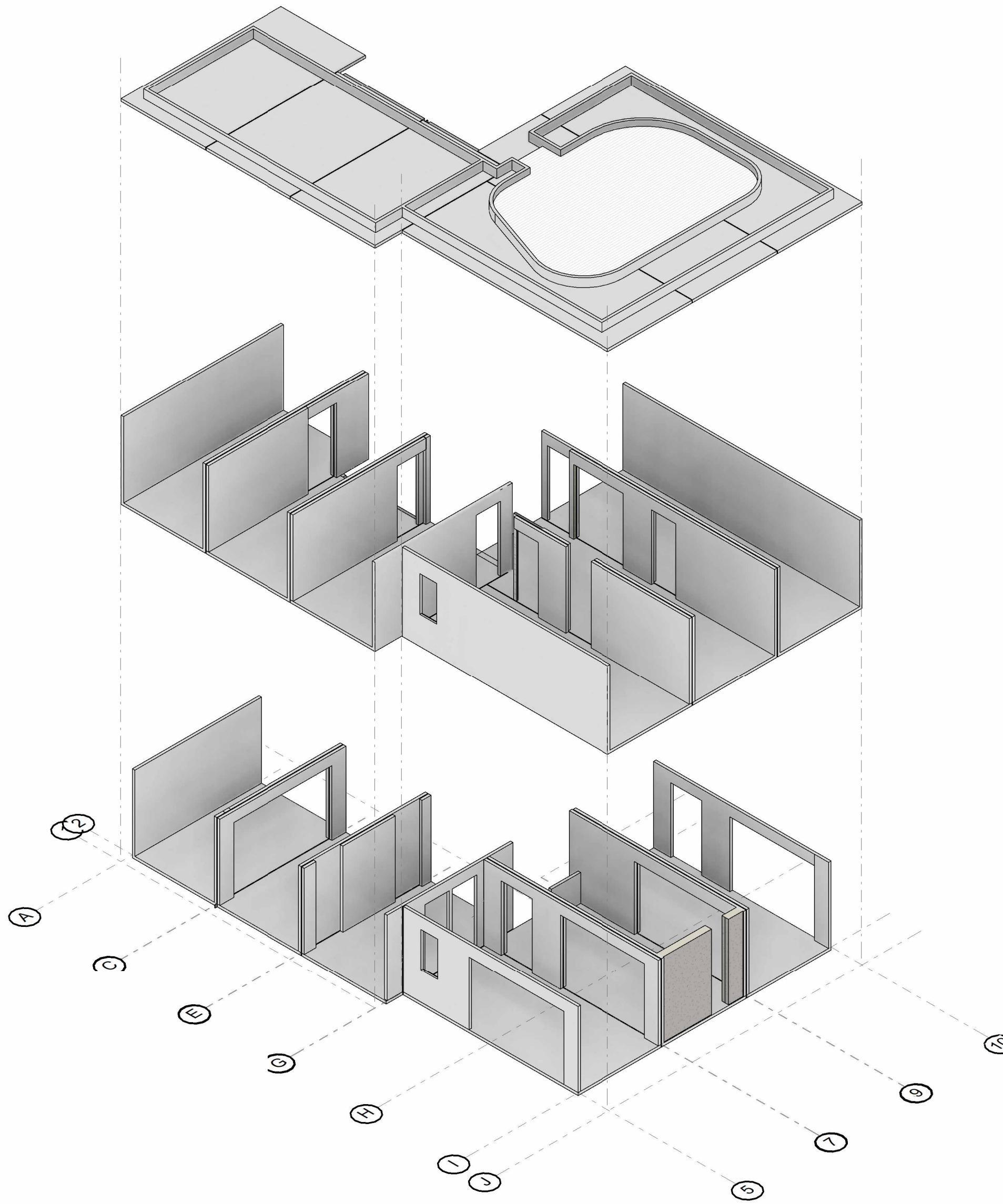
Arch		1 : 50	05/11/2024
discipline:	scale @ A1:	date:	
N.Beyers	N.Raath	N.Beyers	
design:	drawn:	check:	
project no: PS2062	dwg no: 3001	rev	



ELEVATION: North-West
SCALE: 1 : 50



ELEVATION: South-East
SCALE: 1 : 50



3D VIEW: AXO Modular Concrete Pod Components
NOT TO SCALE

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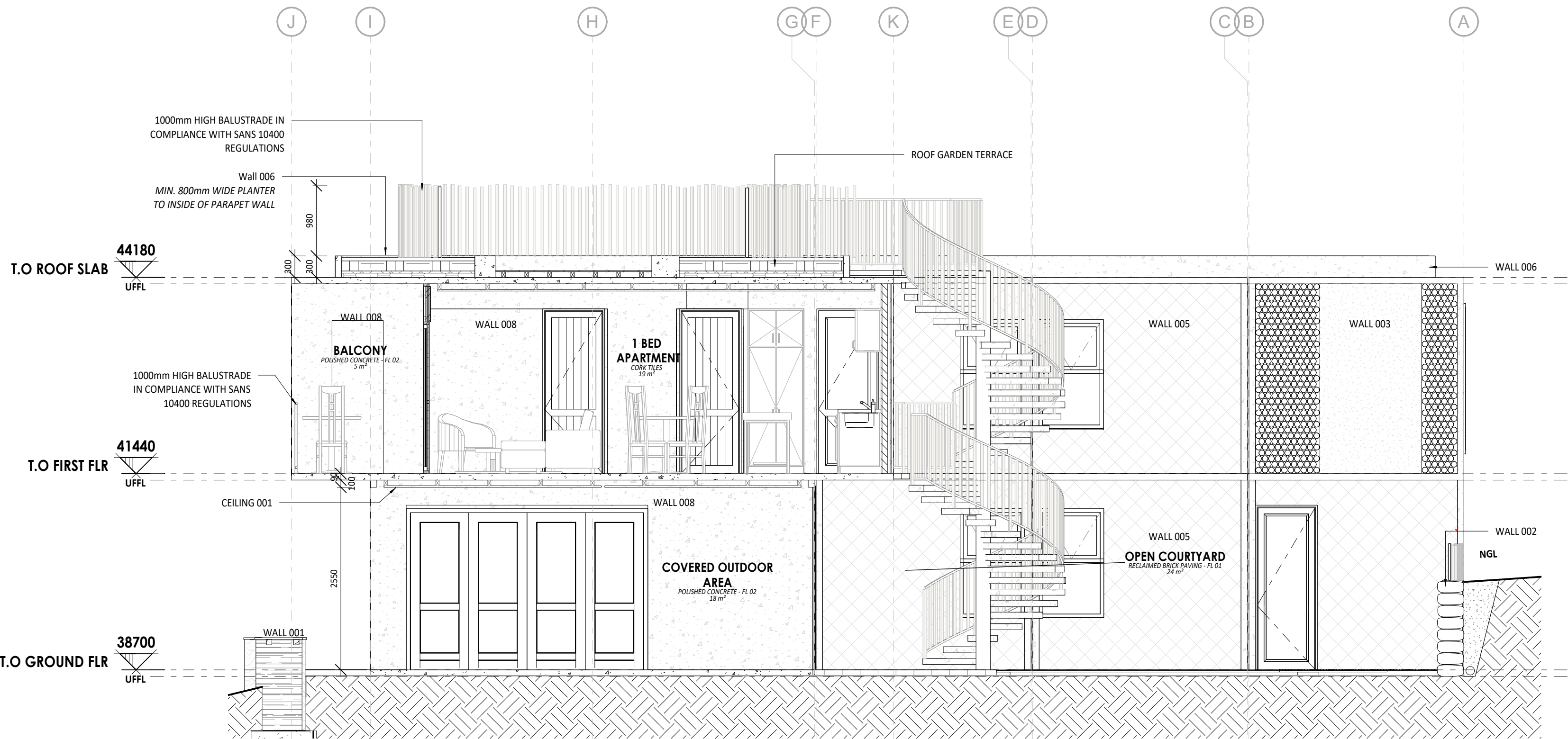
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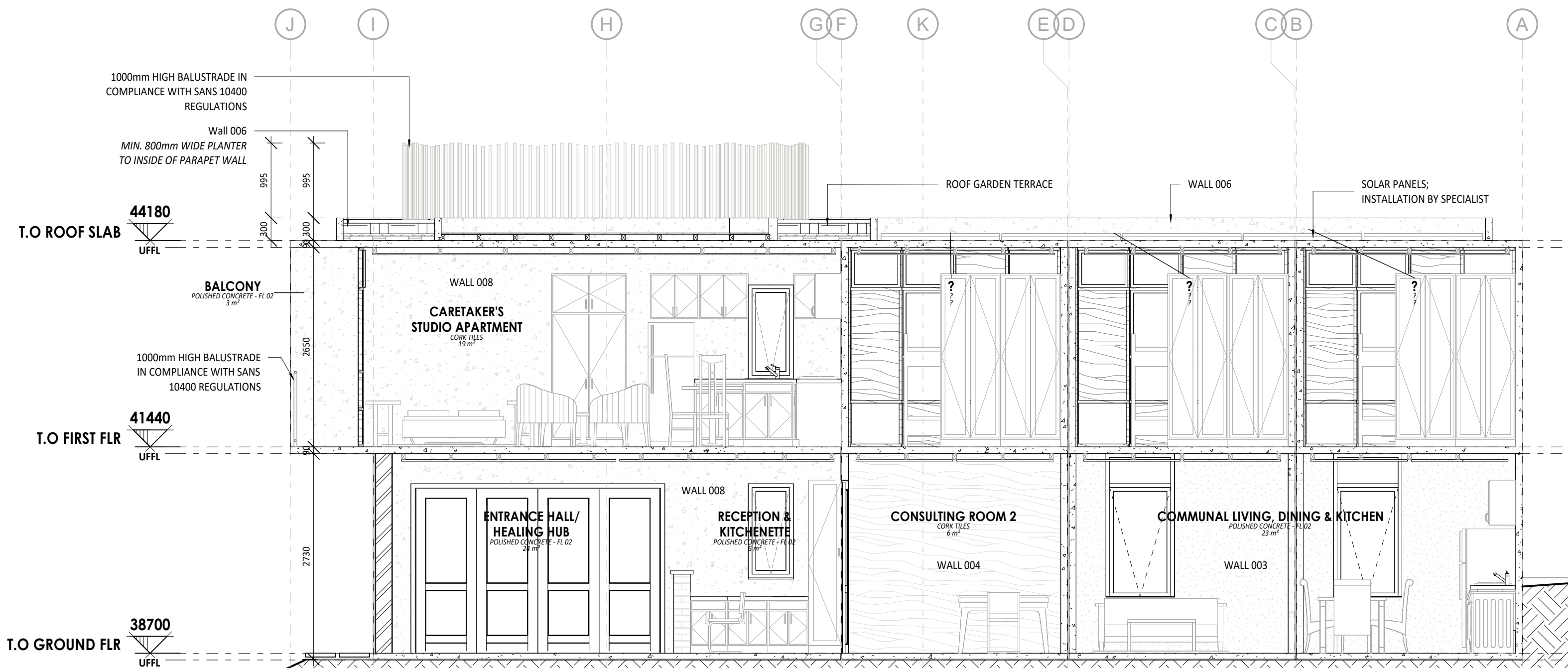
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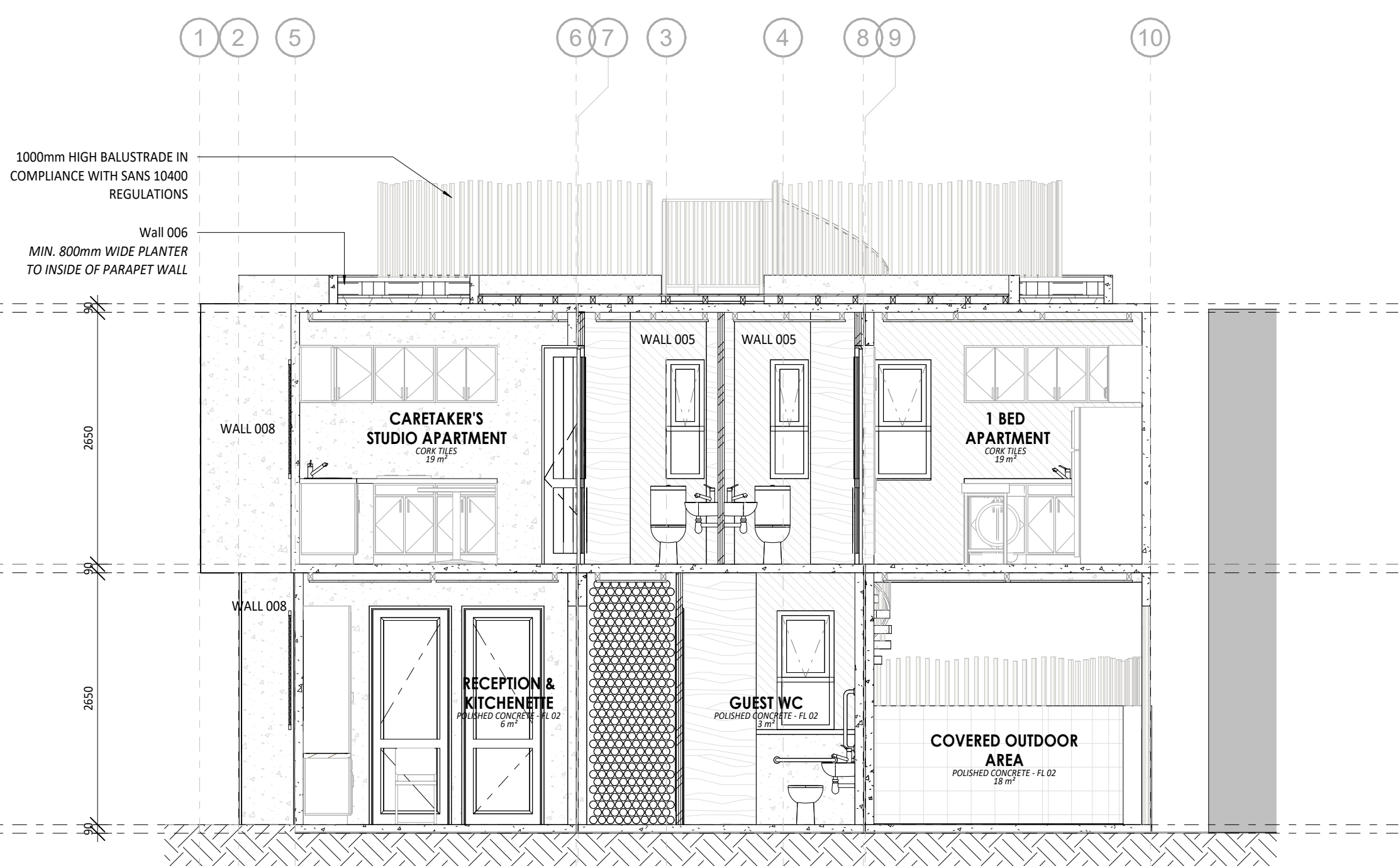
Arch		1 : 50	05/11/2024
discipline:	scale @ A1:	date:	
N.Beyers	N.Raath	N.Beyers	
design:	drawn:	check:	rev
project no: PS2062	dwg no: 3002		



SECTION: Section AA
SCALE: 1 : 50



SECTION: Section BB
SCALE: 1 : 50



SECTION: Section CC
SCALE: 1 : 50

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SECTIONS

COUNCIL SUBMISSION

Arch		1 : 50	05/11/2024
discipline:	scale @ A1:	date:	
N.Beyers	N.Raath	N.Beyers	
design:	drawn:	check:	rev
project no: PS2062	dwg no: 3201		

PLANNING REPORT

PROPOSED CONSOLIDATION, REZONING, TECHNICAL APPROVAL, LAND USE DEPARTURES AND REGISTRATION OF SERVITUDE AREA ERVEN 16, 17 AND 58 LYNDOKH

OUR REF:L4437 DG (16, 17)

LYNDOKH SUSTAINABILITY INSTITUTE SAFE HUB

Compiled by:

David Hellig and Abrahamse Land Surveyors

NOVEMBER 2024

1. INTRODUCTION

Erven 16, 17 and 58 Lyndoch, the subject land units, are situated in the Lynedoch Eco Village which is accessed from Lynedoch Road, which runs parallel with the Railway Line and Main Road No 168, the latter known as Baden Powell Drive. The Lynedoch Eco Village is situated halfway between Eerste River and Stellenbosch at the intersection of the R310 and Annandale Road.

The Lynedoch Eco Village comprises a mixture of land uses that includes a tertiary institution, school, creche, a youth centre, medium density housing, lodging accommodation and urban agriculture, noting that residential erven 16 and 17 Lyndoch are currently undeveloped. The Lynedoch Eco Village focuses on sustainable approaches that are environmentally friendly and offers numerous educational and training programmes in partnership with the University of Stellenbosch and other organisations.

The development proposal aims to further entrench the ethos and spirit of the Lynedoch Eco Village in terms of its commitment to address social needs by establishing a safe house for vulnerable and at-risk children to provide accommodation to students whose home environments are in crisis and afford them the opportunity to fully function and excel at school, especially during critical periods such as exams. The purpose of the safehouse is to provide learners attending the Sustainability Institute with temporary accommodation and provide support to ensure an environment conducive for learning. This Town Planning report has been prepared in support of a land use planning application in terms of the Stellenbosch Municipal Land Use Planning By-Law, 2023 required for submission to the Stellenbosch Municipality for approval as follows :

1. In terms of Section 15(2)(e) of Stellenbosch Municipal Land Use Planning By-Law, 2023, for the **Consolidation** of Erven 16 and 17 Lyndoch respectively measuring 84 square metres in the extent and 89 square metres in extent to create one consolidated land unit measuring 173 square metres.
2. In terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for the **Rezoning** of the consolidated land unit in para 1) above from Conventional Residential Housing Zone to Community Zone which permits a “community residential building” as a primary right.

3. In terms of Section 15(2)(b) for the **permanent land use departures** in respect of the following development parameters applicable to Community Zone in terms of the Stellenbosch Zoning Scheme By-law, 2023 :
 - a. To increase the **coverage factor** of the consolidated land unit from 50% to 70% to permit the erection of the proposed safe house.
 - b. **The relaxation of the building lines** from 5 metres to 0 metres applicable to all four cadastral boundaries.
4. In terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning, By-Law 2023 for the registration of a **Servitude Parking Area** measuring 55 square metres, comprising 3 parking bays, over Erf 58 Lyndoch in favour of the consolidated land unit.
5. In terms of Chapter 4 Section 13(1) of the Stellenbosch Zoning Scheme, By-Law, 2019 (Amended 2023 and 2024) for a **Technical Approval for employee housing**.

Additionally, an application is hereby submitted in terms of the provisions of Act No 21/1940 to obtain the Consent of the Controlling Authority as stipulated in the conditions of title.

2. PROPERTY DETAILS

SUBJECT LAND UNIT				
PROPERTY DESCRIPTION	EXTENT	REGISTERED LANDOWNER	DEEDS OF TRANSFER	EXISTING ZONING
Erf 16 Lyndoch	84 square metres	Tracey Marea Brooks	T17424/2018	Conventional Residential Housing Zone
Erf 17 Lyndoch	89 square metres	Sarah Rosean Wilton	T17424/2018	Conventional Residential Housing Zone

3. LOCATION

The location of Erven 16 and 17 Lyndoch within the Lynedoch Eco Village is illustrated in the below figure:



Figure 1: Location of the subject land units

Erven 16 and 17 Lyndoch is currently undeveloped as illustrated in the image below:



Figure 2: Undeveloped subject land units

4. STELLENBOSCH MUNICIPALITY: ZONING SCHEME BY-LAW, 2023

4.1 ZONING

The subject land units are zoned Conventional Residential Housing Zone in terms of the Stellenbosch Zoning Scheme By-law, 2019 (Amended 2023 and 2024) as indicated in the below figure:

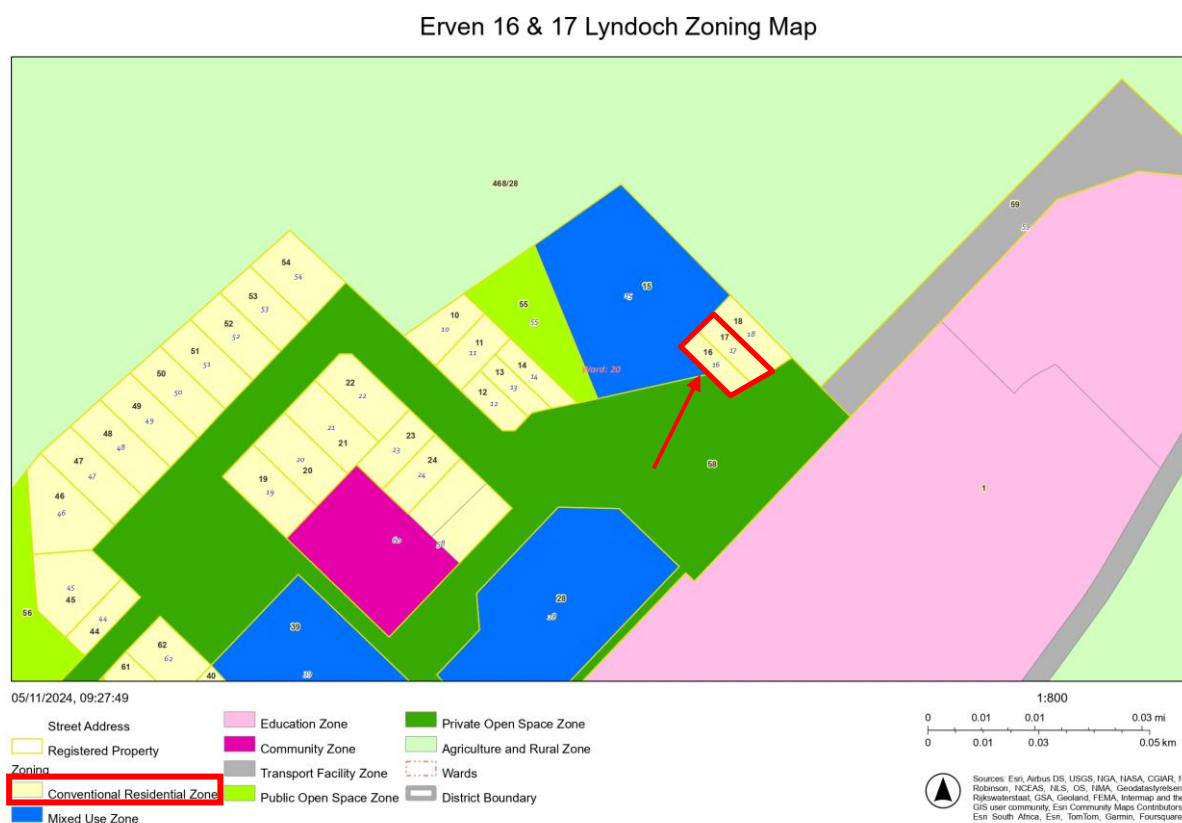


Figure 3: Extract of the Stellenbosch Zoning Scheme Map

4.2 COMMUNITY ZONE

The purpose of the Community Zone specifically accommodates a wide range of community and welfare institutions including places of education for pre-primary, primary and secondary schools.

In terms of the Stellenbosch Zoning Scheme By-Law, 2019 (amended 2023 and 2024) the following applies for the Community Zone:

4.2.1 Land Uses within this zone:

The following development land uses are permitted in the Community Zone:

Primary Uses	Additional Uses (technical Approval)	Consent Use (application required)
<ul style="list-style-type: none"> • Clinic • Community residential building • Day care facility • Indoor sport • Medical consulting rooms • Outdoor sport • Occasional use (one event/year) • Place of assembly • Place of education] • Place of worship • Public institution • Welfare institution • Private road 	<ul style="list-style-type: none"> • Dwelling house • Employee housing 	<ul style="list-style-type: none"> • Freestanding base telecommunication • Helicopter landing pad • Hospital • Hostel • Market • Occasional use (>one event/ year) • Renewable energy structure • Rooftop base telecommunication station • Tertiary education institution

The following definitions are applicable:

“Community residential building” means a building where accommodation is provided in rooms or dormitories for welfare purposes, such as a home for handicapped, orphaned, mentally disabled, indigent and/or aged persons, night shelters, partial care facilities, rehabilitation facilities and may include ancillary uses such as, but not limited to, offices, medical, frail care and/or employee housing.

“employee housing” means a dwelling unit provided for employees by an employer which is ancillary to the primary activity on the land unit, and may be accommodation for labourers, caretakers and/or supervisory staff, provided that the employee housing unit is for the accommodation of one family only, is located on the same land unit on which the employment activity takes place, is occupied by at least one bona fide employee and may not be sold separately.”

It should be noted that no more than one dwelling house plus one employee housing unit shall be permitted on a land unit, except with technical approval granted by the Municipality where

it is necessary for the operational functioning of the facility to have additional employee accommodated on the land unit.

The floor area of an employee housing unit shall not exceed 75m². An employee housing unit shall only be occupied by a family as defined and one of the occupants shall be employed in connection with the main activity on the land unit or the house shall be ancillary to the primary use on the land unit.

4.2.2. Development parameters for buildings in this zone:

The following building lines, coverages and height applies to all buildings within this zone:

Building type	Street boundary building lines (m)	Common boundary building lines (m)	Coverage	Height
All buildings	5m	5m	50%	3 storeys

4.2.3 Parking requirements:

The parking requirements applicable to a Community Residential building is 0,3 parking bays per bedroom

Employee Housing has a parking ratio of one (1) parking bay per dwelling unit. Two employee housing units are being proposed for the development therefore two (2) parking bays have been provided.

5. ACCESS AND SERVICES

- The subject land units are accessed from the internal private road network situate on Erf 58 Lyndoch being zoned for Private Open Space purposes which in turn connects to the Lynedoch Road in the north eastern corner of the development.
- An engineering services availability report prepared by Maluti GSM Consulting Engineers dealing with the provision and availability of civil engineering services is included in this application.

6. TITLE DEED CONDITIONS

The Title Deed of the subject land units comprise the following conditions imposed by the Controlling Authority (Divisional Council of Stellenbosch) in terms of **the provisions of Act 21 of 1940** :

Erf 16 Lyndoch, Deed of Transfer No T17424/2018 and Erf 17 Lyndoch, Deed of Transfer No T17425/2018:

C.

- (1) *The land, a share of which is held hereunder shall not be subdivided without the written agreement of the Controlling Authority, as defined in Act No. 21 of 1940.*
- (2) *Not more than one dwelling house together with such outbuildings as may ordinarily be required in connection therewith, shall be erected by the Transferor of the Transferees or their successors in title without the written approval of the Controlling Authority, as defined in Act No. 21 of 1940.*
- (3) *The land shall be used for residential, agricultural and guest farm purposes and no store, other place of business or industry whatsoever, may be opened or conducted on the land, without the written approval of the Controlling Authority, as defined in Act. 21 of 1940.*
- (4) *No building or structure whatsoever shall be erected on the land, a share of which is held hereunder, within a distance of 300 Cape feet of the centre line of the Main Road. No. 3, commonly known as the Stellenbosch-Faure Main Road, passing along the south-eastern end of the properties, without the written approval of the Controlling authority as defined in Act No. 21 of 1940.*

The conditions of title therefore necessitate an application in terms Act No 21/1940 to the Controlling Authority to obtain their written consent for the development proposal.

7. SITE DEVELOPMENT PLAN

TUSK Architecture were commissioned to design the proposed safe house and the Site Development Plan comprising a Site Plan, Floor Plans (Ground and First Floor), Roof Plan, Elevations and Sections is included with this land use planning application.

An extract of the Floor Plans illustrating the development proposal is indicated below on page 9.

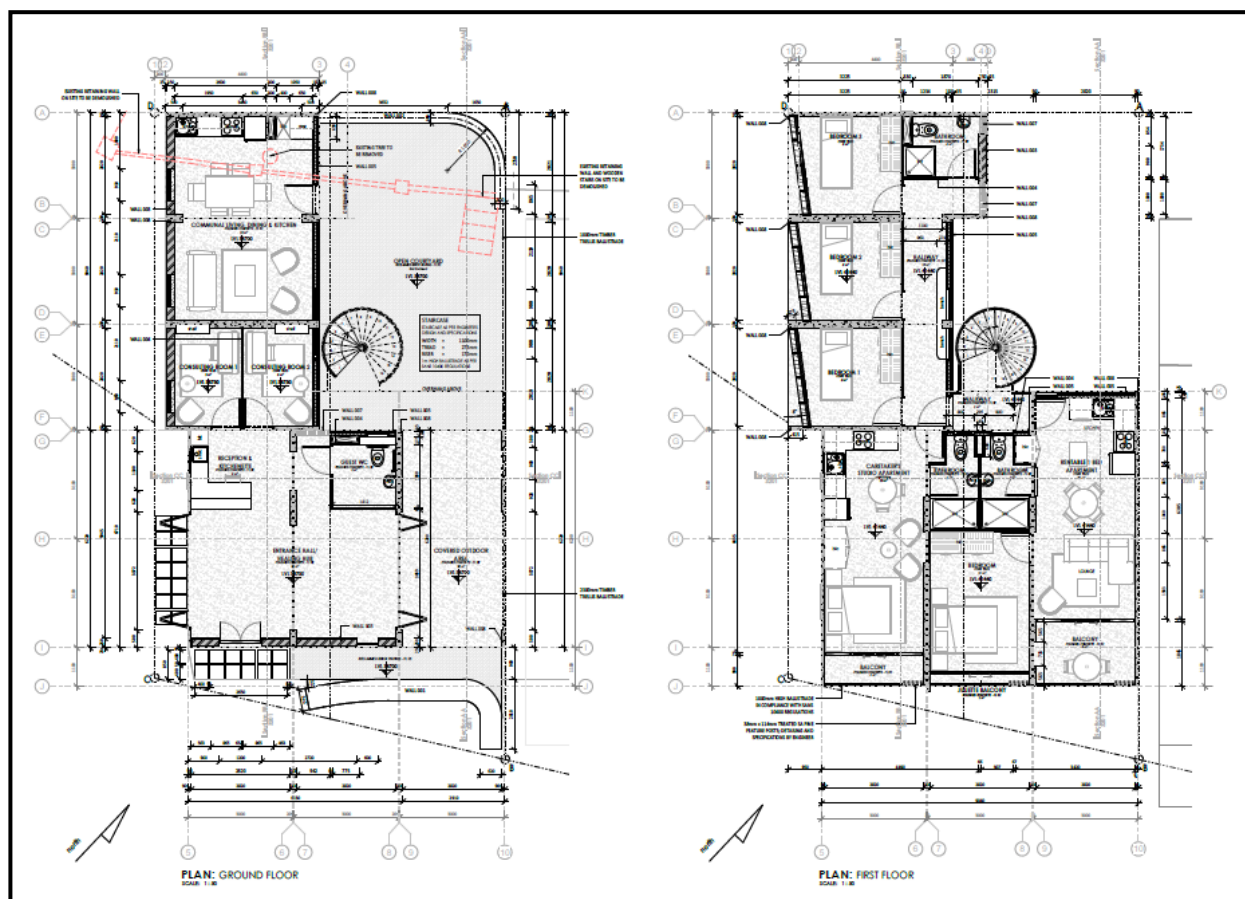


Figure 4: Extract of the Site Development Plan

The proposed double storey comprises the following:

Ground Floor:

- Communal area comprising a living / dining and kitchen quarters.
- Two health and well-being consultation rooms.
- Entrance Hall and healing hub
- Ablutions
- Outdoor and open courtyard

First Floor:

- 3 bedrooms for student accommodation.
- Caretakers studio apartment unit / in-house guardian (employee housing).
- Apartment unit for staff members visiting both the safehouse and the Sustainability Institute (additional employee housing requiring a Technical Approval in terms of the Zoning Scheme By-law).

The **footprint of the proposed building** measures **121,8m²** which represents a coverage factor of **70%** exceeding the permissible 50% coverage ratio, necessitating a permanent land use departure.

The parking parameters prescribed in terms of the Zoning Scheme By-law, 2023 requires the provision of 3 on-site parking bays i.e. 1 parking bay at a ration of 0,3 bays per bedroom and 2 parking bays for the two apartment units. A Servitude Area comprising the three required parking bays is to be registered over Erf 58 Lyndoch in favour of the consolidated land unit.

The Lynedoch Eco Village currently has shared and communal parking arrangements in respect to the Sustainable Institution, which is currently underutilised. The three identified parkings bays for the Safe House, comply with the Zoning Scheme requirements, also noting that the staff members utilising the parking area dedicated for the Safe House will in all likelihood also visit the Sustainability Institute and therefore will not impede on the parking requirements for the Institute.

With the 5m building line imposed for the Community Zone, the subject consolidated land unit is undevelopable, therefore departure to relax the building line from 5m to 0m on all cadastral boundaries is applied for. It was further noted that the Community Residential Building has a minor difference on the view between a 1m and a 0m setback from the adjacent landowner perspective of Erf 15 Lyndoch. The following figure illustrates the difference between 1m to 0m from the adjacent land unit:



Figure 5: Visual Impact between 5m – 0m

8. HOME OWNERS ASSOCIATION CONSTITUTION

The owners of properties at the Lynedoch Eco Village together form the Lynedoch Eco Village Home Owners Association and is a not for profit company set up under Section 21 of the Companies Act, 1973. The Association has a set of documents and annexures as attached to the Planning Report that forms the Constitution of the Association. This specifically sets out the vision for the Eco Village, its objectives and values, the way it functions, the rules and regulations by which the Eco Villagers will all live and their rights and obligations.

The following extracts of the Home Owners Association's Constitution is of importance to note:

1. *To promote the interests of Members and, especially, to make sure all Members follow agreed principles and practices regarding ecological sustainability and the design and appearances of buildings. To create living and working areas, and recreational facilities.*
2. *To encourage social justice and an eco-friendly lifestyle in the village and help members achieve this with training and special facilities.*
3. *To help people in the local community, especially in the less well off, develop and to improve their lives.*
4. *To encourage and support business efforts in the Village which may benefit the members and the local community.*
5. *Code of Conduct: Vision and Mission:*
 - (a) *Promotes a sustainable lifestyle which celebrates life, love, work, play, free enquiry, learning, creating, multi-cultural expressions and spiritual practices.*
 - (b) *Honours the dignity and worth of all life and all people, regardless of age, gender, race, sexual orientation, financial resources, or spiritual and political beliefs, and its residents are committing themselves to supporting each other,*
 - (c) *Seeks to achieve social justice across the different economic groups and to be committed to fighting poverty*
 - (d) *Will strive to nurture nature, reduce consumption, encourage learning, protect the local ecology and create a learning centre to demonstrate its vision.*
6. *The Association will aim always to reduce the use of energy and to increase the efficiency of energy use.*

7. *The Eco Village aims to be a pioneering settlement in ecologically sustainable development. Its growth will take place naturally small steps to allow the social, economic and physical aspects to develop with the community.*
8. *Building Design Guidelines needs to be environmentally sustainable and is a basic design ideal together with water use, energy, biodiversity and building materials are important.*

It should further be noted that the Lynedoch Eco Village Home Owners Association (HOA) has agreed to the proposal of the application and approved the SDP (vide the stamped SDP attached) as the proposal upholds the vision of the HOA constitution and architecture guidelines.

9. PRE-APPLICATION CONSULTATION MEETING MINUTES

The above-mentioned development proposal has been discussed at a pre-application meeting with the Stellenbosch Municipality and the minutes of the meeting is included as part of this land use planning application.

10. PRE-SCRUTINY SUBMISSION OUTCOME

A pre-scrutiny application was submitted to the Stellenbosch Municipality on 12-11-2024 on which the following feedback vide e-mail communication (enclosed herewith) was received from Mr Pedro April on 19-12-2024 as per below:

1. *"A copy of the consolidated diagram needs to be submitted.*
2. *The location of the servitude parking area to be registered over Erf 58 Lyndoch must be shown plan.*
3. *The coverage calculations must be clearly shown on the building plans in percentage and the alignment of the consolidated properties cadastral boundary.*
4. *Your attention is drawn to Section 25 of the Zoning Scheme Bylaw, relating to door and window openings in walls facing a common boundary where such wall is erected closer than 1meter to the common boundary. This building design considering must be included in the final plans submitted in your application."*

From the above it has been confirmed by the Municipality that the enclosed Plan of Consolidation No 3 will be sufficient for submission as it illustrates the servitude parking area to be registered over Erf 58 Lyndoch.

Points 3 and 4 above relate to the Site Development Plan, which has been accordingly amended to comply with Section 25 and the coverage that has been calculated and clearly indicated on the plan.

Section 25(1) reads as follows:

“Unless servitudes have been registered on an abutting land unit in favor of the subject property, no door, or window which opens, is permitted in a wall facing a common boundary where such wall is erected closer than 1 meter to the common boundary. Windows which cannot open, or glass bricks may be permitted in walls within 1 meter of the common boundary but in any event not closer than 0,5 meters from the common boundary. This provision is subject to the applicable building and fire regulations which may impose more restrictive requirements.”

As confirmed by the appointed architect the 0,5m setbacks for the fixed windows and 1m setbacks for the openable windows have been complied with.

11. STELLENBOSCH MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK, 2019 (SDF)

The Stellenbosch Municipality has prepared the Spatial Development Framework, 2019 (SDF) as an appropriate approach to spatial development and management in terms of the legislation and procedures that govern its preparations.

According to the Lynedoch Concept Map from the SDF the subject land units are situated within the Urban Edge and are reserved for Future Urban Development as illustrated in the below figure on Page 14:

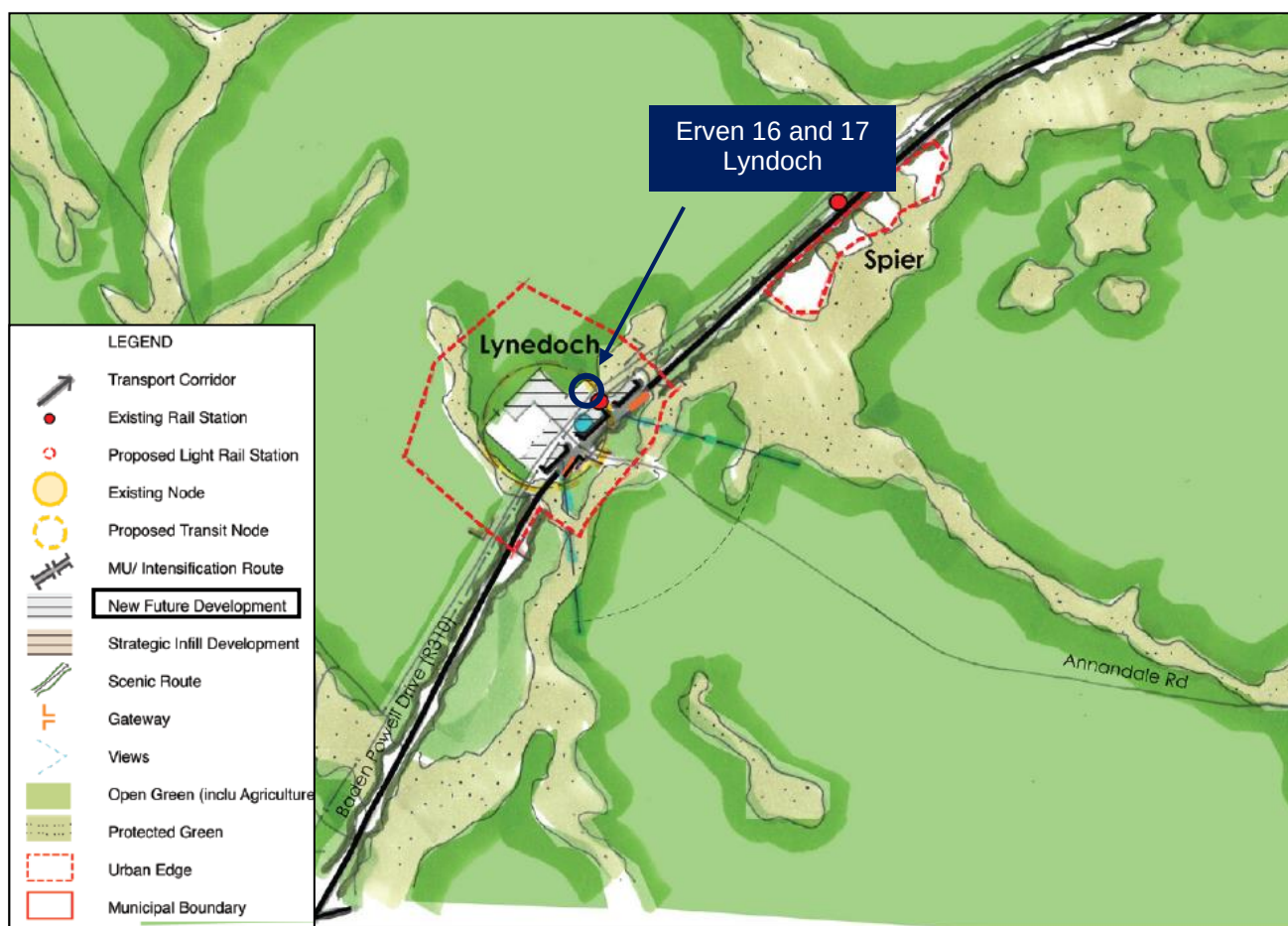


Figure 6: Extract from Figure 45. Vlotenburg – Spier - Lynedoch

According to the SDF, the *Lynedoch Eco Village* is a development that commenced approximately 20 years ago and is developed by a non-profit organisation called the *Lynedoch Development Company (LDC)*. The development is funded by local and international funders. The whole structure of the development is focused to meet ecological, social and economic sustainability.

As per the SDF, the *Lynedoch Eco Village* is a community / institutional based development and should be maintained and developed focusing on education and training programmes on different levels.

The following figure on Page 15 clearly dictates that the subject land units is earmarked for Mixed Use Community and Residential infill:

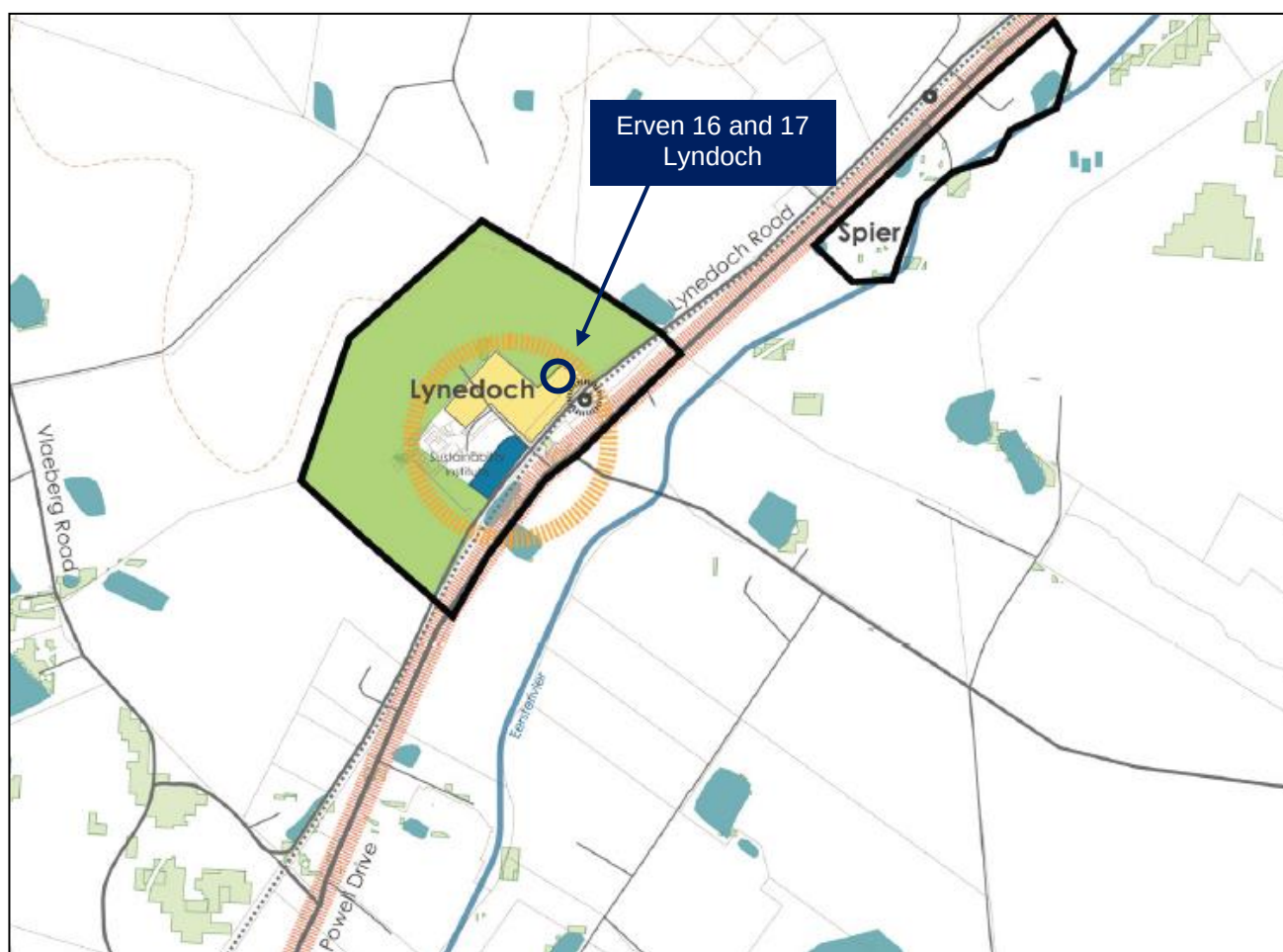


Figure 7: Extract from Figure 46. Vlotenburg – Spier – Lynedoch Plan

The proposed establishment of the Safe House on the subject land units is aligned with the strategies of the SDF as it promotes community and social uplift, providing children with troubled backgrounds with an opportunity to live near education and training programmes that can create a brighter future for them.

12. SPATIAL PLANNING AND LAND USE MANAGEMENT ACT 16/2013

11.1 Spatial Principles:

In terms of National, Provincial and Local Spatial Planning Legislation certain development principles were adopted to guide decision making in terms of spatial planning, land development and land use management.

These development principles are contained in Section 7 of the Spatial Planning and Land Use Management Act, 2013 (Act No 16 of 2013) (SPLUMA) and Section 59 of the Western Cape Land Use Planning Act, 2014 (Act No 3 of 2014) (LUPA).

The proposed development is hereby evaluated in terms of the following five development principles:

(a) Principle of Spatial Justice

This principle is directly addressed by the proposed safe house through providing improved access to school facilities for children from disadvantaged communities. Brighter futures are created for children that could contribute to the economy. Additional employment opportunities are also provided through the employee housing that is created for caretakers.

(b) Principle of Spatial Sustainability

The approval of the application will not have a negative impact on high potential agricultural land and will not contribute to urban sprawl. The proposal is within the defined urban edge and complies with the assigned spatial concept of new development. The proposed development, centered around the Sustainability Institute, in itself also promotes sustainable development. The proposal does not have a negative impact on the environment and constitutes effective and equitable functioning of land.

The proposed use of the safe house is considered as an expansion of the existing uses surrounding the subject land units that will result in a more viable community. Education is an important demand and considered as a basic human right, which promotes the proposal of the safe house.

(c) Principle of Efficiency

The proposed development promotes the principle of efficiency through the use of existing resources and infrastructure. Social and economical structures are increased by the proposal as it presents opportunities for children to go to school and will promote more job opportunities.

Environmental impacts are minimised by the Sustainable Institution as the development is focussed on the reuse of water, capturing water through their storm water incentives such as the grass lined swales and rainwater collection tanks.

Energy conservation methods are also used by the development to reduce the use of electricity, through the gas heaters implemented and applying solar panels for the use of geysers.

(d) Principle of Spatial Resilience

Spatial resilience is addressed by the proposal as it will present children from disadvantaged backgrounds with the opportunity to receive education.

(e) Principle of Good Administration

The application will be circulated to the relevant internal municipal departments and external departments to ensure accurate and informed decision making as part of the land use planning process.

13. DESIRABILITY, GENERAL MOTIVATION AND CONCLUSION

12.1 Desirability

In terms of Section 65(C) of the Stellenbosch Municipal Land Use Planning By-Law, 2023, the merits of the development proposal are based on the principles of desirability.

The concept of “desirability” in a land use planning context and as contemplated in Section 65(c) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 can be described as the:

Desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister regarding the desirability considerations for the assessment of the proposed use or development of land includes the

- (i) Socio-economic impact
- (ii) Compatibility with surrounding uses
- (iii) Impact on the external engineering services
- (iv) Impact on safety, health and wellbeing of the surrounding community
- (v) Impact on heritage
- (vi) Impact on the biophysical environment
- (vii) Traffic impacts, parking, access and other transport related considerations
- (viii) Whether the imposition of conditions can mitigate and adverse impact of the proposed use or development

The proposal is considered desirable as it ensures effective use of existing resources and infrastructure, promoting the Sustainable Institution that in effect creates a more viable community, greater security for children and also access to the use of the school facilities. The approval of the application will provide better exposure for children and create a more diverse income stream that includes the care takers ensuring a more resilient operation for the safe house and a more sustainable environment through the upliftment and value added to the area.

12.2 General Motivation

The proposed safe house and employee housing is not in conflict with the character of the surrounding area as it clearly demonstrates that the area promotes institutions of community and social structure. The proposed safe house will provide accommodation options for children from disadvantaged areas that will create an opportunity for them to live near existing educational facilities.

It is anticipated that the proposal will not negatively impact on the biophysical environment.

As per the enclosed civil engineering services report prepared by Maluti GSM Consulting, the existing services infrastructure to the subject land units is sufficient to provide for the proposed development, with minor recommendations, which can easily be implemented as the development proposal will be the same or less than the requirements of the two residential erven it is currently for.

The precedent for a community residential building has been established for the area and are regarded as a suitable land use within in the sustainable institution being subservient and supportive of the surrounding facilities.

The following figures on Page 18 illustrates the 3D design of the building demonstrating that environmental sustainable guidelines and approaches are being implemented to ensure it is within the constitution of the Eco Village:



Figure 8: 3D Design of the proposed Community Residential Building

The proposal complies with the spatial principles contained in SPLUMA and LUPA, as well as the designations of the SMSDF 2019.

Land uses that result in additional income play a pivotable role to the economy within the Stellenbosch Municipal area and should therefore be supported as far as possible, especially with a proposal that has minimal impact on the surrounding area.

With the proposed consolidation of the subject land units the property demonstrates a more desirable land portion for the development of the safe house. The development will therefore not be out of scale or character within the surrounding environment.

12.3 CONCLUSION

It has been demonstrated in this land use planning application and supporting specialist reports that the development proposal will not adversely impact on the surroundings or any other aspect to be considered in land use development proposals.

The proposal is in line with the land use planning principles contained in SPLUMA and LUPA as well as with the strategies and development principles presented in the Stellenbosch Municipality Spatial Development Framework, 2019.

DAVID HELLIG AND ABRAHAMSE



Professional Town Planner

PER: HUGO SLABBER

12-11-2024