

NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT

Sir / Madam

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2023, refers:

Application Property Address: Fresno Street, Jamestown 7600

Application Property Number: Farm 510/845, Stellenbosch and Erf 172, Jamestown

Applicant: TV3 Projects (Pty) Ltd – L. Radebe (contact details: 021 861 3800)

Owner: Shoprite Checkers (Pty) Ltd & Stellenbosch Square (Pty) Ltd – M Abrahamse (contact details: 021 980 4877)

Application Reference: TP 1399/2025

Description of Proposed Development:

The application is made in terms of Section 15(2) the Stellenbosch Municipality Planning By-Law, 2023 on Farm 510/845, Stellenbosch Division for the following:

1. Application in terms of Section 15(2)(a) of the said By-law for the rezoning of Farm No 510/845, Stellenbosch Division;
 - 1.1. From Subdivisional Area Overlay Zone consisting of 1 Mixed use Zone portion, 1 Multi-Unit Residential Zone (group housing, private road and open space and utility services and 1 Multi-unit Residential for flats,
 - 1.2. To Subdivisional Area Overlay Zone consisting of 1 Mixed- Use Zone for business purposes, 1 Mixed Use Zone for private parking, 1 MultiUnit Residential Zone for flats and 1 Utility Services Zone for an electrical substation.
2. Application in terms of Section 15(2)(d) of the said By-law for the subdivision of Farm No. 510/845, Stellenbosch Division into four portions of;
 - 2.1. Portion 1 (±8077m² - Mixed use Zone)
 - 2.2. Portion 2 (±1955m² - Mixed use Zone)
 - 2.3. Portion 3 (±2883m² - Multi- Unit Residential Zone)
 - 2.4. Portion 4 (±24m² - Utility Services Zone)
3. Application in terms of Section 15(2)(e) of the said By-law for the consolidation of Portion 2 with Erf 172, Jamestown.
4. Application in terms of Section 15(2)(b) of the said By-law for a permanent departure to relax the on-site parking requirements from 6 bays per 100m² GLA to 5 bays per 100m² GLA for the shopping centre on Portion 1.
5. Application in terms of Section 15(2)(o) of the said By-law for a consent use to permit a liquor store on the shopping centre on Portion 1.
6. Application is made i.t.o. Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for permission required i.t.o. the zoning scheme on Farm 510/845, Stellenbosch to approve the Site Development Plan for the shopping centre on Portion 1.
7. Request in terms of Section 24(2) of the By-law for an exemption for the registration of a private right of way servitude over Erf 172, Jamestown in favour of Portion 1.

Notice is hereby given in terms of the provisions of Section 46 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_portal/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 bylaw 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: TV3 Projects (Pty) Ltd – L. Radebe lindelwa@tv3.co.za

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **02 March 2026**.

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

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 021 861 3800 during normal office hours.

Yours faithfully



LINDELWA RADEBE
TV3 PROJECTS (PTY) LTD

29 January 2026

KENNISGEWING VAN GROND ONTWIKKELINGSAANSOEK AAN GEINTERESSEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR

Meneer / Dame

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2023, verwys:

Adres van aansoek eiendom: Fresno Straat, Jamestown 7600

Aansoek eiendom beskrywing: Farm 510/845, Stellenbosch and Erf 172, Jamestown 7600

Aansoeker: TV3 Projects (Pty) Ltd – L Radebe (kontak besonderhede: 021 861 3800)

Eienaar: Shoprite Checkers (Pty) Ltd & Stellenbosch Square (Pty) Ltd – M Abrahamse (kontak besonderhede: 021 980 4877)

Aansoek Verwysing: TP 1399/2025

Tipe aansoek:

Die aansoek word ingevolge Artikel 15(2) van die Stellenbosch Munisipale Ruimtelike Beplanningsverordening, 2023, ingedien ten opsigte van Plaas 510/845, Stellenbosch Afdeling, vir die volgende:

1. Aansoek ingevolge Artikel 15(2)(a) van bogenoemde Verordening vir die hersonering van Plaas Nr. 510/845, Stellenbosch Afdeling;
 - 1.1. Vanaf 'n Onderverdelingsgebied bestaande uit 1 Gemengde Gebruiksone, 1 Multi-eenheid Residensiële Sone (groepsbehuising, privaat pad, oop ruimte en nutsdienste) en 1 Multi-eenheid Residensiële Sone vir woonstelle,
 - 1.2. Na 'n Onderverdelingsgebied bestaande uit 1 Gemengde Gebruiksone vir sake-doeleindes, 1 Gemengde Gebruiksone vir privaat parking, 1 Multi-eenheid Residensiële Sone vir woonstelle en 1 Nutsdienste Sone vir 'n elektriese substasie.
2. Aansoek ingevolge Artikel 15(2)(d) van bogenoemde Verordening vir die onderverdeling van Plaas Nr. 510/845, Stellenbosch Afdeling, in vier gedeeltes, naamlik:
 - 2.1. Gedeelte 1 (±8077 m² – Gemengde Gebruiksone)
 - 2.2. Gedeelte 2 (±1955 m² – Gemengde Gebruiksone)
 - 2.3. Gedeelte 3 (±2883 m² – Multi-eenheid Residensiële Sone)
 - 2.4. Gedeelte 4 (±24 m² – Nutsdienste Sone)
3. Aansoek ingevolge Artikel 15(2)(e) van bogenoemde Verordening vir die konsolidasie van Gedeelte 2 met Erf 172, Jamestown.
4. Aansoek ingevolge Artikel 15(2)(b) van bogenoemde Verordening vir 'n permanente afwyking om die vereistes vir op-perseel parking te verslap vanaf 6 parkeerplekke per 100m² BVR na 5 parkeerplekke per 100m² BVR vir die winkelsentrum op Gedeelte 1.
5. Aansoek ingevolge Artikel 15(2)(o) van bogenoemde Verordening vir 'n toestemmingsgebruik om 'n drankwinkel in die winkelsentrum op Gedeelte 1 toe te laat.
6. Aansoek word ingevolge Artikel 15(2)(g) van die Stellenbosch Munisipale Ruimtelike Beplanningsverordening, 2023, ingedien vir die toestemming wat ingevolge die soneringskema op Plaas 510/845, Stellenbosch vereis word om die Terreinontwikkelingsplan vir die winkelsentrum op Gedeelte 1 goed te keur.
7. Versoek ingevolge Artikel 24(2) van die Verordening vir 'n vrystelling van die registrasie van 'n privaat reg-van-weg serwituut oor Erf 172, Jamestown, ten gunste van Gedeelte 1.

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 tydskuur van die publieke deelname proses by die volgende adres: [\[https://www.stellenbosch.gov.za/planning_portal/planning-notices/land-use-applications-advertisements\]](https://www.stellenbosch.gov.za/planning_portal/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 opsigte 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: TV3 Projects (Pty) Ltd – L.Radebe lindelwa@tv3.co.za

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 **02 Maart 2026**.

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 voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 021 861 3800 gedurende normale kantoor ure.

Die uwe



LINDELWA RADEBE
TV3 PROJECTS (PTY) LTD

29 Januarie 2026



NEW JAMESTOWN CHECKERS AND MIXED-USE DEVELOPMENT

**Land use planning applications on Farm 510/845, Stellenbosch
and Erf 172, Jamestown (3999-P)**

25 September 2025



ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

FIRST FLOOR LA GRATITUDE OFFICE BUILDING | 97 DORP STREET
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10. SIGNATURE OF APPLICANT

We refer to the pre-submission consultations with the Stellenbosch Municipality's planning and engineering departments regarding the proposed mixed-use development project on Farm 510/845, Stellenbosch and Erf 172 Jamestown – hereafter referred to as the subject property. A copy of the pre-submission correspondence is included in this submission.

[illegible]

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2. BACKGROUND TO THE MIXED-USE DEVELOPMENT PROPOSAL

In 2021 the Stellenbosch Municipality approved the rezoning of the subject property to permit a mixed-use development – see image below:

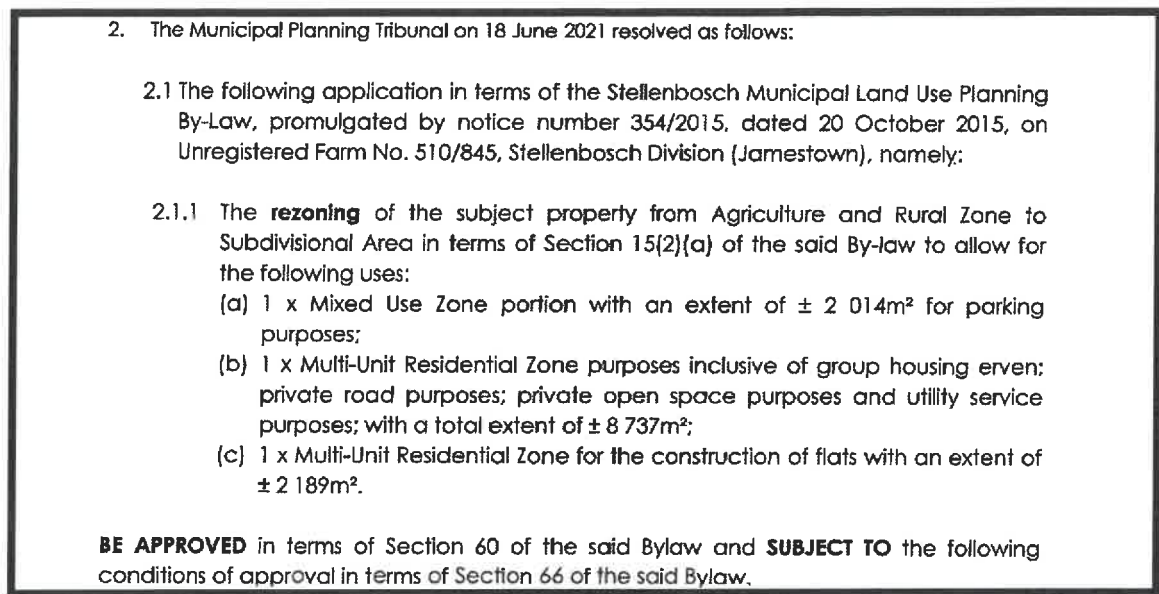


Figure 2: Extract of the municipal rezoning approval (2021)

A copy of the 2021 municipal decision letter is included in this submission.

This mixed-use development proposal submitted to the Stellenbosch Municipality consisted mainly of ± 30 group housing units, ± 41 flats, and a private parking area for the Stellenbosch Square (± 60 bays) – see image below.

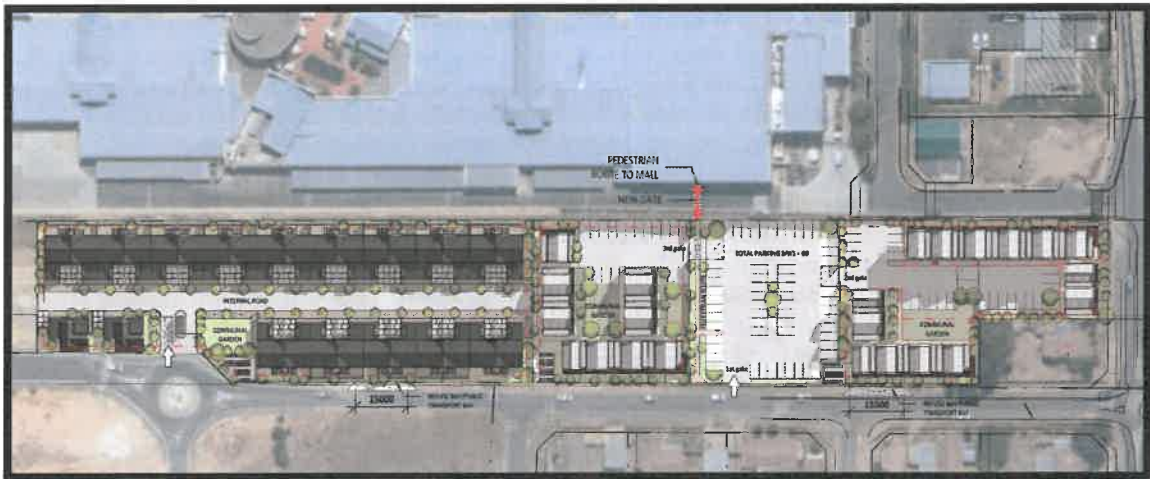


Figure 3: The draft 2021/2022 Site Development Plan

The applicant wishes to amend this rezoning approval (and mixed-use development proposal) to permit the development of a different mixed-use development on the subject property.

3. LAND USE PLANNING APPLICATIONS

To facilitate the proposed (amended) mixed-use development project on the subject property, the following land use planning applications are hereby made, namely:

- (i) Application is made i.t.o. Section 15.2(a) of the Stellenbosch Municipality Planning By-Law, 2023 for the rezoning of Farm 510/845, Stellenbosch from Subdivisional Area consisting of:

- 1 x Mixed-Use Zone portion with an extent of $\pm 2\,014\text{m}^2$ for parking purposes.
- 1 x Multi-Unit Residential Zone portion, inclusive of group housing erven, private road purposes, private open space, and utility services purposes, with a total extent of $\pm 8\,737\text{m}^2$.
- 1 x Multi-Unit Residential Zone portion for the construction of flats with an extent of $\pm 2\,189\text{m}^2$.

to

Subdivisional Area consisting of:

- 1 x Mixed-Use Zone portion for a business premises.
- 1 x Mixed-Use Zone portion for private parking.
- 1 x Multi-Unit Residential Zone portion for flats.
- 1 x Utility Zone portion for an electrical substation.

- (ii) Application is made i.t.o. Section 15.2(e) of the Stellenbosch Municipality Planning By-Law, 2023 for the **subdivision** of Farm 510/845, Stellenbosch into four portions (and development phases), namely:
- Portion 1: A Mixed-Use Zone portion ($\pm 8\,077\text{m}^2$).
 - Portion 2: A Mixed-Use Zone portion ($\pm 1\,955\text{m}^2$).
 - Portion 3: A Multi-Unit Residential Zone portion ($\pm 2\,883\text{m}^2$).
 - Portion 4: A Utility Services Zone portion ($\pm 24\text{m}^2$).
- (iii) Application is made i.t.o. Section 15.2(e) of the Stellenbosch Municipality Planning By-Law, 2023 for the **consolidation** of Portion 2: A Mixed-Use Zone portion ($\pm 1\,955\text{m}^2$) with the abutting Erf 172, Jamestown.
- (iv) Application is made i.t.o. Section 15.2(b) of the Stellenbosch Municipality Planning By-Law, 2023 for a **permanent departure** on Farm 510/845, Stellenbosch to relax the on-site parking requirements from 6 bays per 100m^2 GLA to 5 bays per 100m^2 GLA for the shopping centre on Portion 1.
- (v) Application is made i.t.o. Section 15.2(o) of the Stellenbosch Municipality Planning By-Law, 2023 for a **consent use** on Farm 510/845, Stellenbosch to permit a liquor store in the shopping centre on Portion 1.
- (vi) Application is made i.t.o. Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for a **permission required i.t.o. the zoning scheme** on Farm 510/845, Stellenbosch to approve the Site Development Plan for the shopping centre on Portion 1.
- (vii) Application is made i.t.o. Section 24(2) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for a **certificate of exemption** for the registration of a private right of way servitude over Erf 172, Jamestown.

4. SUBJECT PROPERTY DETAILS

The subject property consists of two properties, namely the new Checkers property and the Stellenbosch Square shopping centre property – see table below.

PROPERTY NO.	TITLE DEED	SIZE	OWNERSHIP
Farm 510/845, Stellenbosch	T26904/2024	1.2938ha	Shoprite Checkers (Pty) Ltd
Erf 172, Jamestown	T4939/2015	3.4753ha	Stellenbosch Square Investments (Pty) Ltd

Included in this submission area the following supporting documents:

- Power of Attorneys
- Title Deeds
- SG Diagrams
- Conveyancer Certificate

5. THE MIXED-USE DEVELOPMENT PROPOSAL

5.1 Proposed subdivision

Application is made for the subdivision of the subject property into four portions (and development phases) – see image below.

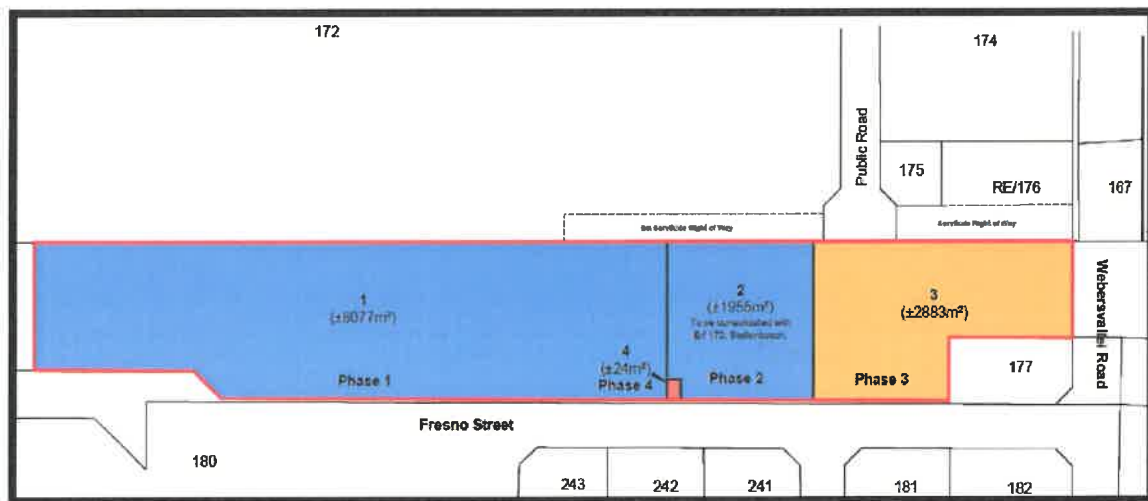


Figure 4: The proposed Subdivision Plan

The proposed subdivision will consist of a:

- Portion 1: Shopping centre (anchored by a Checkers supermarket)
- Portion 2: Private parking area (for Stellenbosch Square)
- Portion 3: Flats (sectional title residential units)
- Portion 4: Utility Services Zone portion (electrical substation)

A Subdivision Plan (illustrating the new portions, development phases, zonings, and servitudes) is included in this submission for your approval.

5.2 Portion 1: New shopping centre (anchored by a Checkers supermarket)

It is the applicant's intention to establish a new shopping centre (Checkers) on Portion 1. This shopping centre will be located on a separate erf but will form part of (and be integrated with) the Stellenbosch Square. In other words, Checkers and Stellenbosch Square have come to an arrangement that even though the new shopping centre will be located on a separate erf, it will function as a single shopping centre.

The new shopping centre will be accessible via the Stellenbosch Square but will have a separate (main) entrance from Jamestown and will not turn its back on Jamestown. It will face Jamestown and provide a main entrance to the new shopping centre and the existing Stellenbosch Square for residents of Jamestown. This will lead to the integration of the Stellenbosch Square with the residents of Jamestown, a community it also serves. Below is a conceptual render of the main entrance (from Jamestown's side) to the new shopping centre – see image below.



Figure 5: The (new) main entrance from Fresno Street, Jamestown

The design of the proposed shopping centre addition places deliberate emphasis on resolving the disconnect between the existing Stellenbosch Square and James Town. The current shopping centre turns its back on James Town, presenting a stark and inactive edge to the community. Our intervention seeks to reverse this condition by introducing a welcoming threshold that acts as a physical and symbolic gateway, connecting Jamestown to the retail landscape of Stellenbosch Square. Situated on a higher elevation, the new development navigates the challenging level change by means of a sensitively integrated parking deck that doubles as a public forecourt. This edge is softened through generous landscaping and green planting along the perimeter, while a prominent gabled entrance – featuring warm timber accents and expansive glazing – establishes a visible and inviting presence from James Town. A wide, raised pedestrian crossing forms the primary urban axis from James Town, guiding movement across Fresno Street directly to the gabled entrance, reinforcing legibility and pedestrian prioritisation.

Upon entry, users are met with a (proposed) florist and tailor flanking the threshold, immediately activating the space and creating a more human-scale experience. The arrival sequence opens into a light-filled double-volume atrium, articulated with layered ceiling elements and abundant natural light. A central escalator and adjacent lift ensure seamless vertical connectivity between levels. As users descend, they are drawn toward a sculptural tree planter that anchors the lower atrium. From here, the connection to Stellenbosch Square is achieved via a central ramp flanked by lush planters, with stepped access provided on either side – creating a clear, generous, and dignified transition up to the existing centre. This transition aligns directly with the activity square of Stellenbosch Square, ensuring visual continuity and a strong axial relationship between old and new. The wide approach, defined by the ramp and steps, reinforces the spatial link between these two public nodes, allowing views and pedestrian flow to remain uninterrupted.

This subtle level shift was carefully calibrated: the new addition had to be built slightly lower than Stellenbosch Square to accommodate Checkers' floor-to-ceiling height requirements, while also ensuring the parking deck above did not project too prominently beyond the natural ground line. Importantly, Checkers' delivery and service yard – positioned on the lower side of the site – is visually obscured beneath the parking deck and will not be visible from Fresno Street. The exposed edge of the deck where the terrain drops is treated with creeping vegetation and trees to soften its impact and integrate it more sensitively with the surrounding context.

From a circulation perspective, the new addition and Stellenbosch Square are now tied into a single, walkable experience, reinforced by shared sightlines, continuous movement, and spatial openness. In the lower atrium, line shops and a large Checkers activate the edges, while deeper corridors are softened with benches and planting. A (proposed) coffee shop that spills out into the

atrium further animates the space and encourages lingering. Above the parking deck, gabled pergolas with climbing vegetation contribute to the softening of the structure and continue the language of green integration. Overall, the design not only aims to establish a functional and visual link to Stellenbosch Square but also reorients the entire precinct toward a more inclusive, community-facing identity – restoring the relationship between the shopping centre and Jamestown, and introducing a stronger, more legible public realm.

Architects have prepared a detailed Site Development Plan (SDP) with floor plans, elevations, land uses, floor areas, parking bays, landscaping, access, boundary walls, etc. that clearly illustrates the proposed development's details. The SDP and Landscaping Plan are included in this submission for your approval.

5.3 Portion 2: Private parking area (for Stellenbosch Square)

With the 2021 rezoning approval, the Stellenbosch Municipality supported a private parking area erf for the Stellenbosch Square on Portion 3. No changes are proposed to this development phase.

The proposed private parking area erf offers the opportunity to link the Stellenbosch Square more directly with Jamestown. For this reason, a commercial erf will be created that will be consolidated with the Stellenbosch Square erf (Erf 172, Jamestown). This commercial erf will provide additional parking bays for Stellenbosch Square and direct access from the shopping centre onto Fresno Street, to better integrate the existing commercial facility with the community it serves. No commercial buildings are proposed on this erf.

5.4 Portion 3: Flats (sectional title residential units)

With the 2021 rezoning approval, the Stellenbosch Municipality supported the development of ± 24 sectional title flats on Portion 3. No changes are proposed to this development phase. Below is an extract from the 2021/2022 draft SDP illustrating the development concept – see image below.



Figure 6: Extract of the 2021/2022 draft Site Development Plan

However, this is only a conceptual development proposal – not final. The details of this development phase must (and will) still be finalised, but in essence it will continue to consist of ± 24 sectional title flats.

A final and detailed SDP for this Multi-Unit Residential phase will be submitted to the Stellenbosch Municipality for approval before the submission of building

plans for this phase.

5.5 Portion 4: Electrical substation

To accommodate the proposed mixed-use development a Utility Services Zone portion is required for an electrical substation.

6. MOTIVATION FOR THE AMENDED MIXED-USE DEVELOPMENT PROPOSAL

6.1 Compliance with the 2021 rezoning approval

In 2021 the Stellenbosch Municipality approved a mixed-use development proposal on the subject property. The reasons for the approval given by the Stellenbosch Municipality, were:

- The proposal will develop underutilised land within the urban edge for urban development.
- The proposal constitutes infill development and is therefore in line with the principles of the Spatial Development Framework.
- The proposal will not impact negatively on the safety and welfare of the members of the community or influence existing rights concerned.
- The proposal will have a positive impact on the town's local economy as it will create many new employment opportunities.

All these reasons of approval are still applicable to the amended development proposal, and for this reason we deem the amended mixed-use development proposal to be desirable.

6.2 Motivation for a parking departure

Application is made for a permanent departure on Farm 510/845, Stellenbosch to relax the on-site parking requirements from 6 bays per 100m² GLA to 5 bays per 100m² GLA for the shopping centre on Portion 1. This relaxation of the on-site parking requirement is motivated as follows:

- UDS transport engineers have undertaken a traffic impact assessment, and according to their transport report the proposed relaxation of the parking requirement is supported.
- The Stellenbosch Square and the Newinbosch Square shopping centres' parking requirements have been reduced by the Stellenbosch Municipality from 6 bays per 100m² GLA to only 5 bays per 100m² GLA (similar to our proposal).
- As a comparison, the City of Cape Town has reduced their parking requirement for shopping centres to only 4 bays per 100m² GLA.

6.3 Motivation for a consent use (liquor store)

Application is made for a consent use on Farm 510/845, Stellenbosch to permit a liquor store in the shopping centre on Portion 1.

The proposed shopping centre will have Checkers as the main anchor. Checkers Liquor is part and parcel of the Checkers shopping experience, and this liquor shop will also be located inside the shopping center. This is standard for most Checkers stores (and most shopping centers in general). It is a desirable location for a liquor store. For this reason, an application is made for a consent use to allow Checkers to establish their liquor store inside the shopping center.

6.4 Motivation for right of way servitude

Application is made for a certificate of exemption for the registration of a private right of way servitude over Erf 172, Jamestown. The purpose of the private right of way servitude over Erf 172, Jamestown will be to provide vehicular access to the Checkers service yard on Portion 1 via the existing private right of way servitude over Erf 176, Jamestown – see image below.

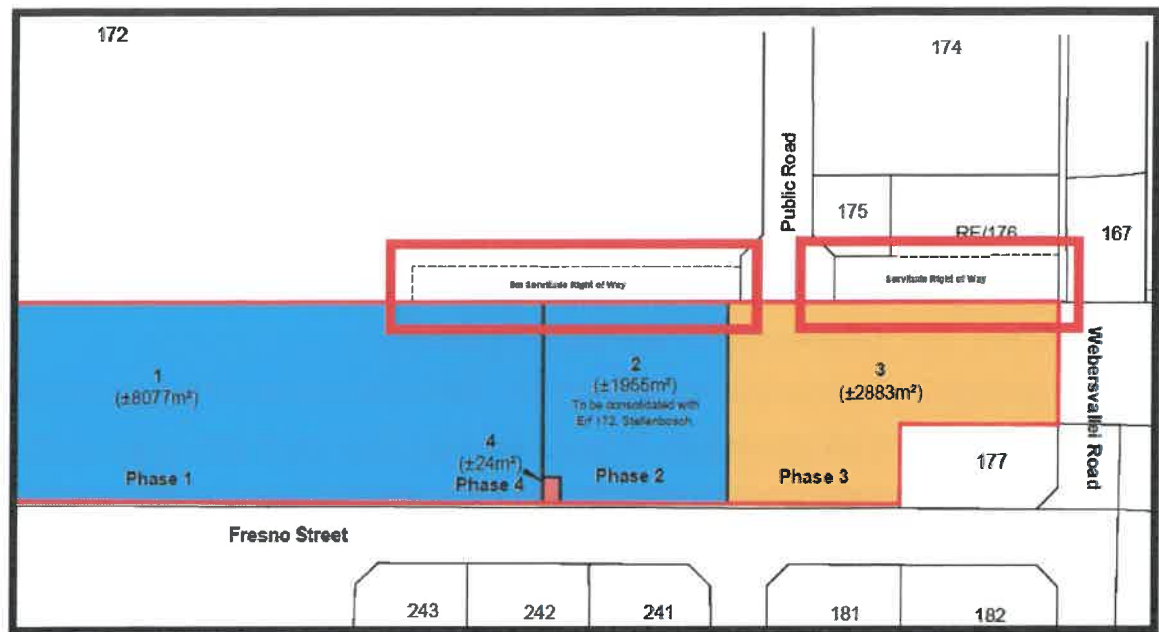


Figure 7: The private right of way servitude in favour of Portion 1

The existing private right of way servitude over Erf 176, Jamestown will also be used by Checkers vehicles.

7. ENVIRONMENTAL AND HERITAGE AUTHORISATIONS

7.1 Environmental authorisation

The proposed development does not require the Department of Environmental Affairs and Development Planning's environmental authorisation i.t.o. the National Environmental Management Act, 1998 because the subject property is located within an urban area, it is smaller than 5ha, there are no indigenous vegetation on the subject property, and the subject property is not zoned for any conservation purposes.

7.2 Heritage authorisation

The application was submitted to Heritage Western Cape, and they informed us:

- *You are hereby notified that, since there is no reason to believe that proposed mixed-residential development, Fresno Street, Jamestown, Stellenbosch will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.*

A copy of their decision letter is included in this submission.

8. PROVISION OF ENGINEERING SERVICES

8.1 Civil engineering services

BSI civil engineers were instructed to investigate the availability of civil engineering services (water, sewerage, stormwater, etc.) for the proposed development. According to their services report no problems are foreseen in this regard (with certain upgrades). A copy of their civil engineering services report is included in this submission.

8.2 Electrical engineering services

Raubicon electrical engineers were instructed to investigate the availability of electrical engineering services for the proposed development. According to their services report no problems are foreseen in this regard. A copy of their electrical engineering services report is included in this submission.

8.3 Traffic impact study

UDS transport engineers were instructed to undertake a traffic impact study for the proposed development. According to their traffic impact study report the proposed development is acceptable from a traffic point of view (with certain upgrades). A copy of the traffic report is included in this submission.

9. CONCLUSION

The proposed mixed-use development of the subject property is generally in accordance with the intention of the 2021 rezoning approval, the town's spatial planning principles, and general town planning considerations. It will be similar to recent urban renewal projects, will be compatible with the surrounding area, will have a positive impact on the community by creating new employment opportunities, commercial facilities, housing opportunities, will pay development contributions, and will more effectively utilise urban land. For these reasons, we deem the (amended) mixed-use development proposal to be desirable, and we request that the applications be approved.

Please feel free to contact the undersigned at 021 861 3800 or clifford@tv3.co.za if you have any queries or require any additional information to process the application.

10. SIGNATURE OF APPLICANT



CLIFFORD HEYS

PR. PLANNER (SA): A/1158/2000



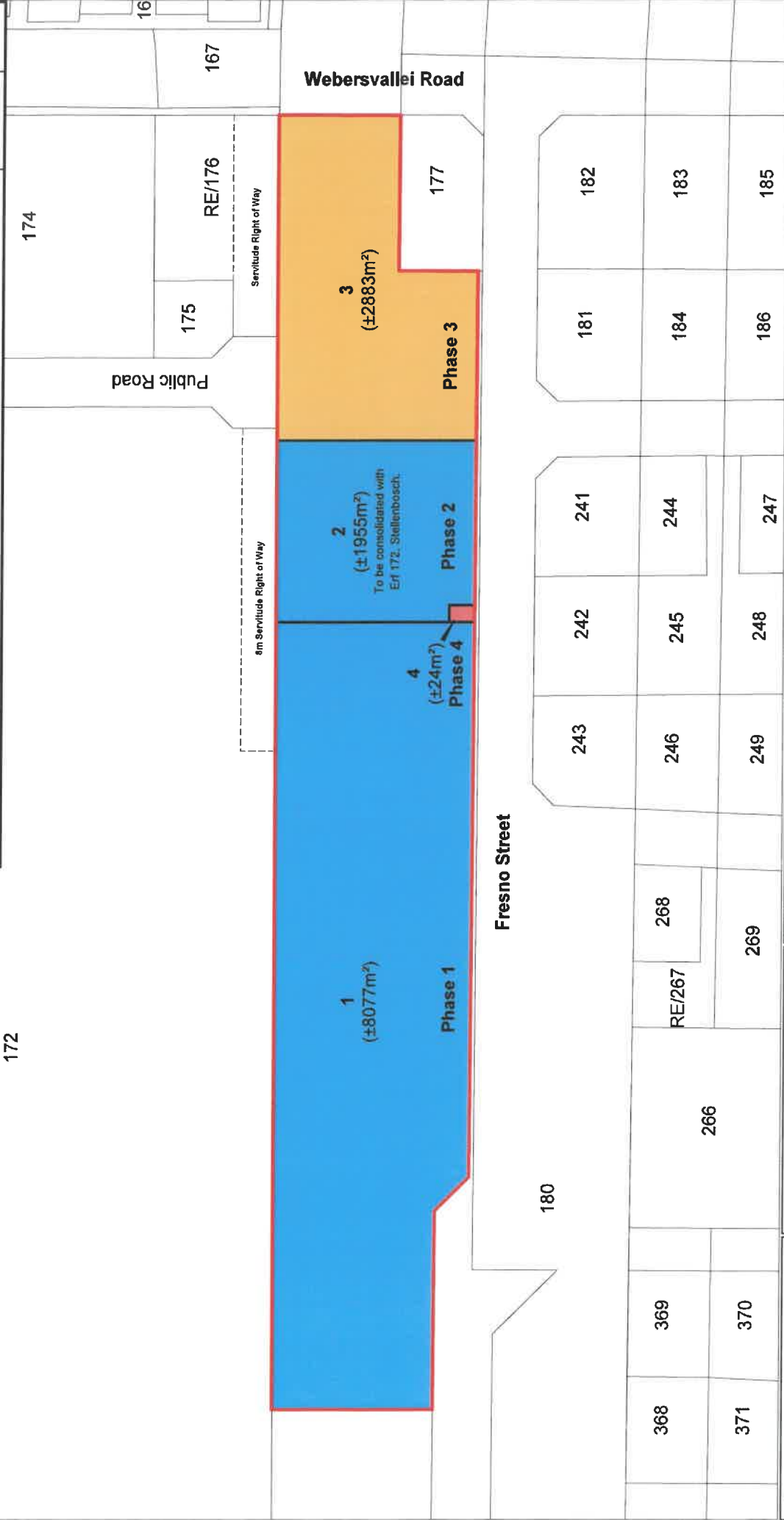
LOCALITY MAP: ERF 172, JAMESTOWN & FARM 510/845, STELLENBOSCH





172

Portion	Zoning	Land Use	Area	%
1	Mixed Use Zone	Business Premises	±8077m ²	62
2	Mixed Use Zone	Parking Purposes	±1955m ²	15
3	Multi-Unit Residential Zone	Flats	±2883m ²	22
4	Utility Services Zone	Electrical Substation	±24m ²	0
Total			±12939m ²	100



ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

tv3

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Portion 845 Farm 510,
Stellenbosch

Drawing: Subdivision Plan

Date: 13/06/2025

Project no.: 3999-P

Plan no.: 4

Scale: 1:1250 (A4)

Drawn: WH

Checked: CH

Notation:

- Cadastral information obtained from Surveys and Mapping (DRDLR).
- Portion 2 (a subdivided portion of Portion 845 of Farm 510, Stellenbosch) to be consolidated with Erf 172, Stellenbosch.
- Phases not necessarily in chronological order.

All areas and dimensions are approximate and should be verified by a professional land surveyor.

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