

STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

**NOTICE OF MUNICIPAL PLANNING
TRIBUNAL MEETING
OF STELLENBOSCH MUNICIPALITY
FRIDAY, 2026-05-29 FROM
10:00 - 15:00**



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**NOTICE OF MUNICIPAL PLANNING TRIBUNAL MEETING
OF STELLENBOSCH MUNICIPALITY
FRIDAY, 2026-05-29 FROM 10:00-15:00**

Ref. no. 3/4/5/2/40

2026-05-29

Chairperson

Mrs H Crooijmans-Lemmer

Deputy-Chairperson

Mr P Van Zyl

External Members

Mrs C Havenga

Mr D Leo

Mr S Boshoff

Internal Members

Mr A Barnes: Director - Planning and Economic Development

Mr M Williams: Senior Legal Advisor

Mr A van der Merwe: Senior Manager - Community Services

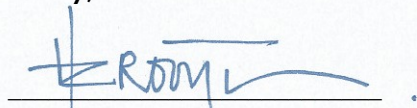
Mrs M Francis: Senior Manager - Infrastructure Planning, Development and Implementation,
Directorate Infrastructure Services

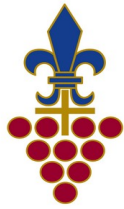
Mr J Benjamin: Senior Manager - Planning and Economic Development

Technical Advisor

Mr K Munro - Director Environmental & Spatial Planning: Department of Environmental Affairs
and Development Planning

*Notice is hereby given in terms of Section 75(1) of the Stellenbosch Municipality Land Use
Planning By-Law (2023), of the Municipal Planning Tribunal Meeting which will be held at the
**Stellenbosch Council Chambers, Stellenbosch Municipality, Plein Street, Stellenbosch on
Friday, 2026-05-29 from 10h00-15:00 to consider the items on the Agenda.***


Mrs H Crooijmans-Lemmer
CHAIRPERSON: MUNICIPAL PLANNING TRIBUNAL



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MINUTES: STELLENBOSCH MUNICIPAL PLANNING TRIBUNAL 24 APRIL 2026

MINUTES OF THE STELLENBOSCH MUNICIPAL PLANNING TRIBUNAL MEETING HELD ON FRIDAY, 24th OF APRIL 2026 AT THE STELLENBOSCH COUNCIL CHAMBERS, STELLENBOSCH MUNICIPALITY, PLEIN STREET, STELLENBOSCH FROM 10H00-15H00

**Ref. no. 3/4/5/2/40
2026-04-24**

Chairperson

Mrs H Crooijmans-Lemmer

Deputy-Chairperson

Mr P van Zyl

External Members

Mrs C Havenga

Mr D Leo

Mr S Boshoff

Internal Members

Mr A Barnes: Director - Planning and Economic Development

Mr J Benjamin: Senior Manager – Development Planning

Mrs M Francis: Senior Manager - Infrastructure Planning, Development, and Implementation

Mr A van der Merwe: Senior Manager - Community Services

Technical Advisor

Mr K Munro: Director Development Management - Department Environmental Affairs and Development Planning

Councillor

Ms T Kumm: Ward 8 and Mayoral Committee Member: Planning, Local Economic Development & Tourism

Officials

Mr S Carstens: Senior Manager: Development Management

Mrs O Vergotine: Administrative Officer

Mrs A Hardouin : Administrative Officer

Mr P April: Senior Town Planner

Mrs L Engelbrecht: Senior Town Planner

Mr G Goosen: Senior Town Planner

Mrs C Hauptfleisch: Senior Spatial Planner

Mr L van Stavel: Manager: Housing Development

Mr S October: Programme Manager - Housing Development

Mr T King: Manager: Development – Infrastructure Services

Visitors

Armandt Van Straven

MINUTES: STELLENBOSCH MUNICIPAL PLANNING TRIBUNAL 24 APRIL 2026Observers

Mr B Choche – Matlosana Municipality - Director: Planning & Human Settlements

Mr TR Shibiti – Matlosana Municipality - Town Planner

Mr M Dambha – Matlosana Municipality - Assistant Town Planner

Mrs J Davis – Matlosana Municipality - MPT Administrative Officer

Mr N Dassie - Matlosana Municipality – Town Planner

Ms G.O Mekgwe - Matlosana Municipality - Town Planner

ITEM	SUBJECT
SMPT 01/04/24	OPENING AND WELCOME
	Chairperson Crooijmans-Lemmer welcomed all present. The Chairperson also welcomed all the Staff members of Matlosana Municipality who attended the meeting as observers.
SMPT 02/04/24	LEAVE OF ABSENCE
	Mrs C Kriel: Manager: Land Use Management
SMPT 03/04/24	DISCLOSURE OF INTERESTS
	Chairperson Crooijmans- Lemmer recused herself and withdrew from the venue for Item 2 on the agenda.
SMPT 04/04/24	MINUTES OF THE PREVIOUS MEETING DATED 24 APRIL 2026
	The minutes of the previous meeting was noted.
	MATTERS FOR CONSIDERATION
SMPT 05/04/24	APPLICATION FOR REZONING TO SUBDIVISIONAL AREA & SUBDIVISION: FARM NO. 1307/2 AND FARM NO. 1307/3 (TO BE CONSOLIDATED), STELLENBOSCH DIVISION Discussion: <ol style="list-style-type: none"> Chairperson Crooijmans-Lemmer handed over to Mrs L Engelbrecht to give a brief introduction of the application that served before the Tribunal. The members observed that the applicant did not respond to the concerns raised by the MPT during its meeting held on 27 February 2026.

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	<p>c. The primary concern lies in the spatial logic of the layout and a comprehensive plan for the development of the entire land unit, including provision for a social facility, which will be required for consideration in exchange for the additional development bulk.</p> <p>d. TV3 only holds power of attorney from the developer seeking to acquire and develop the residential portion of the subject property. Accordingly, the request must be directed to the registered owner of the total property to address the MPT's enquiries.</p> <p>e. A condition was imposed requiring Portion B, which was earmarked for social housing as approved in January 2015, to be transferred to the Municipality free of charge. However, this matter is considered problematic as it is not referenced within the report and appears only as a standalone condition. It is therefore essential that it be properly incorporated into the report, and that a copy of the relevant agreement be included as part of the submission.</p> <p>f. It was also suggested that the Administration refer the application to the Senior Manager: Community Services for comment and to provide an indication of the needs of the local community in the area.</p> <p>That the application BE REFERRED BACK to the developer/applicant, in order to address the matters and concerns that was raised by the MPT adequately and satisfactorily.</p> <p>1. Noting the following matters:</p> <p>1.1. The concerns raised by the MPT of 27 February 2026 have not been addressed satisfactorily.</p> <p>1.2. There is general support for the proposed increase density of the development.</p> <p>1.3. The proposed revised access and egress on Polkadraai Road appear acceptable.</p> <p>1.4. However, the following items need to be explored with the Applicant / Developer and registered Landowner.</p> <p>1.4.1. The integrated future development of the Vloottenburg precinct and the subject land holding as a whole, including considering an appropriate future for holdings currently listed as Portion A and Portion B as part of the implementation of the development.</p> <p>1.4.2. This should consider the broader community needs, for example increased affordable or social housing, communal sport fields, public open space etc.</p> <p>It should be noted that it is the second time the item has been referred back to the developer/applicant by the MPT.</p>
SMPT 06/04/24	<p>APPLICATION IN TERMS OF SECTION 15(2)(a) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BYLAW FOR REZONING TO SUBDIVISIONAL AREA: FARM NO. 81/2 & FARM NO. 81/9, STELLENBOSCH DIVISION</p> <p>Discussion:</p> <p>a. Chairperson Mrs. H. Crooijmans-Lemmer recused herself from the chambers due to her affiliation with GAPP Architects and Urban Designers who prepared the conceptual plans for the development.</p> <p>b. Vice-chairperson Pieter van Zyl handed over to Mrs L Engelbrecht to give a brief introduction of the application that served before the Tribunal.</p>

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- c. Vice-chairperson Pieter van Zyl requested a summary of the term social housing as shared by the Housing Development Department, as well as the approach adopted by that Department to initiate the development.
- d. Members of the Tribunal requested clarification regarding the proposed development and its intended target market. In response, Mr van Stavel, the Manager: Integrated Human Settlement: Housing Development, advised that the proposed development constitutes Social Housing, as regulated in terms of Act No. 16 of 2008. The Social Housing Programme seeks to enhance quality of life through the provision of affordable rental accommodation, with an emphasis on social integration, proximity to economic opportunities, and access to public transport and employment nodes.
- e. The programme caters for households earning between R1 850 and R22 000 per month, thereby providing an affordable rental option within this income bracket. The development and ongoing management of Social Housing projects are undertaken by accredited Social Housing Institutions (SHIs) and/or Other Delivery Agents (ODAs). Prospective tenants are required to meet prescribed eligibility criteria, as governed by the Social Housing Act (No. 16 of 2008) and regulated by the Social Housing Regulatory Authority (SHRA).
- f. It was further indicated that the proposed development is intended to adhere to development quality and building standards comparable to those of private sector developments. The programme is significantly subsidised by Government, thereby ensuring that the units are constructed to appropriate quality standards and benefit from a high level of ongoing management and maintenance.
- g. It is noted that Environmental Authorisation has not yet been received; however, the various specialist studies were submitted to the Environmental Planning Section for comment. They confirmed that their previous comment issued in 2025 remain unchanged. The only outstanding concern relates to how the landscaping of the Plankenburg River will be addressed.
- h. The subject property forms the northern gateway entrance to the town; however, no Visual Impact Assessment was submitted as part of the application. This is considered a vital and a critical omission. When entering Stellenbosch, the mountain backdrop contributes significantly to the visual character and sense of place of the town. The proposed 4-storey buildings would obstruct and significantly impact these views along the full length of the site.
- i. A condition should be imposed that the site may not be used as a receptacle for social or inclusionary housing contributions from other private sector developments. The landholding should not become a destination for meeting the inclusionary housing obligations of other developments.
- j. There are design concerns; however, these can be addressed at a later stage through an urban design and landscape framework to support the Site Development Plan, including consideration of visual impact and related aspects. The Tribunal would like to be involved in the future Site Development Plan process.

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- k. The item lacks certain information, particularly the EA, title deed, etc. However, this application is only for rezoning to a Subdivisional Area and does not itself create development rights. Such rights will only be established through the subsequent subdivision application. Any outstanding information will be provided when the subdivision application is submitted in future.
- l. A general recommendation is to impose two additional conditions. Firstly, the housing opportunities created through this application may not be used as an alternative off-site mechanism to meet inclusionary housing obligations under the inclusionary housing policy. In other words, property owners may not transfer or offset their inclusionary housing requirements to this site. Secondly, the housing opportunities established through this application may not be used for student housing as per the provisions of the inclusionary housing policy.
- m. It was also suggested that a condition be imposed requesting that an Urban Design Framework, including a Visual Impact Assessment, is required. As the property is located adjacent to the Scenic Route Overlay Zone, these documents must be submitted to the Conservation Advisory Committee for approval together with the Subdivisional and Site Development Plans.
- n. The river is currently in a poor condition, and there is an opportunity to improve it through active recreation design instead of a standard park with only grass and basic play equipment. The area should include more structured landscaping and hard recreational facilities. This must be reflected in the landscaping plan, which should clearly set out how the area will be used for recreation.
- o. The MPT would like to review the Urban Design Framework and the Visual Impact Study, rather than the detailed Site Development Plan. Management indicated that this should be addressed at the level of the Subdivisional Plan by including the necessary details and considering them as part of the subdivision application. Any further detail or implementation matters can then be dealt with during the Site Development Plan stage, with a focus on compliance.

UNANIMOUSLY RESOLVED:

- 1. That the application in terms of Section 15(2)(a) of the Stellenbosch Municipality Land Use Planning By-Law, 2024 for the:
 - 1.1 **Rezoning** of Farm No. 81/2, Stellenbosch Division from **Agriculture and Rural Zone** to **Subdivisional Area** in terms of the said Bylaw to allow for the following uses:
 - (a) **Multi-Unit Residential Zone** erf (Portion A), and $\pm 2,47$ ha in extent, for flats.
 - (b) **Multi-Unit Residential Zone** erf (Portion B), and $\pm 3,55$ ha in extent, for flats.
 - (c) **Public Road and Parking Zone** erf (Portion C), and $\pm 3,44$ ha in extent, for public road purposes,
 - (d) **Public Road and Parking Zone** erf (Portion D), and $\pm 0,63$ ha in extent, for public road purposes.

(e) **Public Open Space** erf (Portion E), and $\pm 6,55$ ha in extent, for public open space purposes.

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

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

2.1 The approval only applies to the proposal under consideration, attached as **ANNEXURE B** and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

2.2 The development be undertaken generally in accordance with the Subdivisional Area Plan as referenced **Proposed Concept/Phasing Plan for Subdivisional Area Drawing No. 202408-RE. PTN2&9_F.81-REV3, dated 26 February 2026, and drawn by Nkanivo Development Consultants** and attached as **ANNEXURE B**.

2.3 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

2.4 A detailed Subdivision Plan, inclusive of street names and numbering, and a phasing plan, as well as a Consolidation Plan for the consolidation of Farm No. 81/9 and Portion C, shall be submitted for approval, and the subdivision plan shall provide for a 5,0m wide sewer line servitude along the western boundary of the site (abutting the R304), to be registered in favour of the Municipality in order to protect the existing bulk sewer line. The following studies should be taken into consideration and be submitted as part of the application for subdivision:

2.4.1 Visual impact study

2.4.2 Urban/ Spatial Design Framework

2.4.3 Landscape Framework

2.4.4 Vehicular / Non-motorised Framework

2.5 A detailed Site Development Plan as contemplated in terms of Section 16 of the Zoning Scheme Bylaw be submitted to the Municipality and be approved prior to the submission of any building plans, which site development plan satisfactorily addresses, but is not necessarily limited to, all the conditions of this approval, compliance with relevant development parameters of the said Bylaw, any relevant matters relating to Section 16(4) of the said Bylaw. The following matters should also be addressed as part of the site development plan:

2.5.1 A Landscaping Plan for the development that also includes a replanting plan for the matured pine trees to be removed and those to be planted in accordance with the provisions in the ATC guidelines, be submitted for approval.

2.5.2 The development be guided by the findings and recommendations of a visual impact assessment addressing the preservation of key views and vistas, as well as appropriate design and landscaping measures.

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- 2.5.3 The design for the development adheres to the Adam Tas Corridor Urban Design Guidelines, considering height controls (1-4 storeys), massing articulation and roof forms, and material and colour palette sensitive to the scenic-route context.
- 2.6 The conditions imposed by the **Manager: Electrical Services** as contained in their memo dated 11 April 2025, attached as **ANNEXURE E**, be complied with.
- 2.7 The conditions imposed by **Department: Community Services (Environmental Planner)** as contained in their memo dated 24 April 2025, attached as **ANNEXURE F**, be complied with.
- 2.8 The conditions imposed by **Directorate: Infrastructure Services** as contained in their memo dated 12 March 2026, attached as **ANNEXURE G**, be complied with.
- 2.9 Any conditions stated by the **Department of Infrastructure** (Provincial Roads Engineer) be considered with the subdivision application and be complied with.
- 2.10 The development must be carried out in accordance with an Environmental Management Plan (EMP), which must be finalised and approved before any building plans are approved. The developer or owner is responsible for remedying, to the satisfaction of the Directorate: Community & Protection Services, any environmental damage resulting from non-compliance with the EMP.
- 2.11 No development or infrastructure be placed within the 15m watercourse buffer, except when supported by specialist studies and approved by environmental authorities.
- 2.12 The water quality and risk to potential residents must be confirmed and rehabilitated and integrated as part of the Green-Blue Infrastructure Network as the Plankenburg River is currently severely polluted and regarded as a health risk.
- 2.13 The land use activities may not create any undue noise or be a nuisance to the neighbourhood and that precautionary measures be taken to avoid environmental noise pollution in terms of the Western Cape Noise Control Regulations, 2013, PN. 200/2013 made in terms of Section 25 of the Environmental Conservation Act, 1989 (Act No 73 of 1989).
- 2.14 The subject property may not be utilised for the purpose to offset inclusionary housing requirements attached to any other property/ development in the Stellenbosch Municipal area.
- 2.15 The residential units of the subject development may not be used for student housing accommodation.
- 2.16 The approval will lapse if not exercised within ten (10) years from date of final notification.

3. The reasons for the above decision are as follows:

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	<p>3.1 The property is located within the approved urban edge, where the MSDf promotes compact settlement, strategic infill, and higher-density residential opportunities along major mobility routes to curb urban sprawl and improve land use efficiently.</p> <p>3.2 The site is located along Bird Street/R304, an Activity Route with strong vehicular, public transport and NMT connectivity, supporting intensification in proximity to transport corridors.</p> <p>3.3 The properties are situated between ATC Precincts 9 and 10, both envisaged for high-density, mixed-use intensification, positioning the site within an emerging, well-connected, mixed-use urban district.</p> <p>3.4 The proposed residential typologies (one to four storeys) are compatible with the adjacent medium- to high- neighbourhoods of Kayamandi, Cloeteville and Mount Simon.</p> <p>4. Matters to be noted:</p> <p>4.1 The necessary authorization/permission in terms of NEMA needs to be obtained from the Department of Environmental Affairs and Development Planning.</p>
<p>SMPT 07/04/24</p>	<p>APPLICATION IN TERMS OF SECTION 15(2)(A) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BYLAW FOR SUBDIVISION, CONSOLIDATION AND REZONING IN TERMS OF THE SAID BY-LAW ON VARIOUS PORTIONS OF FARM 183 AND FARM 182, TO FORM THE NORTHERN EXTENSION DEVELOPMENT</p> <p>Discussion:</p> <p>a. Chairperson Crooijmans-Lemmer handed over to Mr R Fooy to give a brief introduction of the application that served before the Tribunal.</p> <p>b. Mr R Fooy after his introduction handed over to Ms. C Hauptfleisch to address the spatial assessment. Ms. Hauptfleisch noted that the spatial assessment was included in the item and the conclusion, findings, and recommendations sufficiently covered the reasons for the partial support from Spatial Planning. Ms. Hauptfleisch reiterated and highlighted again the support for the housing projects and its alignment to the MSDf. Notes were made as to the reasons for the partial support as it relates to outstanding specialist studies, comments received from Provincial Departments, and authorisations in terms of NEMA, Heritage, etc. which can lead to the amendment of the layout and detailed site development plans. The discussion confirmed that the item deals with the first step in the Package of Plans approval approach and the detailed planning in the next planning processes can address the further detailed planning required and also ensuring that it addresses the relevant authorisations and external comments.</p> <p>c. Members of the Tribunal expressed concern regarding the prolonged period taken to compile and submit the application, particularly in the context of the existing housing shortage in Stellenbosch.</p>

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- d. The necessary authorization/permission in terms of NEMA need to be obtained from the **Department of Environmental Affairs and Development Planning**.

UNANIMOUSLY RESOLVED:

1. That the following application(s) in terms of Section 15(2) of the said By-Law on various Portions of Farm 183 and Farm 182, for the Northern Extension, namely:
 - 1.1 **Subdivision** of **Farm 183** into two Portions, in terms of Section **15(2)(d)** of the said By-Law.
 - 1.1.1 **Portion A** (±57 ha) and
 - 1.1.2 **Remainder** (±203 ha consisting of various parcels)
 - 1.2 **Consolidation** of Portion 23 of Farm 183, Portion 36 of Farm 183, Remainder of Farm 182, Portion A of Farm 183 (as subdivided), Portion 1 of Farm 182, Portion 1 of Farm 183, and the Remainder of Portion 5 of Farm 183 to create the development property, in terms of Section **15(2)(e)** of said By-Law.
 - 1.3 **Rezoning** of the consolidated property from Agriculture and Rural Zone to Subdivisional Area, in terms of Section **15(2)(a)** of said By-Law, to permit the following land uses:

1.3.1	Conventional Residential Zone	Phase 6	+325x120sqm single residential stands (shared with Less Formal Zone) on +- 14.3726ha
		Phase 7	+371x120sqm single residential stands (+597 units) on +-11.0546ha
		Phase 8	+460x120sqm single residential stands (shared with Less Formal Zone) on +- 10.9469ha
		Phase 12	+165x120sqm single residential stands (shared with Less Formal Zone) on +- 10.1832ha
1.3.2	Less Formal Residential Zone	Phase 1	+2500 less formal residential stands/households in the in-situ upgrading of Azania settlement
		Phase 6	+266x90sqm less formal residential stands (shared with Conventional Residential Zone) on +-14.3726ha
		Phase 8	+179x90sqm less formal residential stands (shared with Conventional Residential Zone) on +-10.9469ha

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		Phase 12	+135x90sqm less formal residential stands (shared with Conventional Residential Zone) on +-10.1832ha
1.3.3	Multi-unit Residential Zone	Phase 3 Phase 6 Phase 7	+211 residential units
1.3.4	Public Open Space Zone	Phase 2, 3, 4, 6, 7, 12	+21.566ha
1.3.5	Transport Facility Zone	Phase 11	+0.6267ha
1.3.6	Mixed Use Zone	Phase 5	Commercial and +-664 multi storey residential units on +-7.5613ha
1.3.7	Education Zone	Phase 2 Phase 4	+2.060ha +-4.519
1.3.8	Agriculture and Rural Zone	Remainder	+32.709ha
1.3.9	Utility Zone	Phase 7 Phase 10	+0.027ha +-1.6236ha
1.3.10	Community Zone	Phase 9 Phase 12	+4.5996ha +-0.400ha
1.3.11	Public Roads	Phase 15, 16, 17, 18, 19, 20, 21, 22, 23	10m and 16m public streets

as indicated on the Northern Extension Zoning and Phasing Plans, attached as **Annexure B**.

1.4 **Subdivision** of the consolidated unregistered property **into 24 portions** and the Remainder and the registration of service servitudes in terms of Section **15(2)(d)** of the said By-Law to permit the implementation of the in-situ upgrade of the existing Azania informal settlement, education facilities and major utilities as indicated in Phases 1, 2, 3, 4 and 10 as well as the road portions in Phases 15, 16, 17, 18, 19 and 20.

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

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

2.1 The approval only applies to the application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

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- 2.2 The development be undertaken in accordance with the endorsed Subdivision Plan with reference F183-04-2026 and dated 09/04/2026 to create the development site and attached as **Annexure B**.
- 2.3 The development be undertaken in accordance with the endorsed Consolidation Plan with reference Plan No: FARM-183-04-2026 and dated 05/04/2026 to create the development site and attached as **Annexure C**.
- 2.4 The development be undertaken generally in accordance with the endorsed Subdivisional Area / Zoning Plan titled Northern Extension Zoning Plan Rev 3 dated 10/04/2026 and endorsed Northern Extension Phasing Plan Rev 3 dated 13/04/2026 with reference 1001438-ZUT-LL-DRG-TP-NE 000-00 and attached as **Annexure D**.
- 2.5 The development with inclusion of the relevant servitudes be undertaken in accordance with the endorsed Northern Extension Subdivision Plan Rev 4 with reference 1001438-ZUT-LL-DRG-TP-NE 000-00 and dated 13/04/2026 as indicated and attached as **Annexure D**.
–
- 2.6 An electronic copy (shp, dwg, dxf) of the approved General Plan or Surveyor General diagram(s) be submitted to the GIS Manager in the Directorate Planning and Economic Development for record purposes, which plan indicates the following information in the format as determined:
- a. *Newly allocated erf numbers*
 - b. *Co-ordinates*
 - c. *Survey dimensions*
 - d. *Street names and numbering*
- 2.7 Proof of such e-mail transmission being referred to in condition 2.6 must accompany any application for a Section 28 Transfer Certificate.
- 2.8 The consolidation of Portion 23 of Farm 183, Portion 36 of Farm 183, Remainder of Farm 182, Portion A of Farm 183 (as subdivided), Portion 1 of Farm 182, Portion 1 of Farm 183, and the Remainder of Portion 5 of Farm 183 occur prior to building plan submission and the permitted land uses may not be implemented prior to the issuing of a certificate of consolidated title and endorsement of the relevant title deed(s) by the Registrar of Deeds.
- 2.9 All land designated for the provision of municipal service infrastructure and amenities on the subdivision plan be transferred and registered to the Municipality as owner upon transfer of the first unit/erf in the subdivision phase, of which the cost for the surveying and transfer of such land be for the account of the applicant/developer.
- 2.10 The servitude rights for the bulk water pipeline and electricity power line be registered in the title deeds of the relevant properties in favour of the Municipality on registration.

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	<p>2.11 A detailed subdivision plan for the remainder of the Subdivisional Area generally in accordance with the Zoning Plan and related Phasing Plan, inclusive of street names and street numbering, be submitted to the Municipality for approval.</p> <p>2.12 An amended phasing plan which indicates the spatial phasing and associated timeframe of the remainder of the development may be submitted to the Municipality for approval.</p> <p>2.13 A subdivision plan be submitted for approval for each of the phases of development, where applicable in accordance with the approved Subdivisional Area.</p> <p>2.14 The conditions relating to infrastructure services imposed by the Directorate Infrastructure Services contained in the memorandum with reference LU/11809 and dated 10/04/2026 and attached as Annexure F, be complied with prior to the issuing of a Section 28 Transfer Certificate, or the approval of a building plan whichever comes first, to the satisfaction of the said department.</p> <p>2.15 Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first land unit or approval of any building plans, whichever occurs first to the satisfaction of the Directorate Infrastructure Services.</p> <p>2.16 Should the full extent of permissible development rights, as approved herein-above, not be implemented initially or development is phased, a pro rata development charge will be levied in accordance with the extent to which the development rights will be implemented, provided that the remaining development charges will be levied for the remaining permissible development rights when implemented in future. Remaining development charges will be levied in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first land unit or approval of any building plans, whichever occurs first to the satisfaction of the Directorate Infrastructure Services.</p> <p>2.17 A service agreement regarding the responsibilities for the provision of engineering services be entered into with the Municipality prior to the construction of any engineering services or infrastructure in terms of Section 66(3) and Section 82(4) of the said Bylaw, which service agreement includes and complies with the conditions as imposed by the Directorate Infrastructure Services in the memorandum with reference LU/11809 and dated 10/04/2026 and attached as Annexure F.</p> <p>2.18 The conditions imposed by the WCG Department of Infrastructure: Transport Infrastructure Branch in their letter of comment on the BAR during the EIA public participation process with Ref: DOI/CFS/RN/LU/REZ/SUB -25/492, dated 25/03/2026, attached as Annexure G, be complied with to the satisfaction of the said department.</p> <p>2.19 A detailed site development plan (SDP) as contemplated in terms of Section 16 of the Zoning Scheme Bylaw be submitted to the Municipality for each phase or precinct and be approved prior to the submission of any building plans, which SDP satisfactorily addresses, but is not necessarily limited to, all the conditions of this</p>
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MINUTES: STELLENBOSCH MUNICIPAL PLANNING TRIBUNAL 24 APRIL 2026

	<p>approval, compliance with relevant development parameters of the said Bylaw, any relevant matters relating to Section 16(4) of the said Bylaw, and specifically include the following items and matters:</p> <ul style="list-style-type: none"> a. 3D modelling in accordance with the approved Development Guidelines with reference to condition 2.25, b. a landscaping plan in accordance with the approved Landscape Framework Plan with reference to condition 2.26, c. an engineering services report to indicate which link and internal service upgrades areas are triggered, d. adjacent road portions providing access to the site, although forming part of a different phase be incorporated into the relevant SDP, e. a traffic impact study to indicate which road upgrade items are triggered, f. a detailed Non-motorised Transport (NMT) plan in alignment with the Municipality's NMT network as outlined in the NMT Masterplan, g. adjacent and internal road layout plans to indicate provision is made for traffic-calming and management measures, NMT routes and public transport parking embayment's as well as pedestrian routes which link the development to the adjoining residential area and public roads, h. the pedestrian link between Kayamandi and the Northern Extension across the Watgang Stream where applicable, and i. a Stormwater Management Plan (SWMP) and stormwater design drawings. <p>2.20 The SDP for Phase 1, in addition to condition 2.20, to specifically consider and address the following matters:</p> <ul style="list-style-type: none"> a. guiding the incremental construction and installation of structures, shelters, buildings, roads, engineering services, fire breaks etc., b. a Temporary Relocation Area Plan (TRA) for residents living in the Watgang (Azania) informal settlement for the relocation of informal settlement structures within the riverine corridor, c. identify areas for roads and fire breaks, and demarcate an overall block layout which takes account of future movement routes and emergency access lanes and other required land uses, d. a plan indicating to occupiers where they are permitted to erect dwelling houses, second dwellings and shelters, e. identify monitoring measures to be clearly demarcated on the property (such as fencing etc.) to prevent the construction of buildings or shelters in these areas as the Municipality may require structures and shelters to be moved when they are erected within areas indicated for circulation, access, services or for fire safety purposes. <p>2.21 The SDP for Phases 2, 3, 4 and 12, in addition to condition 2.20, to specifically consider and address the following matters relating to the green areas / riverine corridor:</p> <ul style="list-style-type: none"> a. a Construction Environmental Management Plan (CEMP) for the installation of services and any construction be submitted and approved by the Directorate: Community & Protection Services as part of the SDP application process, prior to the approval of any building plan and commencement of any earthworks on the
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MINUTES: STELLENBOSCH MUNICIPAL PLANNING TRIBUNAL 24 APRIL 2026

	<p>property, as per the mitigation measures identified in the BAR for the applicable portions,</p> <ul style="list-style-type: none"> b. a rehabilitation plan identifying monitoring measures to be clearly demarcated on the property (such as fencing etc.) to prevent invasion of the applicable portions, and c. no development or infrastructure may be placed within the 32 m watercourse buffer, except when approved by environmental authorities and supported by specialist studies' mitigation measures. <p>2.22 Any landscaping on municipal property be implemented in compliance with the Tree Management Policy to the satisfaction of the Directorate: Community and Protection Services.</p> <p>2.23 Development Guidelines in line with the Heritage Indicators specified in the ROD from Heritage Western Cape as well as the Urban Design Framework be submitted and approved by the Development Planning Department: Heritage Resources Section prior to the registration of the first property or the submission of any building plan application.</p> <p>2.24 The Landscape Framework Plan in line with the Heritage Indicators specified in the ROD from Heritage Western Cape as well as the Urban Design Framework be submitted and approved by the Development Planning Department: Heritage Resources Section prior to the registration of the first property or the submission of any building plan application.</p> <p>2.25 Building plans for all new structures and for all changes of land use in the existing buildings be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.</p> <p>2.26 An application for the street naming and -numbering be submitted and approved (for each phase) by the Municipality prior to the registration of the first property or the submission of any building plan application, whichever occurs first.</p> <p>3 The reasons for the decision are as follows:</p> <p>3.1 The property is located within the approved urban edge, where the MSDF promotes compact settlement, strategic infill, and higher-density residential opportunities along major mobility routes to curb sprawl and improve land-use efficiency.</p> <p>3.2 The site is located along Bird Street/R304, an MSDF-identified Activity Route with strong vehicular, public-transport, and NMT connectivity, supporting intensification in proximity to transport corridors.</p> <p>3.3 The eastern portion of the properties form part of the Council-approved Adam Tas Corridor Precinct 10, envisaged for high-density, mixed-use intensification, positioning the site within an emerging, well-connected, mixed-use urban district.</p>
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MINUTES: STELLENBOSCH MUNICIPAL PLANNING TRIBUNAL 24 APRIL 2026

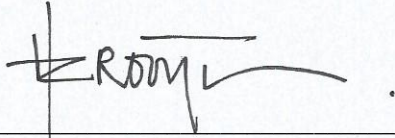
	<p>3.4 The proposed residential typologies (two to four storeys) are compatible with the adjacent medium- to high-density neighbourhoods of Kayamandi, Cloetesville, and Mount Simon. The development supports the functional and spatial reasoning of existing and future land-use patterns.</p> <p>3.5 Stellenbosch Municipality faces severe housing shortages particularly for low- to middle-income households. The proposed development provides well-located mixed use opportunities that will broaden housing typologies and tenure options, support settlement restructuring, address housing needs and enhance residential opportunities in proximity to jobs and services.</p> <p>3.6 The proposal aligns with the spatial directives of the MSDF, SPLUMA, Western Cape PSDF, LUPA, EMF, CEF and the Municipal Housing Pipeline. It supports principles related to densification, inclusion, infrastructure optimisation, spatial justice, and compact urban form.</p> <p>3.7 Stellenbosch is a priority municipal investment node within the CEF, with ongoing and planned infrastructure upgrades. The development leverages existing bulk water, sewer, stormwater, and electricity networks, planned improvements to high-capacity infrastructure, and strategic densification targets for Stellenbosch Town. The proposal supports long-term financial and operational sustainability through the efficient use of underutilised land and existing infrastructure.</p> <p>4 Matters to be noted:</p> <p>4.1 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.</p> <p>4.2 The implementation process entails the following steps:</p> <ul style="list-style-type: none"> a. <u>Zoning</u>: The allocated zonings in accordance with the overlay zone will vest phase-by-phase as subdivision plans are approved. If further subdivisions are required to vest the allocated zoning rights, the base zone will remain in force until the vesting of such subdivision plan. b. <u>SDP & Infrastructure</u>: An SDP must be submitted and approved for every phase. Infrastructure requirements will be confirmed with Directorate Infrastructure Services and the WGC Department of Infrastructure: Road Infrastructure. c. <u>Subdivision</u>: The Section 28 Transfer Certificate will only be issued after all required infrastructure upgrades are complete. The subdivision vests once the new land unit is registered to the owner following the issuance of a Section 28 Transfer Certificate. d. <u>Building Plans</u>: Approval of building plans can only occur after the SDP for that phase has been approved. <p>4.3 Any subdivision only comes into effect once all suspensive conditions or relevant legislative provisions have been complied with.</p> <p>4.4 All engineering services and infrastructure required in terms of the conditions of approval and services agreement be complied with to the satisfaction of the Municipality and / or the relevant authority prior to the issuing of a Section 28 Transfer Certificate.</p>
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MINUTES: STELLENBOSCH MUNICIPAL PLANNING TRIBUNAL 24 APRIL 2026

	<p>4.5 Sufficient on-site parking be provided in accordance with the provisions of the Zoning Scheme Bylaw and to be illustrated on the subject site development plan [if an SDP must be submitted] or building plan of development to the satisfaction of the Municipality.</p> <p>4.6 All on-site parking bays be clearly demarcated on the property.</p> <p>4.7 An application for the erection of advertising signs be submitted for approval to the Municipality and that all signage on the property be erected to the satisfaction of the Spatial Planning Department: Heritage Resource Management [be in line with the signage policy of the Municipality].</p> <p>4.8 No directional signage be erected without the prior approval of the Provincial Roads Engineer and/or the Municipality.</p> <p>4.9 Fire mitigation measures be put in place by the developer to the satisfaction of the Municipality.</p> <p>4.10 Reasonable steps be put in place by the developer to prevent nuisance caused by dust in accordance with the National Environmental Management Act: National Dust Control Regulations.</p> <p>4.11 Compliance with the approval and related conditions in terms of NEMA as issued by the WCG Department of Environmental Affairs and Development Planning to the satisfaction of the said department.</p> <p>4.12 That an amended subdivision plan Rev 4 with reference 1001438-ZUT-LL-DRG-TP-NE 000-00 1001438-ZUT-LL-DRG-TP-NE 000-00 and dated 13/04/2026 for endorsement be submitted which includes the designated land uses of the zoning map</p>
SMPT 08/04/24	OTHER MATTERS
8.1	PLANNING POLICIES (REVIEWED OR APPROVED BY COUNCIL)
	<ol style="list-style-type: none"> 1. The Capital Expenditure Framework was advertised for public comment - to be submitted by 28 April 2026. 2. A final workshop with the Franschhoek Rate Payers Association will take place on 6 May for finalisation of the Zoning Scheme Bylaw. 3. The list of received/proposed amendments to the MSDF to be submitted to Council will be shared with the MPT once compiled.
8.2	APPEALS RECEIVED AGAINST MPT DECISION
	<ol style="list-style-type: none"> 1. Appeal received on 31 March 2026 <ul style="list-style-type: none"> • Farm 140/3 Kylemore - Tourist accommodation establishment, Kylemore 2. No new appeals were received in April 2026
8.3	GENERAL

MINUTES: STELLENBOSCH MUNICIPAL PLANNING TRIBUNAL 24 APRIL 2026

	<ol style="list-style-type: none">1. DFU, will serve in the next week or two, will go to the BAC for approval.2. It was mentioned that the Planning and Economic Development Department won the award for the ATC as the best planning project in the Country.3. Chairperson Crooijmans-Lemmer thanked the members and representatives from City of Matlosana.
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Mrs H Crooijmans-Lemmer (excluding item 2 on the agenda)
CHAIRPERSON: MUNICIPAL PLANNING TRIBUNAL



Mr P van Zyl
DEPUTY-CHAIRPERSON: MUNICIPAL PLANNING TRIBUNAL

ANNEXURES

**APPLICATION IN TERMS OF SECTION 15(2)(a) OF THE STELLENBOSCH
MUNICIPAL LAND USE PLANNING BYLAW FOR REZONING TO
SUBDIVISIONAL AREA: FARM NO. 81/2 & FARM NO. 81/9,
STELLENBOSCH DIVISION**

ANNEXURE B

**APPLICATION IN TERMS OF SECTION 15(2)(a) OF THE STELLENBOSCH MUNICIPAL LAND
USE PLANNING BYLAW FOR REZONING TO SUBDIVISIONAL AREA:**

FARM NO. 81/2 & FARM NO. 81/9, STELLENBOSCH DIVISION

SUBDIVISIONAL AREA PLAN

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



SCALE
1 : 2 000 (A1 Format)
1 : 4 000 (A2 Format)
1 : 8 000 (A3 Format)
1 : 16 000 (A4 Format)

LOCALITY MAP



LEGEND

ZONING PROPOSED	LAND USES	NO. OF PHASE	NO. OF UNITS	AREA (HA)	AREA (%)	ZONE
MULTI-HUNT RESIDENTIAL	VACANT	PTN A OF B1/2	1	436	2,47	14,14
MULTI-HUNT RESIDENTIAL	VACANT	PTN B OF B1/2	2	380	3,85	20,32
PUBLIC ROAD AND PARKING	ROAD & PARKING	PTN C OF B1/2	-	3,44	19,89	
PUBLIC ROAD AND PARKING	ROAD & PARKING	PTN D OF B1/2	-	0,63	3,61	
PUBLIC OPEN SPACE	ROVER	PTN E OF B1/2	-	8,55	37,49	
PUBLIC ROAD AND PARKING	ROAD	81/9	-	0,83	4,73	
		TOTAL	819	17,40	100%	

NOTES:

- Represents the Parent Farm
- Represents the Proposed Portions
- Represents the River

CLIENT: STELLENBOSCH MUNICIPALITY



CONSULTANTS	NAME	SIGNATURE
MEANTO DEVELOPMENT CONSULTANTS	SAMUEL CHAIKE	
DESIGNED:	OSWALD MOORE	
CHECKED:	OSWALD MOORE	
DRAWING No:	202408/PTN249	
DATE:	26/02/2025	

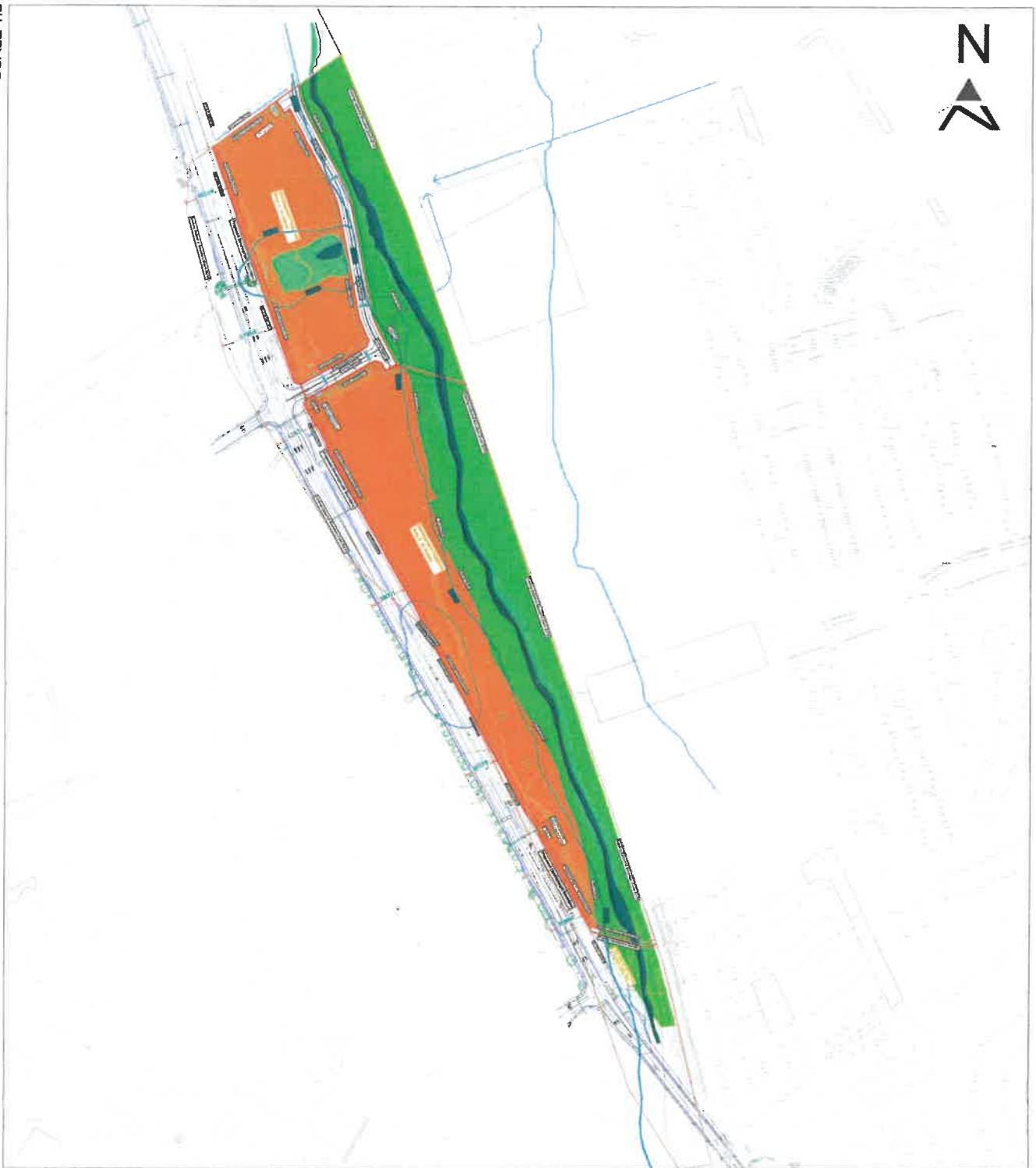
COMPILED BY:



Manivo Development Consultants
14477, Steyn 1, Ladybrand Business Park
14477, Steyn 1, Ladybrand Business Park
Private 0041
TELL: 012 977 9000
EMAIL: info@manivo.co.za

PROPOSED ZONING LAYOUT PLAN
STELLENBOSCH MUNICIPALITY ■ ZONING SCHEME BY-LAW ■ 2023

SCALE 1:2



CLOETESDAL FARM NO. 81

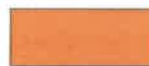
REMAINDER OF PORTION 2 &
PORTION 9

REFERENCE

Portion Boundary —

PROPOSED USE ZONE

MULTI-UNIT
RESIDENTIAL
ZONE



PUBLIC OPEN
SPACE ZONE



PUBLIC ROAD
& PARKING
ZONE



APPROVED BY (DEPARTMENT)

DATE

STELLENBOSCH MUNICIPALITY

ANNEXURE E

**APPLICATION IN TERMS OF SECTION 15(2)(a) OF THE STELLENBOSCH MUNICIPAL LAND
USE PLANNING BYLAW FOR REZONING TO SUBDIVISIONAL AREA:**

FARM NO. 81/2 & FARM NO. 81/9, STELLENBOSCH DIVISION

COMMENT FROM THE MANAGER:
ELECTRICAL SERVICES

ELETRICITY SERVICES: CONDITIONS OF APPROVAL
Farm 81/2 and 9 Stellenbosch - LU/18098 - TP917/2024

GENERAL COMMENT:

1. Recommended for approval

CONDITIONS

2. The electrical consulting engineer responsible for the development shall schedule an appointment with Manager Electricity Services (Infrastructure Services) before commencing with the construction of the development. As well as to discuss new power requirements if required.

3. The development's specifications must be submitted to Stellenbosch Municipality (Infrastructure Services) for approval. i.e.

a) The design of the electrical distribution system

b) The location of substations(s) and related equipment.

4. A separate distribution board/s shall be provided for municipal switchgear and metering. (Shall be accessible & lockable).

5. Metering panel box to build in boundary wall.

6. Appropriate caution shall be taken during construction, to prevent damage to existing service cables and electrical equipment in the vicinity, should damage occur, the applicant will be liable for the cost involved for repairing damages.

7. On completion of the development, Stellenbosch Municipality (Electrical Services) together with the electrical consulting engineer and electrical contractor will conduct a take-over inspection.

8. No electricity supply will be switched on (energised) if the Development contributions, take-over Inspection and Certificate(s) of Compliance are outstanding.

9. All new developments and upgrades of supplies to existing projects are subject to **SANS 10400-XA** energy savings and efficiency implementations such as:

- Solar water Heating or Heat Pumps in building
- Energy efficient lighting systems
- Roof insulation with right R-value.
- In large building developments;
- Control Air condition equipment tied to alternative efficiency systems
- Preheat at least 50% of hot water with alternative energy saving sources
- All new hot water pipes to be clad with insulation with R-value of 1
- Provide a professional engineer's certificate to proof that energy saving measures is not feasible.

10. If connecting a generator or solar panels for backup, the generator or solar panels needs to comply to SANS10142



Signature

11/04/2025

Date

ANNEXURE F

**APPLICATION IN TERMS OF SECTION 15(2)(a) OF THE STELLENBOSCH MUNICIPAL LAND
USE PLANNING BYLAW FOR REZONING TO SUBDIVISIONAL AREA:**

FARM NO. 81/2 & FARM NO. 81/9, STELLENBOSCH DIVISION

COMMENT FROM THE DEPARTMENT:
COMMUNITY SERVICES
(ENVIRONMENTAL PLANNER)

INTEROFFICE MEMORANDUM



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

DEPARTMENT: COMMUNITY SERVICES

Stellenbosch Municipality, 123 Merriman Avenue, Stellenbosch, 7599

To:	Administrative Officer: Land Use Management Nicole Katts	From:	Senior Environmental Planner: Schalk van der Merwe
CC:	Manager: Environmental Management Tammy Leibrandt	Date:	24 April 2025
Re:	LAND USE APPLICATION: FARM 81/2 AND 9, STELLENBOSCH - LU/18098		

The above application refers. It is noted that the relevant application process to acquire an Environmental Authorization in terms of the National Environmental Management Act (NEMA, Act 107 of 1998) Environmental Impact Assessment (EIA) Regulations, to allow for the implementation of the proposed development, is at a relatively early stage. A decision on the above land use application may be delayed as relevant information in the form of specialist studies and Environmental Assessment Practitioner report, as it pertains to the assessment of the above development, is being generated during the NEMA process.

At this stage, from an environmental planning point of view, this department has no objection to the application on condition that:

1. The detailed development proposal includes hard landscaping measures between the development and the Plankenbrug River that will ensure the safety of occupants, especially children, and visitors to the proposed development;
2. The EIA, conducted in terms of NEMA, include the above measures for assessment;
3. Activities on site, during construction and thereafter, comply with the Western Cape Noise Control Regulations;
4. During construction the owner, developer or agent acting on his/her behalf, take all reasonable steps to prevent nuisance caused by dust in accordance with the National Dust Control Regulations; and
5. Any removal of trees be dealt with in accordance with the Stellenbosch Tree Management Policy.

S VD MERWE
SENIOR ENVIRONMENTAL PLANNER
COMMUNITY SERVICES

ANNEXURE G

APPLICATION IN TERMS OF SECTION 15(2)(a) OF THE STELLENBOSCH MUNICIPAL LAND
USE PLANNING BYLAW FOR REZONING TO SUBDIVISIONAL AREA:

FARM NO. 81/2 & FARM NO. 81/9, STELLENBOSCH DIVISION

COMMENT FROM THE DIRECTORATE:
INFRASTRUCTURE SERVICES



STELLENBOSCH MUNICIPALITY
STELLENBOSCH-PNIEL-FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Nicole Katts
From ▫ Van:	Manager: Development (Infrastructure Services)
Author ▫ Skrywer:	Tyrone King
Date ▫ Datum:	12 March 2026
Our Ref ▫ Ons Verw:	Civil LU 2868
Town Planning Ref:	LU/18098 – TP 917/2024
Re ▫ Insake:	Farm 81/2 & 9, Stellenbosch: Application is made in terms of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 on Farm No. 81/2 & Farm No. 81/9, Stellenbosch Division for: 1. The rezoning of the said property from Agriculture and Rural Zone to Subdivisional Area in terms of Section 15(2)(a) of the said Bylaw to allow for the following uses: a) 2 x Multi-Unit Residential Zone portions to enable the development of social housing units; b) 1 x Public Open Space; and c) 1 x Public Road and Parking Zone.

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

- Proposed Zoning Layout Plan – Cloetesdal Farm No 81 Remainder of Portion 2 & Portion 9 (See attached)
- Civil engineering services report by Civilconsult dated September 2025
- TIA by Delta dated April 2025

Background: These approval conditions only focuses on the rezoning of the subject property and states the bulk external upgrades triggered by the development. It is expected that the following step will be the submission of an internal subdivision plan and/or an SDP. Additional conditions may be set at that point in time, when more details regarding the engineering services, especially the internal services and connection points, are available. Comments on the internal road and building layout, parking etc will be provided when the detail SDP's are received for comment.

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

Specific Conditions:

These conditions must be complied with prior to any **Occupation Certificates** being issued, unless specifically stated otherwise below.

The upgrades listed below are critical in terms of providing the capacity needed by this social housing project. Many of these upgrades have significant funding implications and these should be planned and budgeted for pro-actively, to ensure that they are completed in advance of the units being occupied.

1. Water

1.1 The following upgrades must be installed to create capacity:

- 1.1.1 The new Kayamandi reservoir must be completed (construction is underway)
- 1.1.2 SSW16.3: upgrade required: 160mm Ø pipeline
- 1.1.3 SSW15.12: upgrade required: 160mm Ø pipeline
- 1.1.4 SSW15.13: upgrade required: 200mm Ø pipeline
- 1.1.5 SSW15.7: upgrade required: 160mm Ø pipeline



- 1.2 A bulk water meter conforming to the specifications of the Directorate: Infrastructure Services must be installed, the municipal account for the said meter must be activated and the consumer deposit must be paid.

2. Sewer

- 2.1 The following upgrades must be installed to create capacity:

- 2.1.1 SSS26.1: 160mm Ø new gravity main
- 2.1.2 SSS27.3: 400mm Ø new gravity main. While this item primarily services upstream Kayamandi developments, it should be implemented if it falls within the site boundary
- 2.1.3 SSS1.2: upgrade required: 600mm Ø
- 2.1.4 SSS1.4: upgrade existing flow diversion
- 2.1.5 SSS1.5: upgrade required: 600mm Ø
- 2.1.6 SSS1.6: upgrade existing flow diversion
- 2.1.7 SSS1.7: upgrade required: 600mm Ø



- 2.2 Sewer pumpstations must be avoided – please take this into account for the detail design.

3. Roads

- 3.1 The following external, bulk upgrades must be installed. These are the same items required for the Northern Extension development, located across the R304 and is required to accommodate the existing background traffic as well as the additional traffic from the new- and ongoing developments in the area. See **Annexure: Roads:**

<u>Item + (Reference number on Annexure: Roads)</u>	<u>Estimate</u>
3.1.1 R304 / Welgevonden Boulevard intersection upgrade (1A.1)	R17m
3.1.2 R304 Dualling between Newinbosch Access and R44 (1A.2)	
and including:	
R304 / Sokuqala Street intersection upgrade (1A.2.1)	
R304 / Masitandane Road intersection upgrade (1A.2.2)	
Bridge widening	R180m
Total (ex VAT)	R197m

- 3.2 The pedestrian sidewalks along the R304 must be extended to seamlessly connect with the existing sidewalks along the R304 - see below.

(Blue = existing sidewalk; Yellow = new sidewalk required)



Figure 11-1: Existing and Proposed Pedestrian walkways

- 3.3 Any conditions stated by the Provincial Roads Engineer must be complied with.

4. Stormwater

- 4.1 The engineering report proposes that the stormwater generated be discharged directly into the Plankenburg river. Further details must be provided at engineering drawing approval stage. Additional conditions may also be set at that stage.

Adequate erosion mitigation measures must be provided at the discharge points. Discharge points must be positioned above the 1:100-year floodline of the Plankeburg river.

All stormwater management infrastructure, inlet and outlet structures and erosion protection must be completed to municipal standards before an Occupation Certificate is issued.

5. Solid Waste

- 5.1 Refuse removal infrastructure such as a refuse truck embayment and a refuse room must be clearly indicated on the SDP drawings, engineering drawings and building plans. These infrastructure items must be completed before an Occupation Certificate is issued. See criteria below:

- Refuse rooms compliant with municipal standards, are to be provided for all premises other than single residential erven. The size of the refuse storage area depends on the rate of refuse generation and the frequency of the collection service. For design purposes, sufficient space should be available to store two weeks' refuse
- A refuse truck embayment bay with minimum dimensions of 15 meters in length x 2, 5 meters in width plus 45 degrees splay entrance, on a public street, must be provided where either traffic flows or traffic sight lines are affected. The refuse bays must be positioned such that the rear of the parked refuse vehicle is closest to the refuse collection area.

6. Servitudes

- 6.1 The 5m sewer line servitude along the western boundary of the site (along the R304) must be registered – in order to protect the existing bulk sewer line.

7. Installation of Engineering Services

- 7.1 Over and above the bulk and external upgrades identified above, each newly created erf (or each building where subdivision is not applicable) must also be fully serviced to water- and sewer connections, stormwater drainage and roads/access points. All internal and link engineering services for the development must be installed by the developer at his cost.
- 7.2 Detail engineering drawings must be submitted for approval prior to the commencement of construction. The engineering drawings approval letter issued by the Municipality will constitute the "engineering services agreement" for the provision and installation of services between the municipality and the land owner / developer, as stated in the municipality's land-use planning by-law.

8. As - Builts

- 8.1 Upon completion, a complete set of as-built drawings, as well as the asset verification information (in the case of municipal services) be submitted in a format acceptable to the Municipality. These drawings must be signed by a professionally registered engineer.

<p><u>General Conditions</u></p>

9. The implementation of the development wrt the provision of civil engineering services, must comply with the "*General guidelines and standard practices for the provision of civil engineering services for new developments*" as published on the municipality's website and as amended from time-to-time.
10. The design of the civil engineering services for the development must comply with the "*Design Guidelines and Minimum Standards for Civil Engineering Services*" as published on the municipality's website and as amended from time-to-time.

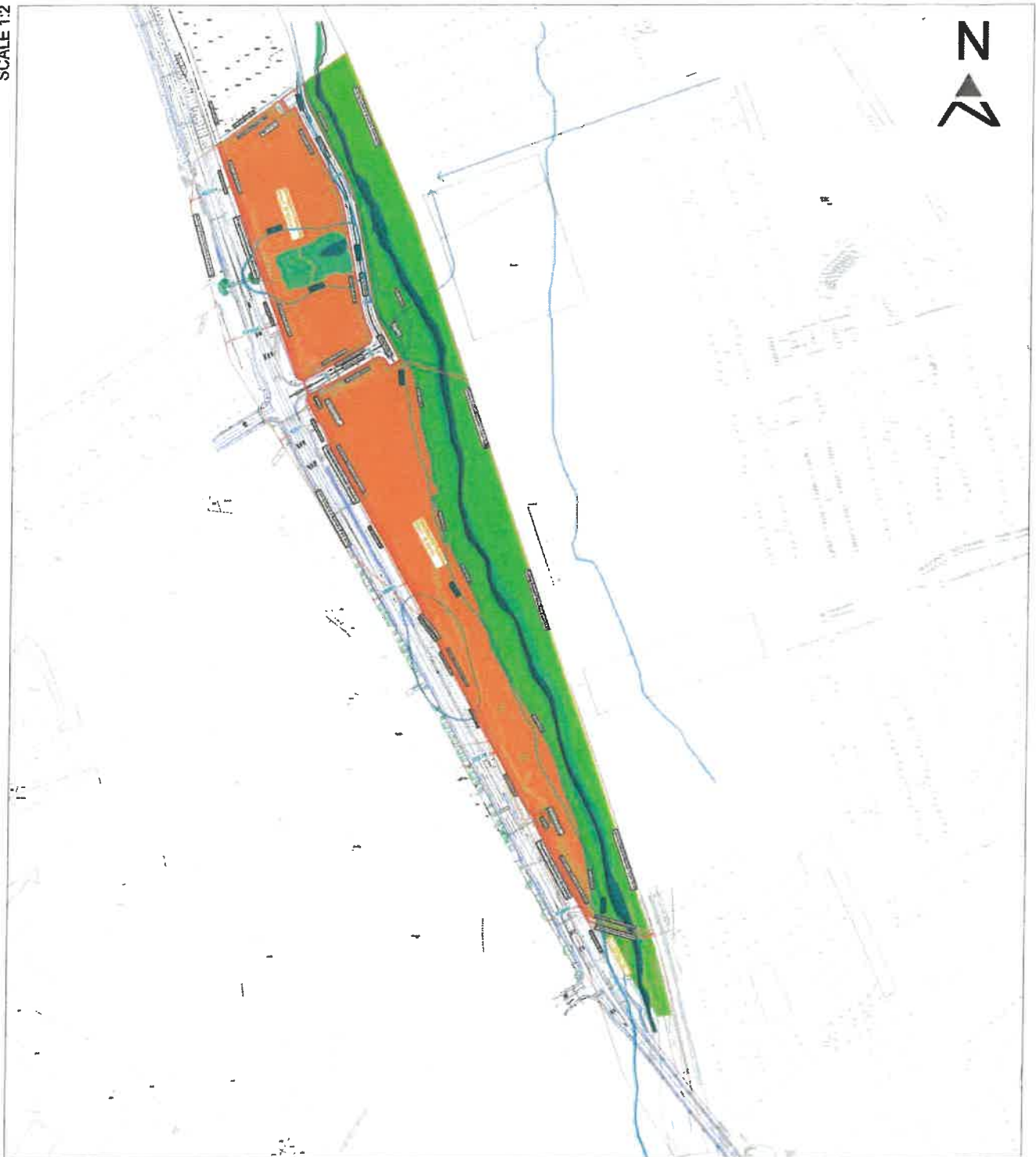
11. The internal services (inside the property boundary) will be maintained by the **managing agent of the social housing complex**. The external services (outside the property boundary) will be maintained by the **Municipality**.
12. The Developer will be held liable for any damage to municipal infrastructure, caused as a direct result of the development of the subject property. The Developer will therefore be required to carry out the necessary rehabilitation work, at his/her cost, to the standards of the Directorate: Infrastructure Services, prior to transfer of the first property or approval of any building plans or occupation certificate, whichever occurs first.
13. The developer will be held liable for any nuisance, health or other risk to the public, caused as a direct result of the development of the subject property. Where in the opinion of the Municipality a nuisance, health or other risk to the public is caused due to construction activities and/or a lack of maintenance of any service, the Municipality may give the Developer and/or Owner's Association written notice to remedy the defect, failing which the Municipality may carry out the work itself or have it carried out, at the cost of the Developer and/or Owner's Association.



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

PROPOSED ZONING LAYOUT PLAN
STELLENBOSCH MUNICIPALITY ■ ZONING SCHEME BY-LAW ■ 2023

SCALE 1:2



CLOETESDAL FARM NO. 81

REMAINDER OF PORTION 2 &
PORTION 9

REFERENCE

Portion Boundary ———

PROPOSED USE ZONE

MULTI-UNIT
RESIDENTIAL
ZONE



PUBLIC OPEN
SPACE ZONE



PUBLIC ROAD
& PARKING
ZONE



APPROVED BY (DEPARTMENT)

DATE

STELLENBOSCH MUNICIPALITY

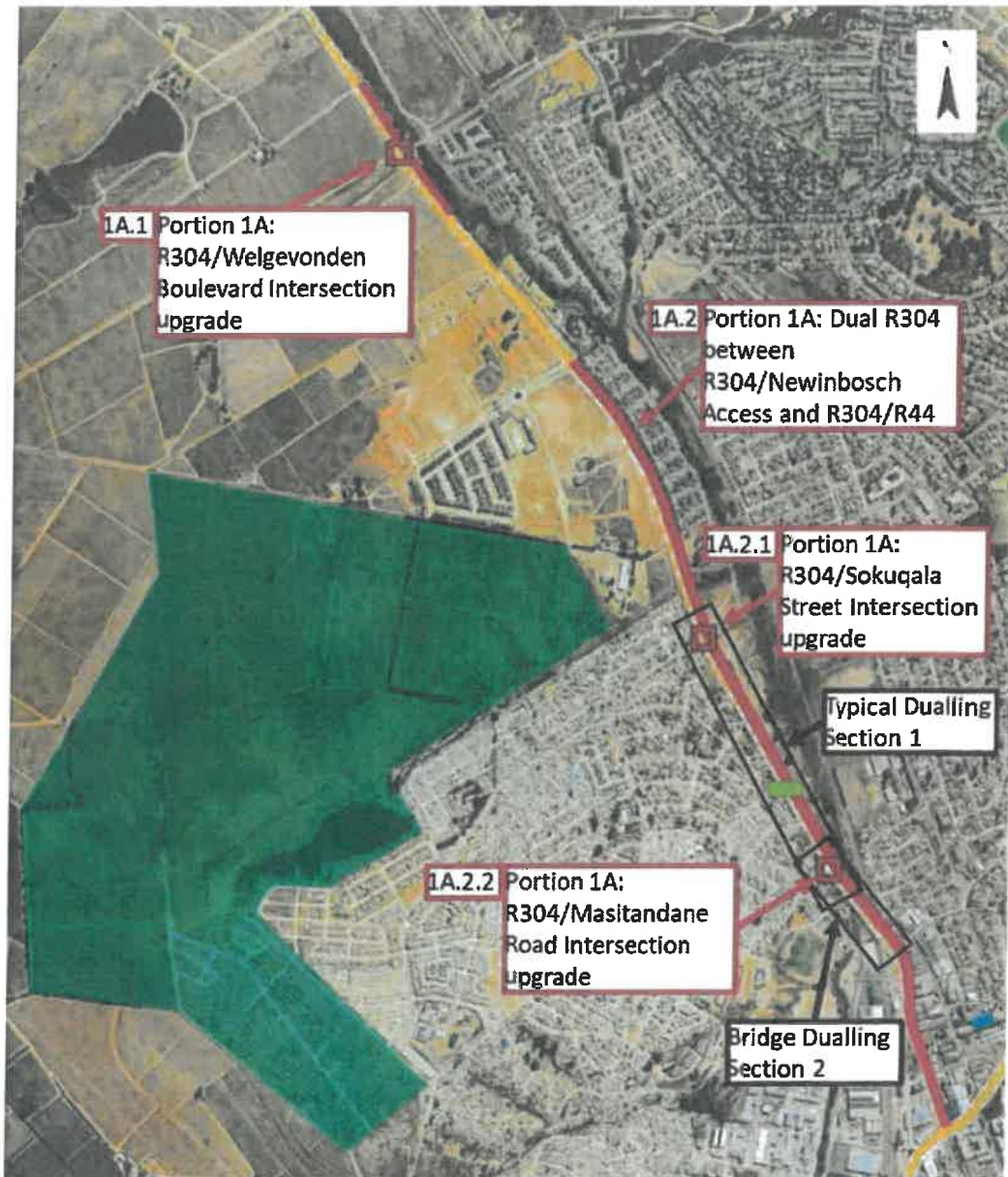


Figure 30: Portion 1A Required Road Infrastructure

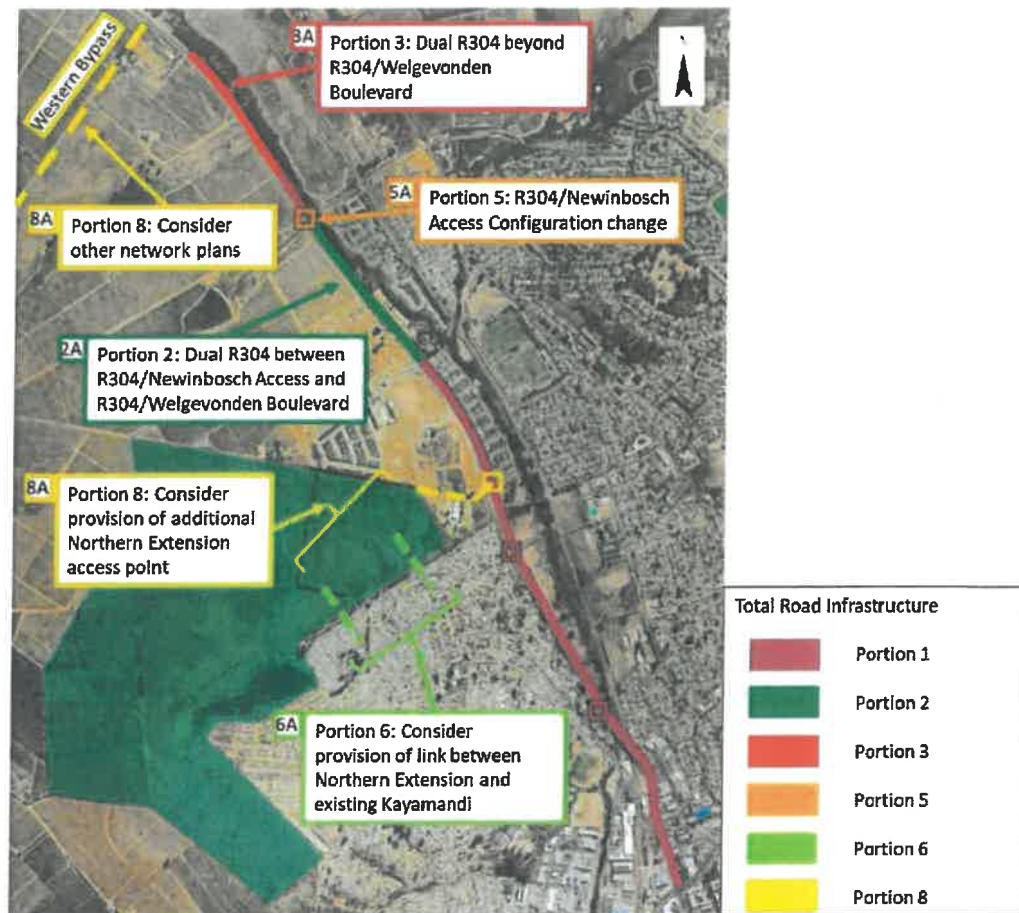
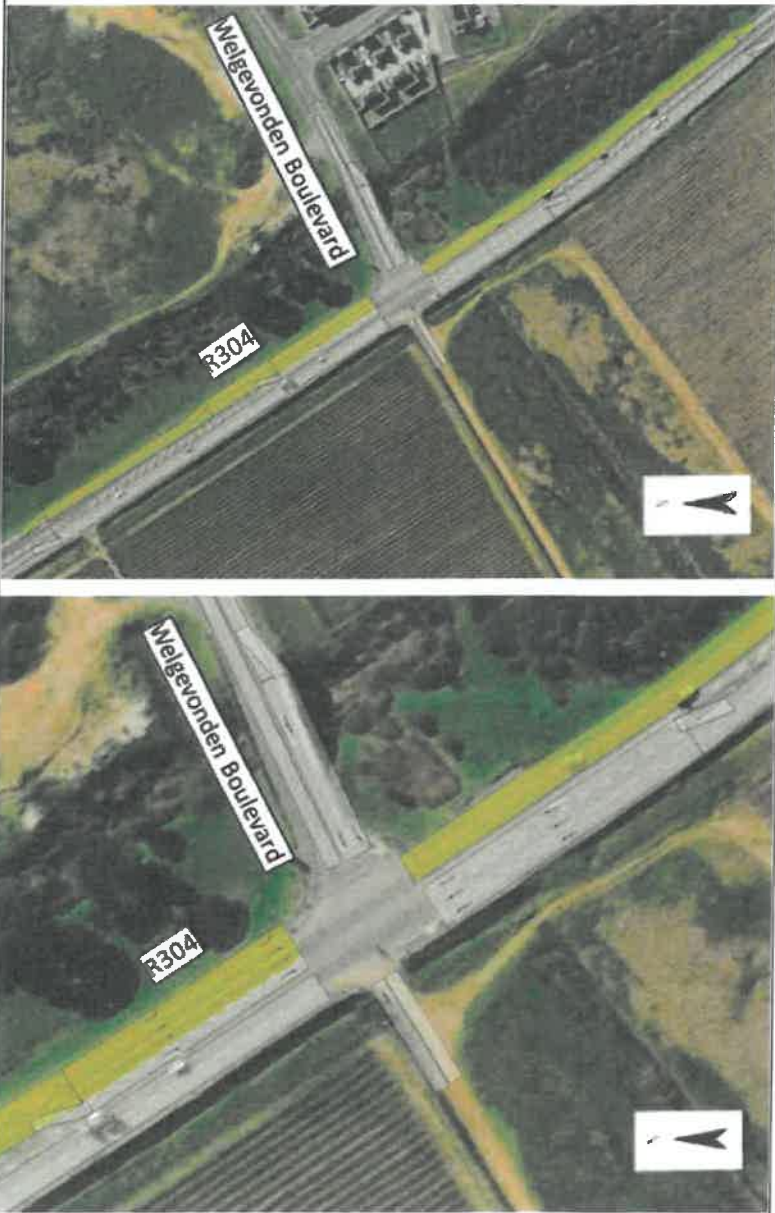


Figure 31: Total Required Road Infrastructure

Appendix E

Basic Road Infrastructure Concepts

Upgrade Trigger (Development Trips)	Description	Basic Concepts
Portion 1 Infrastructure Upgrades		
A1.1 - R304 / Welgevonden Boulevard Intersection Upgrade		
<p>0 AM Peak Hour trips.</p> <p>0 PM Peak Hour trips.</p>	<p>It is proposed to upgrade the R304/Welgevonden Boulevard intersection.</p> <p>It is proposed to widen the intersection by providing additional through lanes for both directions of travel leading up to the intersection. After which the R304 will continue as a single lane per direction.</p> <p>Turning lanes will also be provided for both the right turn moves and a turning lane for the left turning movement for vehicles traveling into Stellenbosch.</p>	
<p>Estimated Construction Cost (Excl VAT & Incl Professional Fees): R 16 990 595.00</p>		

Upgrade Trigger (Development Trips)	Description	Basic Concepts
A1.2 - R304 Dualling between Newinbosch Access and R44		
0 AM Peak Hour trips. 0 PM Peak Hour trips	<p>It is proposed to dual the R304 between the existing R304/Newinbosch Access and R304 / R44 (Adam Tas Road) intersections to alleviate congestion on the R304 and to accommodate the growth in background traffic. This will provide 2 lanes per direction on the R304.</p> <p>This in turn will result in upgrades required for both the R304/Sokuqala Street and R304/Masitandane Road intersections, indicated as upgrade A1.2.1 and A1.2.2 respectively on Figure 30.</p> <p>Additionally, the bridge near the R304/Masitandane Road intersection must be widened.</p>	<p>A1.2.1 – Upgrade of R304 / Sokuqala Street</p>  <p>A1.2.2 – Upgrade of R304 / Masitandane Road</p> 
Estimated Construction Cost (Excl VAT & Incl Professional Fees): R 178 221 530.00		



Figure 38: Typical Dualling Section 1 of R304

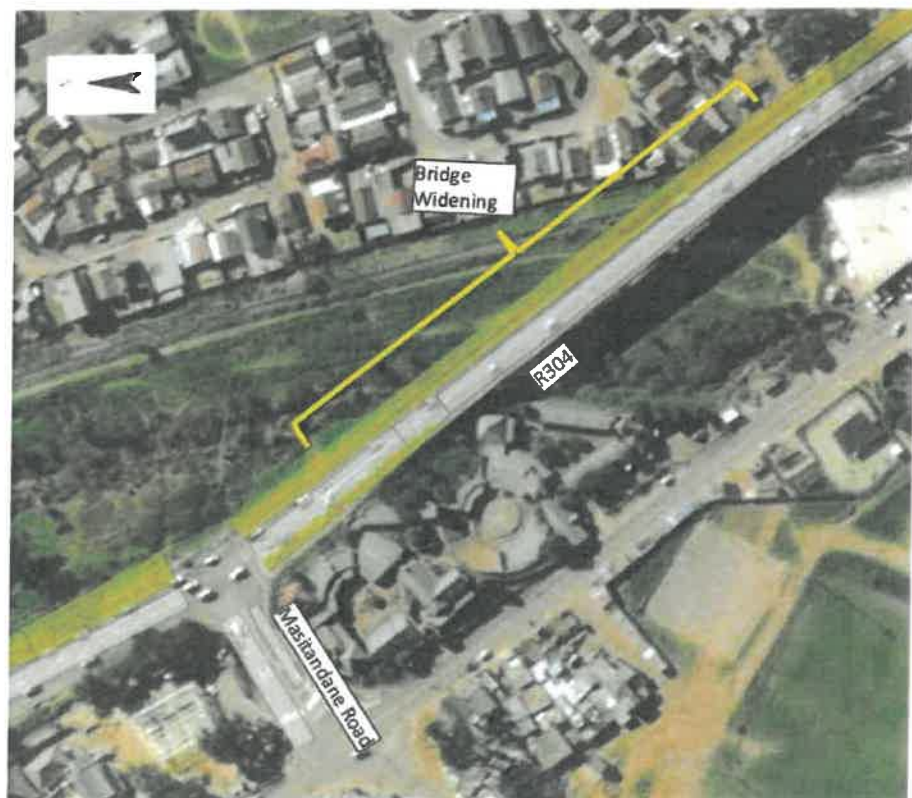
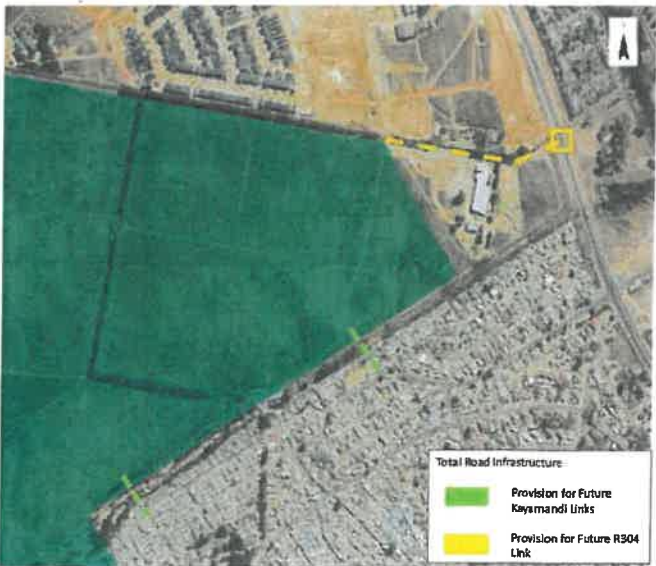


Figure 39: Bridge Dualling Section 2 of R304

Upgrade Trigger (Development Trips)	Description	Basic Concepts
Portion 2 Infrastructure Upgrades		
A2 - R304 Dualling between Welgevonden Boulevard and Newinbosch Access		
311 AM Peak Hour trips. 230 PM Peak Hour trips	It is proposed to completely dual the R304 between the R304/Welgevonden Boulevard and R304/Newinbosch Access intersections.	
Estimated Construction Cost (Excl VAT & Incl Professional Fees): R 10 829 508.00		
Portion 3 Infrastructure Upgrades		
A3 - R304 Extended Dualling beyond Welgevonden Boulevard		
478 AM Peak Hour trips. 397 PM Peak Hour trips	<p>It is proposed to extend the dualling of the R304 beyond the Welgevonden Boulevard and R304 intersection for the traffic flowing out of Stellenbosch, however the length of the extension is uncertain.</p> <p>The extension of the dualling may have to be to the next intersection, which is the R304/Bottelary Road. Or with the link with potential Western Bypass, which may link up with the R304, approximately 800 m from R304/Welgevonden Boulevard intersection.</p> <p>The costing for this upgrade was based on the dualling extending to the planned link with the potential Western Bypass link.</p>	
Estimated Construction Cost (Excl VAT & Incl Professional Fees): R 18 000 415.00*		

Upgrade Trigger (Development Trips)	Description	Basic Concepts
Portion 6 Infrastructure Upgrades		
A6 – Consideration of an Additional Access Point		
761 AM Peak Hour trips. 650 PM Peak Hour trips	<p>At this point of the development an additional access will be required to alleviate traffic on the existing R304/Newinbosch Access intersection.</p> <p>The layout of the development provides provisions for future links. Consideration should be given to utilising one of the links for providing an additional access point for the Northern Extension to the existing Kayamandi.</p>	
Estimated Construction Cost (Excl VAT & Incl Professional Fees): R 23 407 846.00		
Portion 8 Infrastructure Upgrades		
A8 – Consideration of second Additional Access Point and Greater Network Plan		
942 AM Peak Hour trips. 754 PM Peak Hour trips	<p>At this point the greater network plan will be required to accommodate the bulk demand travelling along the R304. Future plans like the Western Bypass needs to be considered at this point in time.</p> <p>Furthermore, consideration can also be given in terms of providing another access point for the Northern Extension. The layout plan provides multiple provisions for future links that provide additional access.</p>	
Estimated Construction Cost (Excl VAT & Incl Professional Fees): R 34 010 379.76		

Louisa Engelbrecht

From: Lester Vanstavel
Sent: Monday, 30 March 2026 13:09
To: Louisa Engelbrecht
Cc: Chrizelle Kriel; Shaun October
Subject: REQUEST FOR THE MPT TO CONSIDER THE REZONING APPLICATION FOR FARM 81/2 AND FARM 81/9

Dear Louisa

MOTIVATION: REQUEST FOR THE MUNICIPAL PLANNING TRIBUNAL (MPT) TO CONSIDER THE REZONING APPLICATION FOR FARM 81/2 AND FARM 81/9, STELLENBOSCH, FOR THE SOCIAL HOUSING DEVELOPMENT, PENDING THE OUTSTANDING COMMENT FROM THE WESTERN CAPE DEPARTMENT OF INFRASTRUCTURE

This motivation serves to formally request that the Land Use Management Department consider the submission of the rezoning application to the Municipal Planning Tribunal (MPT) for approval, notwithstanding the outstanding comment from the competent authority, the Provincial Department of Infrastructure.

The subject application was circulated for comments as part of the public participation process that took place for 30 days between the 10th of April 2025 – 12th of May 2025. However, it has been approximately one year since the comments were requested. Despite multiple follow-ups, comments from the Provincial Department of Infrastructure (PDol) were only received on 16 March 2026—approximately one year later—significantly delaying the application process.

Kindly see the attached recent correspondence from the competent authority below.

The delay in obtaining the required comment is primarily attributed to the following:

- Pending approval of the proposed dualling of the R304;
- Delays in the approval of the Northern Extension housing development (only approved on 26 March 2026); and
- Limited availability of detailed information due to the outstanding approval of the final Site Development Plan (SDP) on Farm 81/2 and 81/9.

To mitigate further delays, it is recommended that Land Use Management proceed to submit the rezoning land development application to MPT for consideration. This submission would acknowledge the outstanding PDol comment, which can be incorporated once received and when the Site Development Plan is submitted for approval.

Kindly see below, recent correspondence received on 16 March 2026 from the Provincial Department of Infrastructure stating that the Department support the development in principle.

From: Berend du Preez <berend@wscap.gov.za>
Sent: Wednesday, 18 March 2025 10:21
To: per@stels.com
Cc: Vanessa Stoffels <Vanessa.Stoffels@westerncape.gov.za>
Subject: RE: Application for the rezoning of a property - App No: 2025-04-0072

HP Corabelle,

My sincere apologies for the late response.

We are currently finalising the development conditions. Since the Newinbosch development has already implemented various road infrastructure projects, we need to assess how this development might have shared those requirements. Did the applicant submit the land use change application concurrently with the EA application?

Please be assured that we will prioritise our comments on the land use application as soon as it is referred to this branch. In the meantime, we propose sending an email regarding the EA stating that we support the development in principle that formal conditions for the development will be detailed in our subsequent comments on the land use change application.

Please do not hesitate to contact us should you have any queries.

Kind regards | Vriendelike groete

Berend du Preez P. Eng
On behalf of:
Chief Engineer: Road Use Management
Chief Directorate Road Planning
Transport Infrastructure Branch
Department of Infrastructure
Western Cape Government

1st Floor, 9 Dorp Street, Cape Town

Tel: +27 21 483 6996
Mobile: +27 83 701 2299
Email: berend@wscap.gov.za
Website: www.westerncape.gov.za

Your favourable consideration of this request will be highly appreciated.



Kind regards,
Lester van Stavel
Manager: Housing Development
Integrated Human Settlements
Stellenbosch Municipality

T: +27 21 808 8462
NPK building, 2nd Floor, corner
of Ryneveld – and Van Riebeeck
Street, Stellenbosch, 7600
www.stellenbosch.gov.za



ANNEXURES

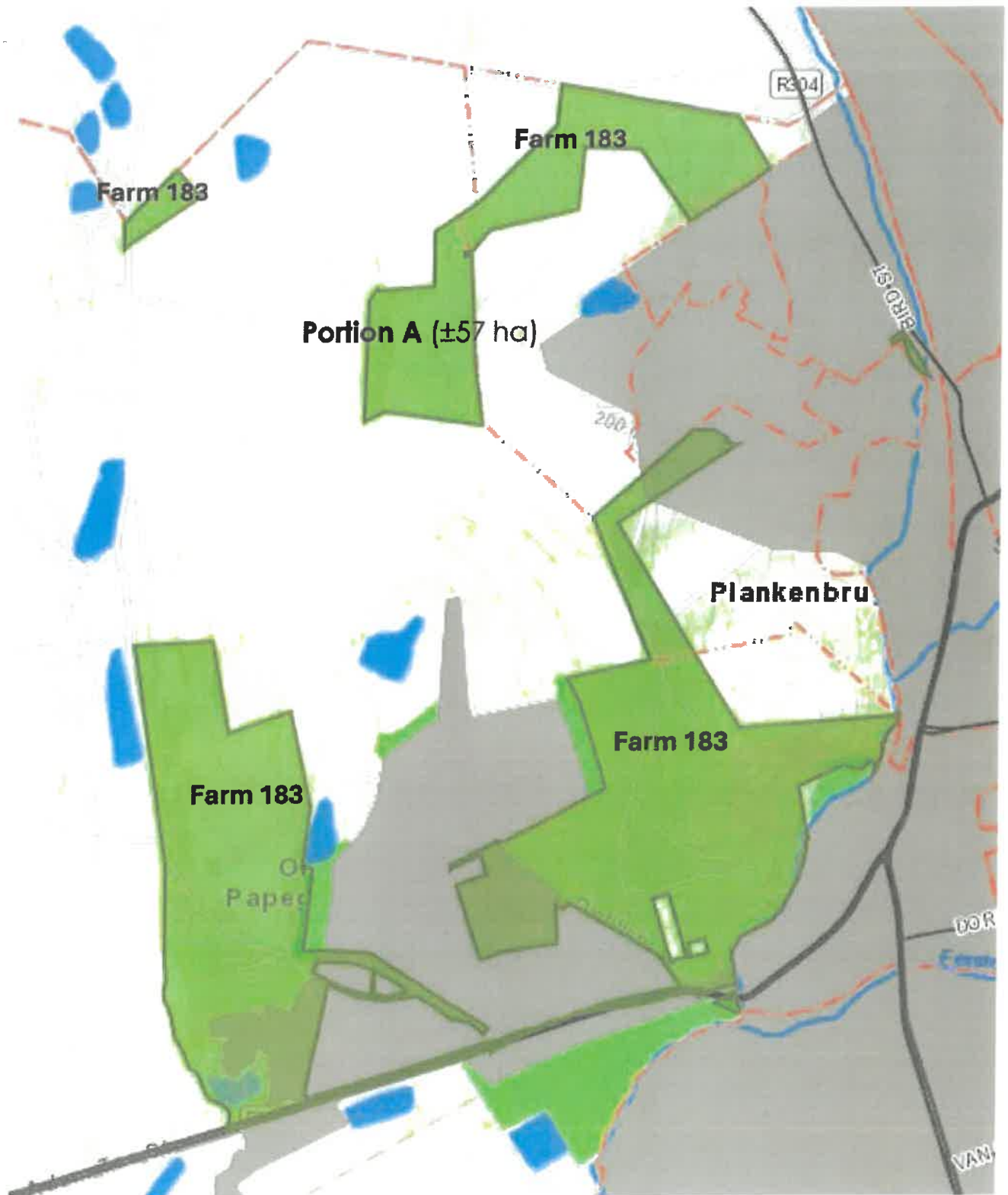
**APPLICATION IN TERMS OF SECTION 15(2)(A) OF THE STELLENBOSCH
MUNICIPAL LAND USE PLANNING BYLAW FOR SUBDIVISION,
CONSOLIDATION AND REZONING IN TERMS OF THE SAID BY-LAW
ON VARIOUS PORTIONS OF FARM 183 AND FARM 182, TO FORM THE
NORTHERN EXTENSION DEVELOPMENT**



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MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE B

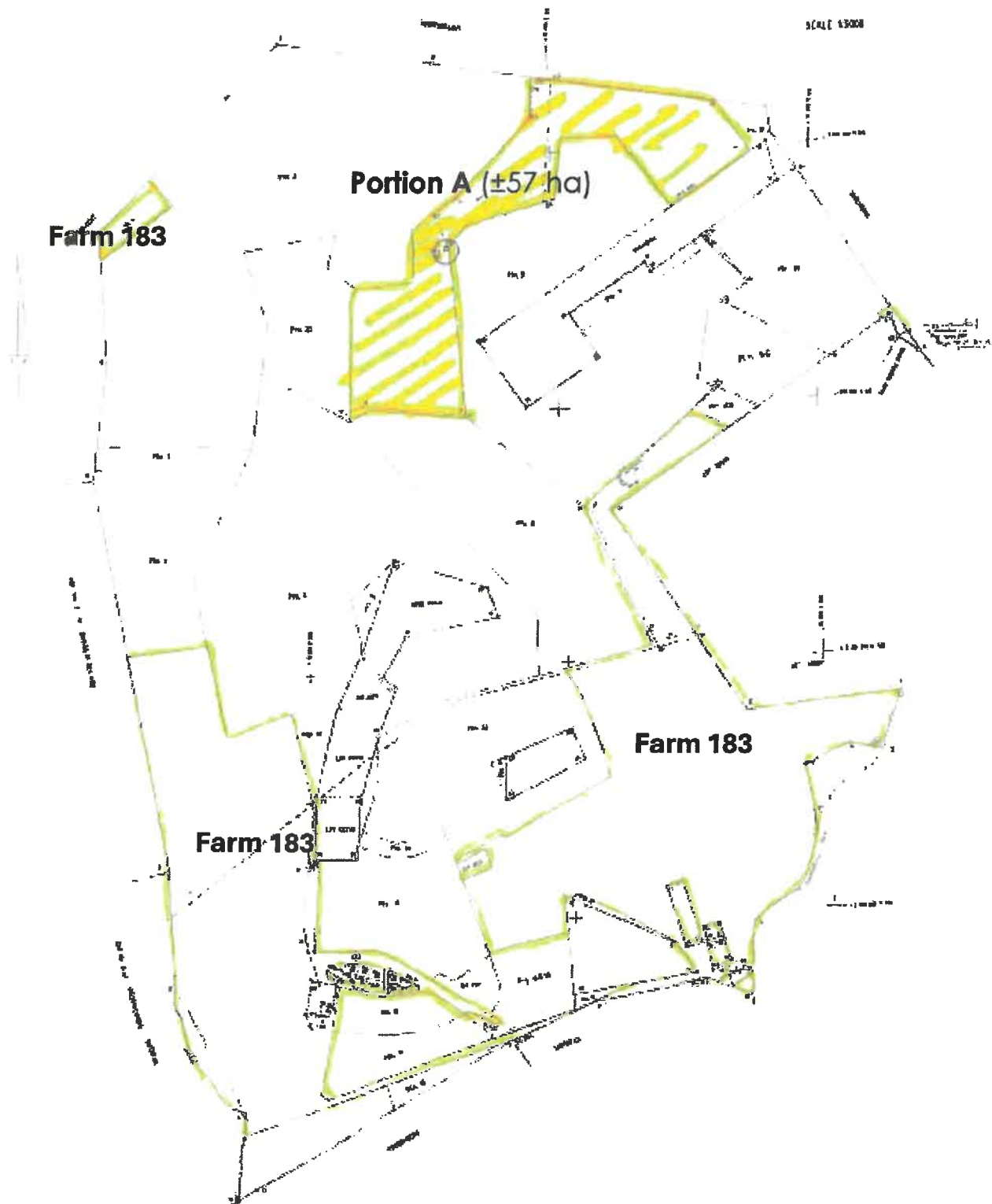


Subdivision Plan

Subdivision of Farm 183 into two Portions, Portion A (±57 ha) and Remainder (±203 ha)

Plan No: F183-04-2026

Date: 09-04-2026



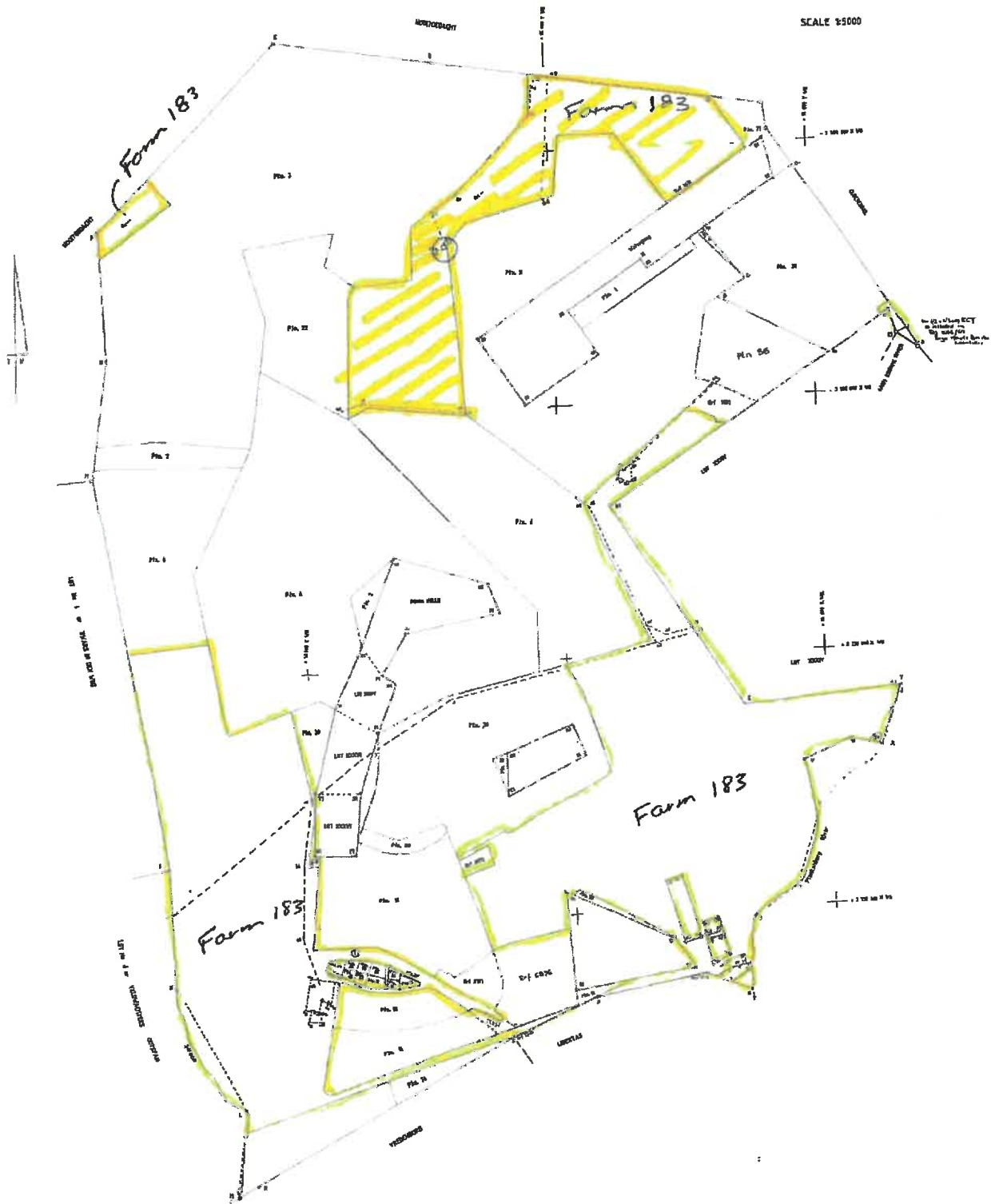
Subdivision Plan

Subdivision of Farm 183 into two Portions, Portion A (±57 ha) and Remainder (±203 ha)

Plan No: F183-04-2026

Date: 09-04-2026

SCALE 2:5000



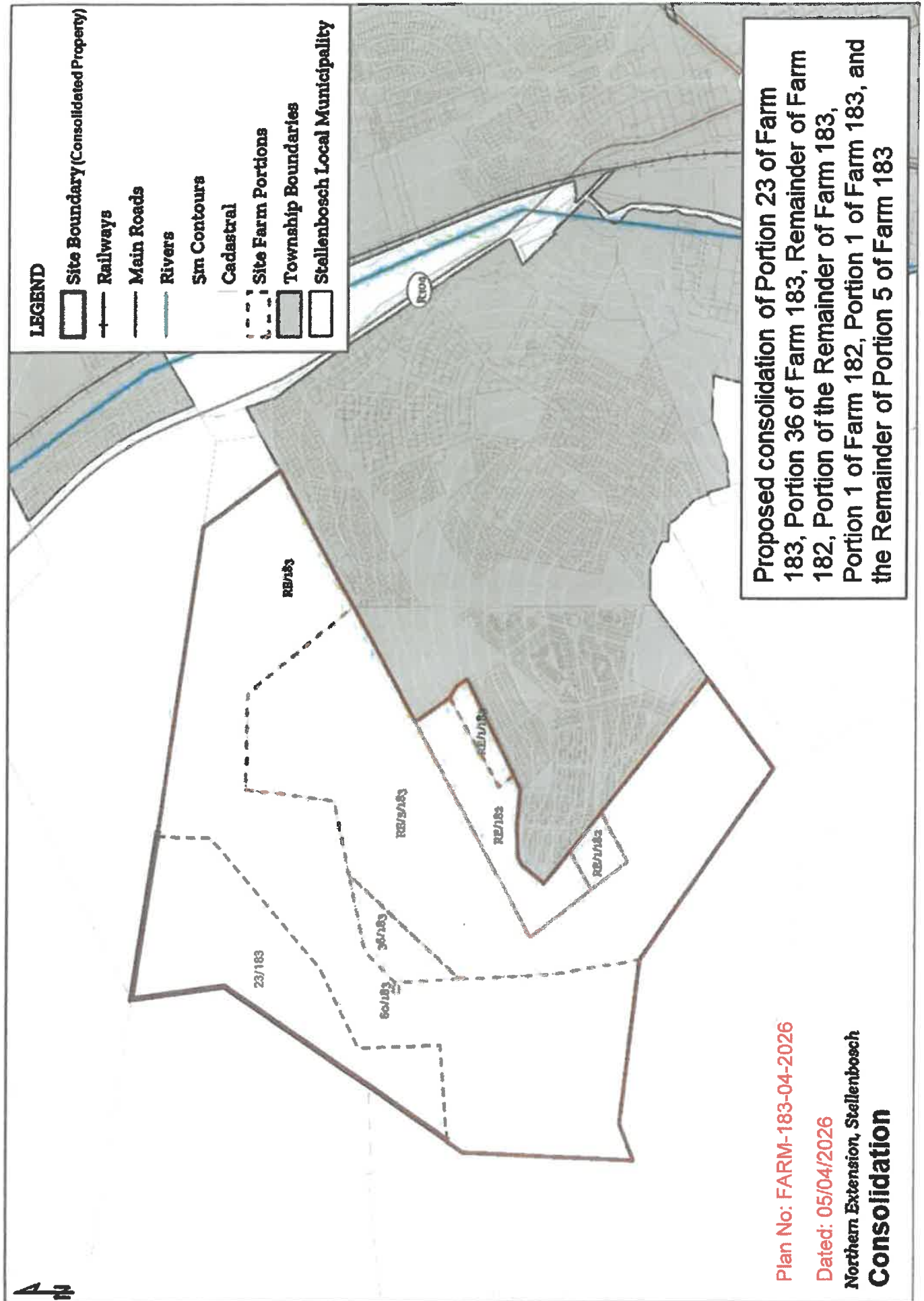


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ANNEXURE C

CONSOLIDATION PLAN





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ANNEXURE D



PHASE	NOTATION	ERF TYPE	ZONING (SYSTEM SUFFIXES)
1	1	Less Formal Retail, Standards	LESS FORMAL RES. ZONE
2	2	Education Facility	EDUCATION ZONE
3	3	Soft & Hard POS & Amenities	PUBLIC OPEN SPACE ZONE
4	4	Apartments	MULTI UNIT RES. ZONE
5	5	Education Facility	PUBLIC OPEN SPACE ZONE
6	6	Soft & Hard POS & Amenities	PUBLIC OPEN SPACE ZONE
7	7	Commercial & Apartments	MIXED USE ZONE
8	8	Single Residential	CONVENTIONAL RES. ZONE
9	9	Less Formal Retail, Standards	LESS FORMAL RES. ZONE
10	10	Apartments	MULTI UNIT RES. ZONE
11	11	Soft & Hard POS & Amenities	PUBLIC OPEN SPACE ZONE
12	12	Single Residential	CONVENTIONAL RES. ZONE
13	13	Less Formal Retail, Standards	LESS FORMAL RES. ZONE
14	14	Soft & Hard POS & Amenities	PUBLIC OPEN SPACE ZONE
15	15	Community Facilities	COMMUNITY ZONE
16	16	Utility (w/elec & water)	UTILITY SERVICES ZONE
17	17	Public Transit/Interlinking	TRANSPORT FACILITY ZONE
18	18	Soft & Hard POS & Amenities	PUBLIC OPEN SPACE ZONE
19	19	Single Residential	CONVENTIONAL RES. ZONE
20	20	Less Formal Retail, Standards	LESS FORMAL RES. ZONE
21	21	Soft & Hard POS & Amenities	PUBLIC OPEN SPACE ZONE
22	22	Community Facilities	COMMUNITY ZONE
23	23	Utility (w/elec & water)	UTILITY SERVICES ZONE
24	24	Public Transit/Interlinking	TRANSPORT FACILITY ZONE
25	25	Soft & Hard POS & Amenities	PUBLIC OPEN SPACE ZONE
26	26	Single Residential	CONVENTIONAL RES. ZONE
27	27	Less Formal Retail, Standards	LESS FORMAL RES. ZONE
28	28	Soft & Hard POS & Amenities	PUBLIC OPEN SPACE ZONE
29	29	Community Facilities	COMMUNITY ZONE
30	30	Utility (w/elec & water)	UTILITY SERVICES ZONE
31	31	Public Transit/Interlinking	TRANSPORT FACILITY ZONE
32	32	Soft & Hard POS & Amenities	PUBLIC OPEN SPACE ZONE
33	33	Single Residential	CONVENTIONAL RES. ZONE
34	34	Less Formal Retail, Standards	LESS FORMAL RES. ZONE
35	35	Soft & Hard POS & Amenities	PUBLIC OPEN SPACE ZONE
36	36	Community Facilities	COMMUNITY ZONE
37	37	Utility (w/elec & water)	UTILITY SERVICES ZONE
38	38	Public Transit/Interlinking	TRANSPORT FACILITY ZONE
39	39	Soft & Hard POS & Amenities	PUBLIC OPEN SPACE ZONE
40	40	Single Residential	CONVENTIONAL RES. ZONE
41	41	Less Formal Retail, Standards	LESS FORMAL RES. ZONE
42	42	Soft & Hard POS & Amenities	PUBLIC OPEN SPACE ZONE
43	43	Community Facilities	COMMUNITY ZONE
44	44	Utility (w/elec & water)	UTILITY SERVICES ZONE
45	45	Public Transit/Interlinking	TRANSPORT FACILITY ZONE
46	46	Soft & Hard POS & Amenities	PUBLIC OPEN SPACE ZONE
47	47	Single Residential	CONVENTIONAL RES. ZONE
48	48	Less Formal Retail, Standards	LESS FORMAL RES. ZONE
49	49	Soft & Hard POS & Amenities	PUBLIC OPEN SPACE ZONE
50	50	Community Facilities	COMMUNITY ZONE
51	51	Utility (w/elec & water)	UTILITY SERVICES ZONE
52	52	Public Transit/Interlinking	TRANSPORT FACILITY ZONE
53	53	Soft & Hard POS & Amenities	PUBLIC OPEN SPACE ZONE
54	54	Single Residential	CONVENTIONAL RES. ZONE
55	55	Less Formal Retail, Standards	LESS FORMAL RES. ZONE
56	56	Soft & Hard POS & Amenities	PUBLIC OPEN SPACE ZONE
57	57	Community Facilities	COMMUNITY ZONE
58	58	Utility (w/elec & water)	UTILITY SERVICES ZONE
59	59	Public Transit/Interlinking	TRANSPORT FACILITY ZONE
60	60	Soft & Hard POS & Amenities	PUBLIC OPEN SPACE ZONE
61	61	Single Residential	CONVENTIONAL RES. ZONE
62	62	Less Formal Retail, Standards	LESS FORMAL RES. ZONE
63	63	Soft & Hard POS & Amenities	PUBLIC OPEN SPACE ZONE
64	64	Community Facilities	COMMUNITY ZONE
65	65	Utility (w/elec & water)	UTILITY SERVICES ZONE
66	66	Public Transit/Interlinking	TRANSPORT FACILITY ZONE
67	67	Soft & Hard POS & Amenities	PUBLIC OPEN SPACE ZONE
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69	69	Less Formal Retail, Standards	LESS FORMAL RES. ZONE
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71	71	Community Facilities	COMMUNITY ZONE
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74	74	Soft & Hard POS & Amenities	PUBLIC OPEN SPACE ZONE
75	75	Single Residential	CONVENTIONAL RES. ZONE
76	76	Less Formal Retail, Standards	LESS FORMAL RES. ZONE
77	77	Soft & Hard POS & Amenities	PUBLIC OPEN SPACE ZONE
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79	79	Utility (w/elec & water)	UTILITY SERVICES ZONE
80	80	Public Transit/Interlinking	TRANSPORT FACILITY ZONE
81	81	Soft & Hard POS & Amenities	PUBLIC OPEN SPACE ZONE
82	82	Single Residential	CONVENTIONAL RES. ZONE
83	83	Less Formal Retail, Standards	LESS FORMAL RES. ZONE
84	84	Soft & Hard POS & Amenities	PUBLIC OPEN SPACE ZONE
85	85	Community Facilities	COMMUNITY ZONE
86	86	Utility (w/elec & water)	UTILITY SERVICES ZONE
87	87	Public Transit/Interlinking	TRANSPORT FACILITY ZONE
88	88	Soft & Hard POS & Amenities	PUBLIC OPEN SPACE ZONE
89	89	Single Residential	CONVENTIONAL RES. ZONE
90	90	Less Formal Retail, Standards	LESS FORMAL RES. ZONE
91	91	Soft & Hard POS & Amenities	PUBLIC OPEN SPACE ZONE
92	92	Community Facilities	COMMUNITY ZONE
93	93	Utility (w/elec & water)	UTILITY SERVICES ZONE
94	94	Public Transit/Interlinking	TRANSPORT FACILITY ZONE
95	95	Soft & Hard POS & Amenities	PUBLIC OPEN SPACE ZONE
96	96	Single Residential	CONVENTIONAL RES. ZONE
97	97	Less Formal Retail, Standards	LESS FORMAL RES. ZONE
98	98	Soft & Hard POS & Amenities	PUBLIC OPEN SPACE ZONE
99	99	Community Facilities	COMMUNITY ZONE
100	100	Utility (w/elec & water)	UTILITY SERVICES ZONE

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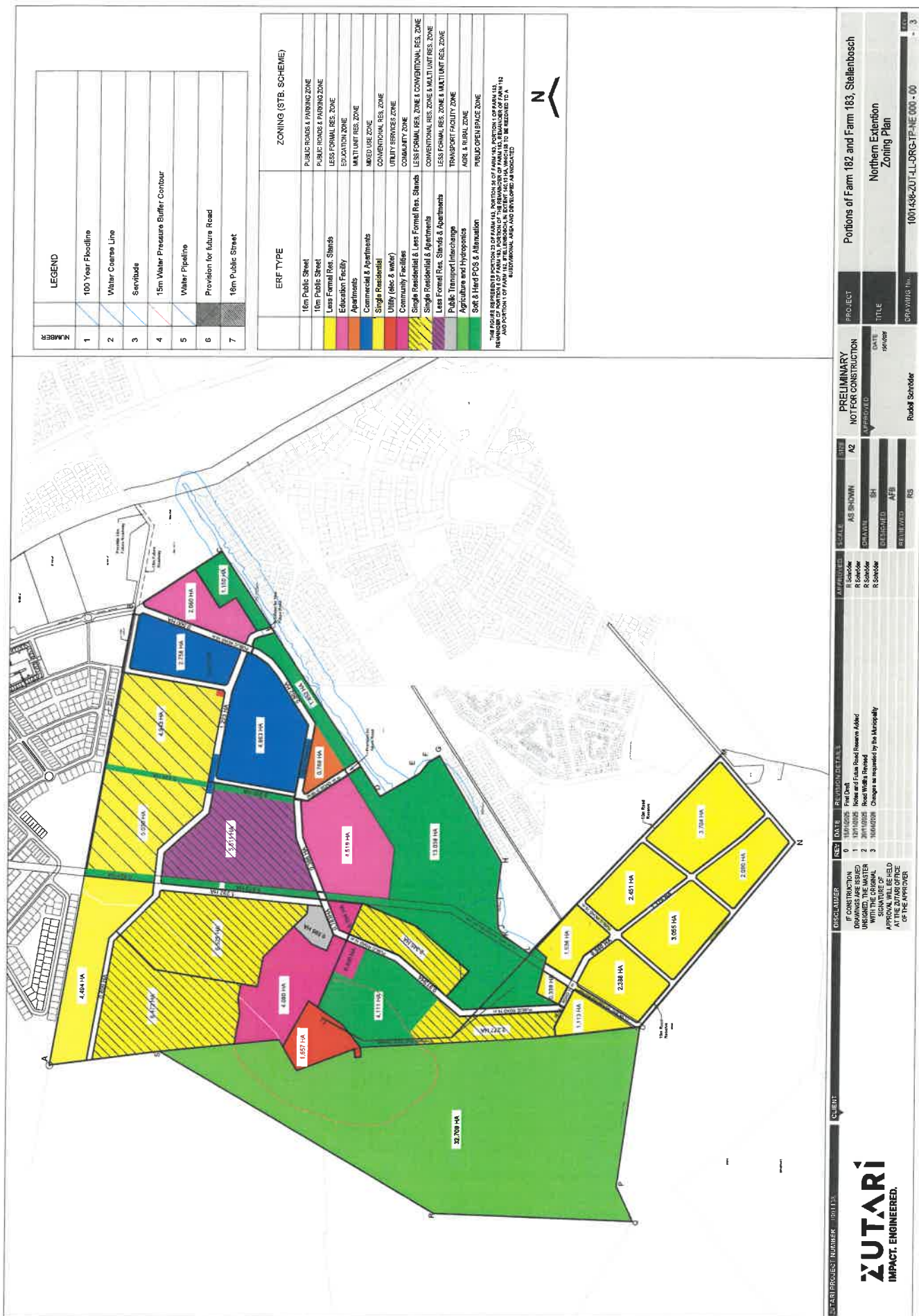
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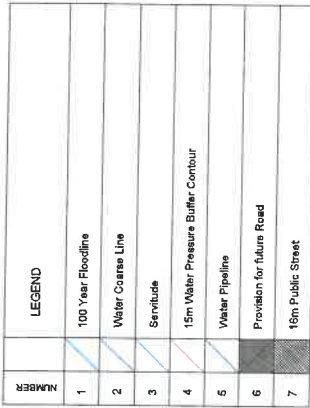
23	Public Road	PUBLIC ROADS & PARKING ZONE
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THIS REGULAR REPRESENTS PORTION 21 OF FARM 183, PORTION 31 OF FARM 90, PORTION 11 OF FARM 182, REMAINDER OF PORTION 1 OF FARM 181, PORTION 1 OF FARM 180, PORTION 1 OF FARM 179, PORTION 1 OF FARM 178, REMAINDER OF FARM 177, REMAINDER OF FARM 176, REMAINDER OF FARM 175, REMAINDER OF FARM 174, REMAINDER OF FARM 173, REMAINDER OF FARM 172, REMAINDER OF FARM 171, REMAINDER OF FARM 170, REMAINDER OF FARM 169, REMAINDER OF FARM 168, REMAINDER OF FARM 167, REMAINDER OF FARM 166, REMAINDER OF FARM 165, REMAINDER OF FARM 164, REMAINDER OF FARM 163, REMAINDER OF FARM 162, REMAINDER OF FARM 161, REMAINDER OF FARM 160, REMAINDER OF FARM 159, REMAINDER OF FARM 158, REMAINDER OF FARM 157, REMAINDER OF FARM 156, REMAINDER OF FARM 155, REMAINDER OF FARM 154, REMAINDER OF FARM 153, REMAINDER OF FARM 152, REMAINDER OF FARM 151, REMAINDER OF FARM 150, REMAINDER OF FARM 149, REMAINDER OF FARM 148, REMAINDER OF FARM 147, REMAINDER OF FARM 146, REMAINDER OF FARM 145, REMAINDER OF FARM 144, REMAINDER OF FARM 143, REMAINDER OF FARM 142, REMAINDER OF FARM 141, REMAINDER OF FARM 140, REMAINDER OF FARM 139, REMAINDER OF FARM 138, REMAINDER OF FARM 137, REMAINDER OF FARM 136, REMAINDER OF FARM 135, REMAINDER OF FARM 134, REMAINDER OF FARM 133, REMAINDER OF FARM 132, REMAINDER OF FARM 131, REMAINDER OF FARM 130, REMAINDER OF FARM 129, REMAINDER OF FARM 128, REMAINDER OF FARM 127, REMAINDER OF FARM 126, REMAINDER OF FARM 125, REMAINDER OF FARM 124, REMAINDER OF FARM 123, REMAINDER OF FARM 122, REMAINDER OF FARM 121, REMAINDER OF FARM 120, REMAINDER OF FARM 119, REMAINDER OF FARM 118, REMAINDER OF FARM 117, REMAINDER OF FARM 116, REMAINDER OF FARM 115, REMAINDER OF FARM 114, REMAINDER OF FARM 113, REMAINDER OF FARM 112, REMAINDER OF FARM 111, REMAINDER OF FARM 110, REMAINDER OF FARM 109, REMAINDER OF FARM 108, REMAINDER OF FARM 107, REMAINDER OF FARM 106, REMAINDER OF FARM 105, REMAINDER OF FARM 104, REMAINDER OF FARM 103, REMAINDER OF FARM 102, REMAINDER OF FARM 101, REMAINDER OF FARM 100, REMAINDER OF FARM 99, REMAINDER OF FARM 98, REMAINDER OF FARM 97, REMAINDER OF FARM 96, REMAINDER OF FARM 95, REMAINDER OF FARM 94, REMAINDER OF FARM 93, REMAINDER OF FARM 92, REMAINDER OF FARM 91, REMAINDER OF FARM 90, REMAINDER OF FARM 89, REMAINDER OF FARM 88, REMAINDER OF FARM 87, REMAINDER OF FARM 86, REMAINDER OF FARM 85, REMAINDER OF FARM 84, REMAINDER OF FARM 83, REMAINDER OF FARM 82, REMAINDER OF FARM 81, REMAINDER OF FARM 80, REMAINDER OF FARM 79, REMAINDER OF FARM 78, REMAINDER OF FARM 77, REMAINDER OF FARM 76, REMAINDER OF FARM 75, REMAINDER OF FARM 74, REMAINDER OF FARM 73, REMAINDER OF FARM 72, REMAINDER OF FARM 71, REMAINDER OF FARM 70, REMAINDER OF FARM 69, REMAINDER OF FARM 68, REMAINDER OF FARM 67, REMAINDER OF FARM 66, REMAINDER OF FARM 65, REMAINDER OF FARM 64, REMAINDER OF FARM 63, REMAINDER OF FARM 62, REMAINDER OF FARM 61, REMAINDER OF FARM 60, REMAINDER OF FARM 59, REMAINDER OF FARM 58, REMAINDER OF FARM 57, REMAINDER OF FARM 56, REMAINDER OF FARM 55, REMAINDER OF FARM 54, REMAINDER OF FARM 53, REMAINDER OF FARM 52, REMAINDER OF FARM 51, REMAINDER OF FARM 50, REMAINDER OF FARM 49, REMAINDER OF FARM 48, REMAINDER OF FARM 47, REMAINDER OF FARM 46, REMAINDER OF FARM 45, REMAINDER OF FARM 44, REMAINDER OF FARM 43, REMAINDER OF FARM 42, REMAINDER OF FARM 41, REMAINDER OF FARM 40, REMAINDER OF FARM 39, REMAINDER OF FARM 38, REMAINDER OF FARM 37, REMAINDER OF FARM 36, REMAINDER OF FARM 35, REMAINDER OF FARM 34, REMAINDER OF FARM 33, REMAINDER OF FARM 32, REMAINDER OF FARM 31, REMAINDER OF FARM 30, REMAINDER OF FARM 29, REMAINDER OF FARM 28, REMAINDER OF FARM 27, REMAINDER OF FARM 26, REMAINDER OF FARM 25, REMAINDER OF FARM 24, REMAINDER OF FARM 23, REMAINDER OF FARM 22, REMAINDER OF FARM 21, REMAINDER OF FARM 20, REMAINDER OF FARM 19, REMAINDER OF FARM 18, REMAINDER OF FARM 17, REMAINDER OF FARM 16, REMAINDER OF FARM 15, REMAINDER OF FARM 14, REMAINDER OF FARM 13, REMAINDER OF FARM 12, REMAINDER OF FARM 11, REMAINDER OF FARM 10, REMAINDER OF FARM 9, REMAINDER OF FARM 8, REMAINDER OF FARM 7, REMAINDER OF FARM 6, REMAINDER OF FARM 5, REMAINDER OF FARM 4, REMAINDER OF FARM 3, REMAINDER OF FARM 2, REMAINDER OF FARM 1.

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ZUTARI PROJECT NUMBER: 1001438-ZUT-LL-DRG-ITP-NE 000 - 00		CLIENT:		 ZUTARI IMPACT, ENGINEERED.	
IF CONSTRUCTION SHALL BE REQUIRED UNLESS THE MASTER WITH THE ORIGINAL APPROVAL WILL BE HELD AT THE ZUTARI OFFICE OF THE APPLICANT		CONSIDER		NEW DATE: 12/15/2025 REVIEWED BY: R. Schröder REVISION DETAILS: 1. Final EIR and Final Draft Review Adopt 2. 2015/02/25 3. 2015/02/25 4. 2015/02/25 5. 2015/02/25 6. 2015/02/25 7. 2015/02/25 8. 2015/02/25 9. 2015/02/25 10. 2015/02/25 11. 2015/02/25 12. 2015/02/25 13. 2015/02/25 14. 2015/02/25 15. 2015/02/25 16. 2015/02/25 17. 2015/02/25 18. 2015/02/25 19. 2015/02/25 20. 2015/02/25 21. 2015/02/25 22. 2015/02/25 23. 2015/02/25 24. 2015/02/25 25. 2015/02/25 26. 2015/02/25 27. 2015/02/25 28. 2015/02/25 29. 2015/02/25 30. 2015/02/25 31. 2015/02/25 32. 2015/02/25 33. 2015/02/25 34. 2015/02/25 35. 2015/02/25 36. 2015/02/25 37. 2015/02/25 38. 2015/02/25 39. 2015/02/25 40. 2015/02/25 41. 2015/02/25 42. 2015/02/25 43. 2015/02/25 44. 2015/02/25 45. 2015/02/25 46. 2015/02/25 47. 2015/02/25 48. 2015/02/25 49. 2015/02/25 50. 2015/02/25 51. 2015/02/25 52. 2015/02/25 53. 2015/02/25 54. 2015/02/25 55. 2015/02/25 56. 2015/02/25 57. 2015/02/25 58. 2015/02/25 59. 2015/02/25 60. 2015/02/25 61. 2015/02/25 62. 2015/02/25 63. 2015/02/25 64. 2015/02/25 65. 2015/02/25 66. 2015/02/25 67. 2015/02/25 68. 2015/02/25 69. 2015/02/25 70. 2015/02/25 71. 2015/02/25 72. 2015/02/25 73. 2015/02/25 74. 2015/02/25 75. 2015/02/25 76. 2015/02/25 77. 2015/02/25 78. 2015/02/25 79. 2015/02/25 80. 2015/02/25 81. 2015/02/25 82. 2015/02/25 83. 2015/02/25 84. 2015/02/25 85. 2015/02/25 86. 2015/02/25 87. 2015/02/25 88. 2015/02/25 89. 2015/02/25 90. 2015/02/25 91. 2015/02/25 92. 2015/02/25 93. 2015/02/25 94. 2015/02/25 95. 2015/02/25 96. 2015/02/25 97. 2015/02/25 98. 2015/02/25 99. 2015/02/25 100. 2015/02/25 101. 2015/02/25 102. 2015/02/25 103. 2015/02/25 104. 2015/02/25 105. 2015/02/25 106. 2015/02/25 107. 2015/02/25 108. 2015/02/25 109. 2015/02/25 110. 2015/02/25 111. 2015/02/25 112. 2015/02/25 113. 2015/02/25 114. 2015/02/25 115. 2015/02/25 116. 2015/02/25 117. 2015/02/25 118. 2015/02/25 119. 2015/02/25 120. 2015/02/25 121. 2015/02/25 122. 2015/02/25 123. 2015/02/25 124. 2015/02/25 125. 2015/02/25 126. 2015/02/25 127. 2015/02/25 128. 2015/02/25 129. 2015/02/25 130. 2015/02/25 131. 2015/02/25 132. 2015/02/25 133. 2015/02/25 134. 2015/02/25 135. 2015/02/25 136. 2015/02/25 137. 2015/02/25 138. 2015/02/25 139. 2015/02/25 140. 2015/02/25 141. 2015/02/25 142. 2015/02/25 143. 2015/02/25 144. 2015/02/25 145. 2015/02/25 146. 2015/02/25 147. 2015/02/25 148. 2015/02/25 149. 2015/02/25 150. 2015/02/25 151. 2015/02/25 152. 2015/02/25 153. 2015/02/25 154. 2015/02/25 155. 2015/02/25 156. 2015/02/25 157. 2015/02/25 158. 2015/02/25 159. 2015/02/25 160. 2015/02/25 161. 2015/02/25 162. 2015/02/25 163. 2015/02/25 164. 2015/02/25 165. 2015/02/25 166. 2015/02/25 167. 2015/02/25 168. 2015/02/25 169. 2015/02/25 170. 2015/02/25 171. 2015/02/25 172. 2015/02/25 173. 2015/02/25 174. 2015/02/25 175. 2015/02/25 176. 2015/02/25 177. 2015/02/25 178. 2015/02/25 179. 2015/02/25 180. 2015/02/25 181. 2015/02/25 182. 2015/02/25 183. 2015/02/25 184. 2015/02/25 185. 2015/02/25 186. 2015/02/25 187. 2015/02/25 188. 2015/02/25 189. 2015/02/25 190. 2015/02/25 191. 2015/02/25 192. 2015/02/25 193. 2015/02/25 194. 2015/02/25 195. 2015/02/25 196. 2015/02/25 197. 2015/02/25 198. 2015/02/25 199. 2015/02/25 200. 2015/02/25	
PRELIMINARY NOT FOR CONSTRUCTION		APPROVED		DATE: 12/15/2025	
PROJECT: Portions of Farm 192 and Farm 183, Stallenbosch		SCALE: 1:2		SHEET: 1	
TITLE: Northern Extension Phasing Plan		DESIGNED: R. Schröder		CHECKED: R. Schröder	
DRAWING NO.: 1001438-ZUT-LL-DRG-ITP-NE 000 - 00		DESIGNED: R. Schröder		CHECKED: R. Schröder	





 ZUTARI IMPACT. ENGINEERED.		CLIENT ITASHI PROJECT NUMBER 1034-13	
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APPROVED I Submitter I Submitter I Submitter I Submitter		SCALE AS SHOWN EN EN AFB RS	
PRELIMINARY NOT FOR CONSTRUCTION APPROVED		PROJECT PORTIONS OF FARM 182 AND FARM 183, STELLERBOSCH NORTHERN EXTENSION SUBDIVISION PLAN	
DATE 13/01/2005		DRAWING No. 1001438-ZUT-LL-DRG-TP-NE 000 - 00	
SUB ALL		REVISION 00	



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ANNEXURE F



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag	Nicole Katts
From ▫ Van:	Director: Infrastructure Services
Date ▫ Datum:	10 April 2026
Our Ref ▫ Ons Verw:	Civil LU 2121
Town Planning Ref:	LU/11809
Re ▫ Insake:	Farms 182 and 183: Rezoning and Subdivision for the Northern Extension Integrated Mixed-Income Development

This Memo replaces our Memo dated 20 Jan 2026. This revised Memo is to bring the “Roads” conditions in alignment to the road upgrades agreed between the municipality and the provincial roads authority.

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

- Town Planning Motivation Report by Zutari dated 2024/01/25, Revision 3;
- Northern Extension Zoning Plan and Subdivision Plan Drawing No 1001438-ZUT-LL-DRG-TP-NE 000-00 Rev 2 by Zutari, dated 20/11/2025 (as per revision details);
- Zutari e-mail dated Thu 2026/04/09 14:41 – re Northern Extension – Road upgrade conditions;
- Civil Services report by Zutari, dated 2025/10/07;
- Report on bulk water and sewer upgrades: drawings and costing, by Zutari, e-mail dated 19 June 2024 and meeting minutes summarizing the bulk upgrade requirements, by Zutari, e-mail dated Tue 2025/11/11 07:35. The Zutari report incorporates the information as per:
 - GLS report on water and sewer capacity dated 28 Nov 2023 (Revision 1);

Civil LU 2645: Farm 182 & 183 Stellenbosch (LU-16553 TP592-2023)

Development Parameters (As per the Civil Services Report)

Item no	Land use description	Amount of Units		Unit	Water demand rate per day		TOTAL DEMAND AADD (kld)
		Qty	Unit-type		Rate per unit: l/d per ha	Rate by Area: l/d per 100 sqm.	
1	Less Fromel Residential Stands						
1.1	In situ upgrade - toilet (5 households per toilet)	500	Capita	5	0.025		62.50
1.2	In situ upgrade - tap (20 households per tap)	125	Capita	5	0.060		37.50
2	Serviced Site						
2.1	Standpipe	581	Unit	5	0.025		72.63
2.2	Prefabricated toilet	581	Unit	5	0.09		261.45
3	Single Residential	1321	Erf	100	0.45		594.45
4	Apartments	1195	Unit		0.30		358.50
5	Mixed Use Residential	684	Unit		0.30		199.20
6	Mixed Use Commercial	8,458.58	m²	GLA		0.65	61.48
7	Educational Facility						
7.1	Building only	5,830.38	m²	GLA		0.60	34.98
7.2	Grounds	5.83	ha		12.00		69.96
8	Community Facility	6,624.80	m²	GLA		0.40	26.50
9	Public Transport facilities	5,423.00	m²	GLA		0.30	16.27
						Subtotal 1	1,786
						Plus 15% losses	269
						Subtotal 2	2,055

Engineering background and context:

Due to the services capacity required by this development, various infrastructure upgrades are triggered.

The approval conditions listed herewith identifies the external upgrades triggered by the entire Northern Extension development and identifies at which development thresholds these upgrades must be completed. Some of these upgrades are triggered upfront (i.e. before any of the phases can be implemented), and it is therefore important that the required budget approvals are secured to fund these items.

It is further understood that this development will be rolled out in a phased approach. For each of the phases, a Subdivision and/or Site Development Plan - "SDP" application must be submitted, to identify which link and internal services are triggered by each specific phase. Such an application should therefore also include an Engineering Services Report and Traffic Impact Study.

Azania informal settlement (Portions 1-8 on subdivision plan).

The bulk upgrades identified below will not be applicable for the in-situ formalization of the informal settlement. The impact of this settlement on the engineering services has already been absorbed in the infrastructure networks, and it is not foreseen that the formalization thereof will have a significant additional impact on the bulk services. When a development

Civil LU 2645: Farm 182 & 183 Stellenbosch (LU-16553 TP592-2023)

application or an engineering services approval application is received for this area, the minimum requirements in terms of bulk service upgrades (if any), link and internal services, will be identified and will have to be implemented as part of the project.

Cost Estimates

The cost estimates below include construction costs and professional fees and exclude VAT. It must be noted that these are high-level cost estimates based on conceptual infrastructure layouts. These estimates must be refined as the project progresses through the various design stages.

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

Specific Conditions: These conditions must be complied with prior to subdivision clearance.

Where subdivision clearance is not applicable, these conditions must be complied with before the approval of a building plan or an occupation certificate – whichever is applicable.

1. Water

- 1.1 The following external, bulk upgrades must be installed to accommodate any development. See **Annexure: Water**.

<u>Item</u>	<u>Estimate</u>
1.1.1 Augmentation of bulk supply from Skilpadvlei reservoir (Under Construction)	
1.1.2 10 Mega-litre Kayamandi Upper Reservoir (SSW.B31) (Under Construction)	
1.1.3 3145m x 450mmØ pipe (SSW.B30)	R25m
1.1.4 150 l/s Pumpstation (SSW.B23)	R12m
Total (ex VAT)	R37m

- 1.2 For each of the individual development phases, the link pipelines and any associated infrastructure will have to be identified at SDP stage and constructed in order to connect such phase to the reservoir and external water network.

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2. Sewer

- 2.1 The following external, bulk upgrades must be installed to accommodate any development. See **Annexure: Sewer**.

<u>Item</u>	<u>Estimate</u>
2.1.1 760 m x 600 mm Ø upgrade existing gravity (SSS 1.2)	R8m
2.1.2 Upgrade existing flow diversion (SSS 1.4)	R0.5m
2.1.3 185 m x 600 mm Ø upgrade existing gravity (SSS 1.5)	R2.5m
2.1.4 Upgrade existing flow diversion (SSS 1.6)	R0.5m
2.1.5 450 m x 600 mm Ø upgrade existing gravity (SSS 1.7)	R5m
Total (ex VAT)	R16.5m

- 2.2 For each of the individual development phases, the link pipelines and any associated infrastructure will have to be identified at SDP stage and constructed in order to connect such phase to the external sewer network.

3. Roads

- 3.1 The following external, bulk upgrades must be installed prior to, or in parallel with the first phase of the development. See **Annexure: Roads**:

Ref Number on "Annexure Roads"	Description	Estimated cost (ex VAT)
1A	R304 dualling between Newinbosch Access and R44	R 89 m
1A.1	R304 / Sokuqala Street intersection upgrade	
1A.2	R304 / Masitandane Road intersection	

Civil LU 2645: Farm 182 & 183 Stellenbosch (LU-16553 TP592-2023)

	upgrade	
1A.3	Bridge dualling	R 92 m
Total		R 181 m

The reason why these upgrades are regarded as critical and must be upgraded before any more trips are added to the road network, is because it is needed to alleviate existing congestion on the R304 and it is required to accommodate the existing background traffic as well as the additional traffic from the new- and ongoing developments in the area. In other words, without these upgrades, the congestion on the R304 will worsen when the development traffic is added to the network.

3.2 The following upgrades must be installed when triggered. The triggers for these upgrades are listed below, and are based on the anticipated phasing of the development. Since the phasing might change, the triggers will be revisited when the SDPs for each of the phases are submitted for approval. Each SDP application must thus be accompanied by and updated TIA – analyzing the impact of that phase in light of the prevailing traffic conditions at the time, and recommending which upgrade items are triggered.

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Costs include professional fees and excludes VAT. Refer to **Annexure Phasing** for an illustration of the phases below.

	ROADS	DEVELOPMENT PHASE TRIGGER	TRIP GENERATION TRIGGER (CUMULATIVE TRIPS)	ESTIMATED COST (ex VAT)
1.2.1	2A - R304 dualling between the Welgevonden Boulevard and Newinbosch intersection (2A)	Portion 2 (Phases 1, 2, 10 and 6)	313 AM Peak Hour Trips <u>or</u> 230 PM Peak Hour Trips	R 19 m
1.2.2	3A - Extend R304 dualling beyond Welgevonden Boulevard northwards . The cost estimate is based on extending the dualling up until the R304 and Bottelary Road. 3A - Configuration change of R304 and Newinbosch intersection. 3A - Consider providing link to Welgevonden Boulevard. The cost of this link is not included.	Portion 3 (Phases 1, 2, 10, 6 and 7)	479 AM Peak Hour Trips <u>or</u> 397 PM Peak Hour Trips	R 124 m
1.2.3	5A - Construct the first new road link between the Northern Extension development and Kayamandi (one of the 2 links indicated). This entails a stream crossing and will require a bridge.	Portion 5 (Phases 1, 2, 10, 6, 7, 5, 8 and 3)	736 AM Peak Hour Trips <u>or</u> 625 PM Peak Hour Trips	R24 m
1.2.4	6A - Construct the second new road link between the Northern Extension development and Kayamandi. This entails a stream crossing and will require a bridge. 6A - Also at this point, the implementation of the greater road network plan, in particular the Western Bypass Road, will be required to accommodate the bulk demand travelling along the R304. The cost is not included for the Western Bypass.	Portion 6 (Phases 1, 2, 10, 6, 7, 5, 8, 3, 9 and 11)	761 AM Peak Hour Trips <u>or</u> 650 PM Peak Hour Trips	R 24 m

3.3 The phasing of the development is shown below and must be considered in conjunction with the above listed road upgrades. Should the phasing sequence change, the trip generation can be used to identify when and upgrade is triggered.

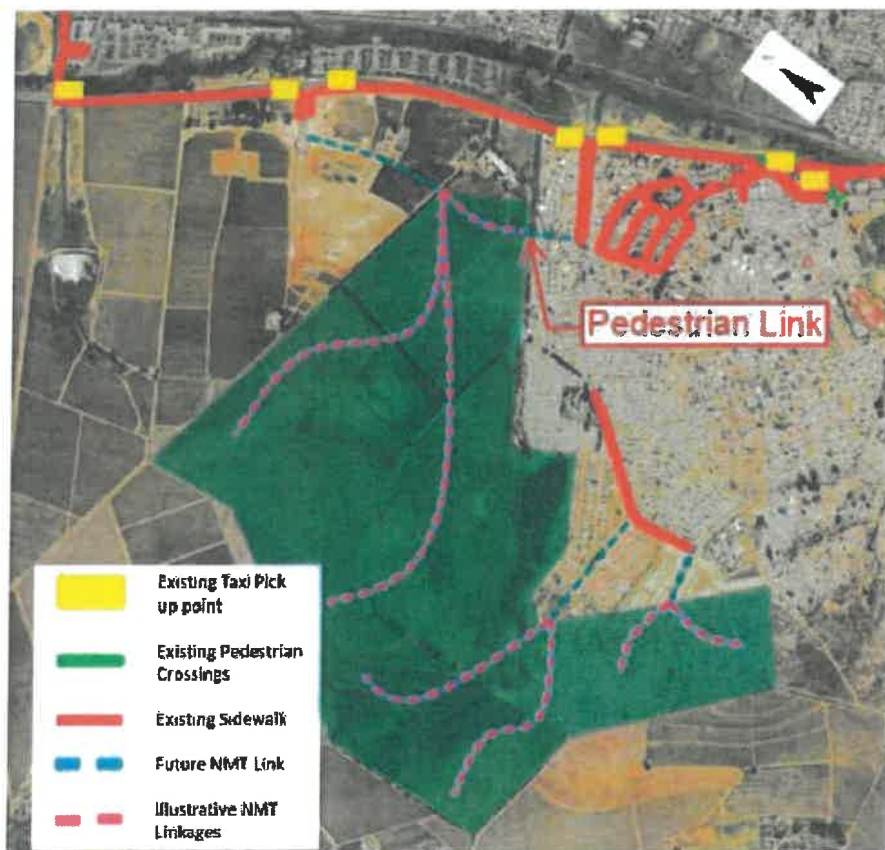
Phases	Portion	Development Portion	Assumed Implementation Year
10, 2 and 1	1	In-situ upgrade of existing Azania informal settlement Educational Facility Major Utilities	2029
6	2	Single Residential Units	2030
7	3	Single Residential Units	2032
5	4	Commercial and Apartments	2033
8 and 3	5	Single Residential Units Apartments	2035
9 and 11	6	Community Facility Public Transport Interchange	2036
12	7	Single Residential Units	2037
4	8	Educational Facility	2038

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4. Non-motorized Transport (NMT)

- 4.1 Each SDP for the individual phases must include a detailed NMT plan that will ensure that the NMT infrastructure adequately addresses the needs of the residents, is compliant with the norms and standards applicable to such infrastructure and is aligned with the Municipality's proposed NMT network for the area as outlined in the NMT Masterplan. Any NMT items identified for implementation during the SDP approval phase, must then be completed prior to clearance of that phase.

One item that is of high importance is the construction of a pedestrian link between Kayamandi and the Northern Extension, across the Watergang Stream. This link is important especially for safe pedestrian movement to the schools and other public amenities planned in the Northern Extension. The construction of this bridge must form part of the implementation of the first phase of the Northern Extension. More details must be provided with the SDP application for the first phase.



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5. Parking departure for row housing

- 5.1 The parking departure of 1 bay per dwelling in lieu of 2 bays is linked to row housing units. Row housing is not supported because it tends to create areas from which stormwater cannot freely drain. Semi-detached dwellings should rather be considered.

6. Stormwater

- 6.1 The difference between the pre- and post-development run-off must be detained on site. A Stormwater Management Plan (SWMP) and stormwater design drawings must be submitted for approval for each phase of the development. All detention ponds, inlet and outlet structures, erosion protection, the connections to the existing systems, and safety guardrails (if required), identified for each phase, must then be completed prior to transfer of the first property, or where only a building plan is submitted, prior to the occupation certificate of such building.
- 6.2 The 1:50 and 1:100 floodlines must be clearly indicated on all future development applications and/or building plans. No development will be allowed below the 1:100-year floodline.

7. Installation of Engineering Services

- 7.1 Over and above the bulk and external upgrades identified above, each newly created erf (or each building where subdivision is not applicable) must also be fully serviced its water- and sewer connections, stormwater drainage and roads/access points and all internal and link engineering services for the development must be installed by the developer and at his cost.
- 7.2 Detail engineering drawings must be submitted for approval prior to the commencement of construction. The approved drawings and municipal approval letter issued by the Municipality will constitute the "engineering services agreement" for the provision and installation of services between the municipality and the landowner / developer.

8. As – Builts

- 8.1 Upon completion, a complete set of as-built drawings, as well as the asset verification information (in the case of municipal services) be submitted in a format

Civil LU 2645: Farm 182 & 183 Stellenbosch (LU-16553 TP592-2023)

acceptable to the Municipality. These drawings must be signed by a professionally registered engineer.

General Conditions

9. The provision and installation of the services for the development must comply with the Design Guidelines and Minimum Standards for Civil Engineering Services as published on the municipality's website and as amended from time-to-time.
10. According to the information available at this stage, the internal services are **public**. Therefore, all internal services will be maintained by the **Municipality**. However, the ownership status will be confirmed with each SDP approval – any private developments will be responsible for the maintenance of their own services.
11. The applicability of Development Charges will be evaluated when the applications for the individual phases are received.



Tyrone King Pr Tech Eng
MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)

Myra Francis
SENIOR MANAGER: DEVELOPMENT SERVICES, ASSET MANAGEMENT AND SYSTEMS & PROJECT MANAGEMENT UNIT (PMU)

Shane Chandaka
DIRECTOR: INFRASTRUCTURE SERVICES

W:\2.0 DEVELOPMENT\01 Land Use applications\2645 (TK) Farm 182 & 183 Stellenbosch (LU-16553 TP592-2023) Northern Extension\2645 Farm 182 & 183 Stellenbosch (LU-16553 TP592-2023)_6 (approved - alignment with PRE conditions).doc

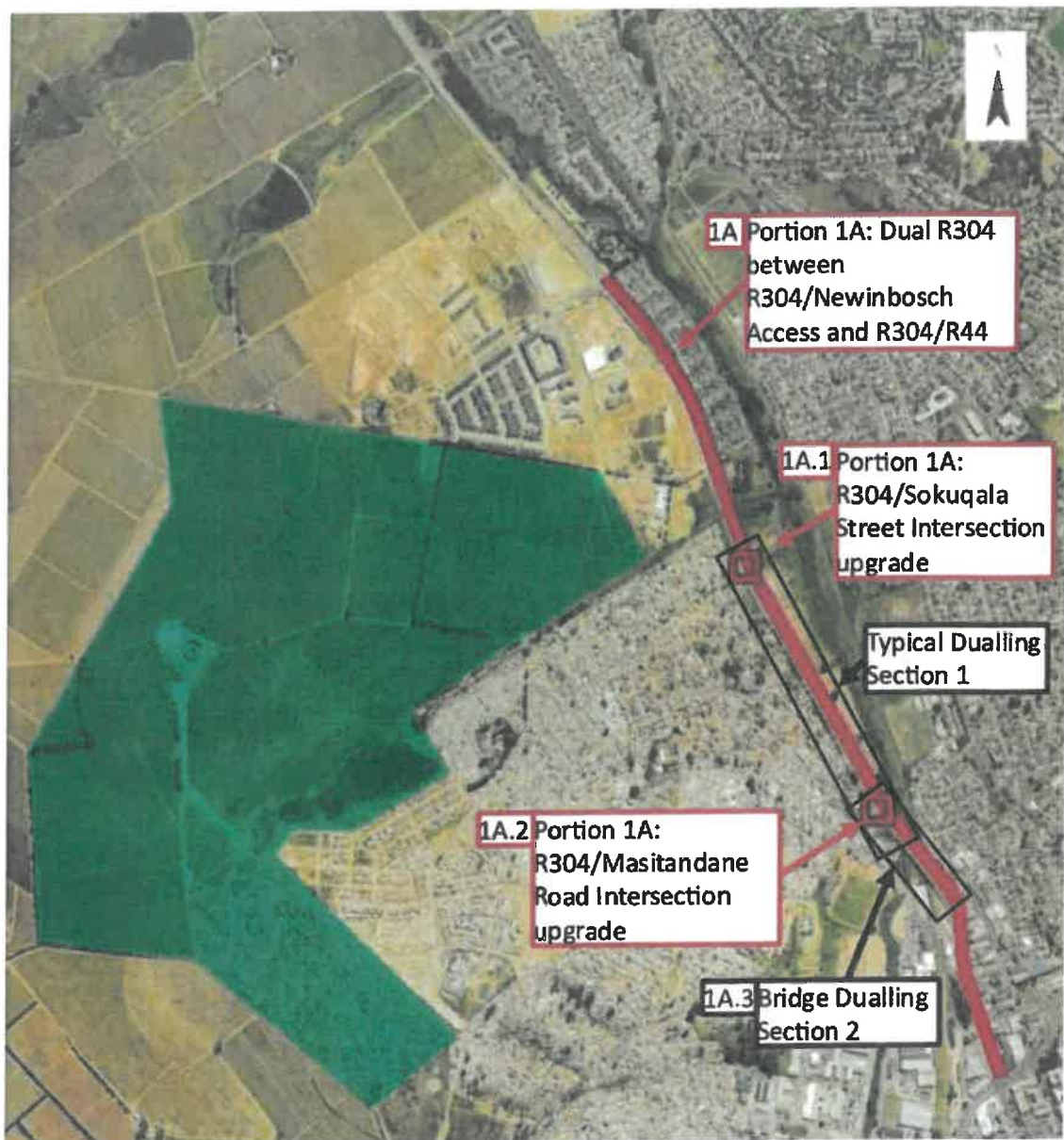


Figure 1: Portion 1A Required Road Infrastructure

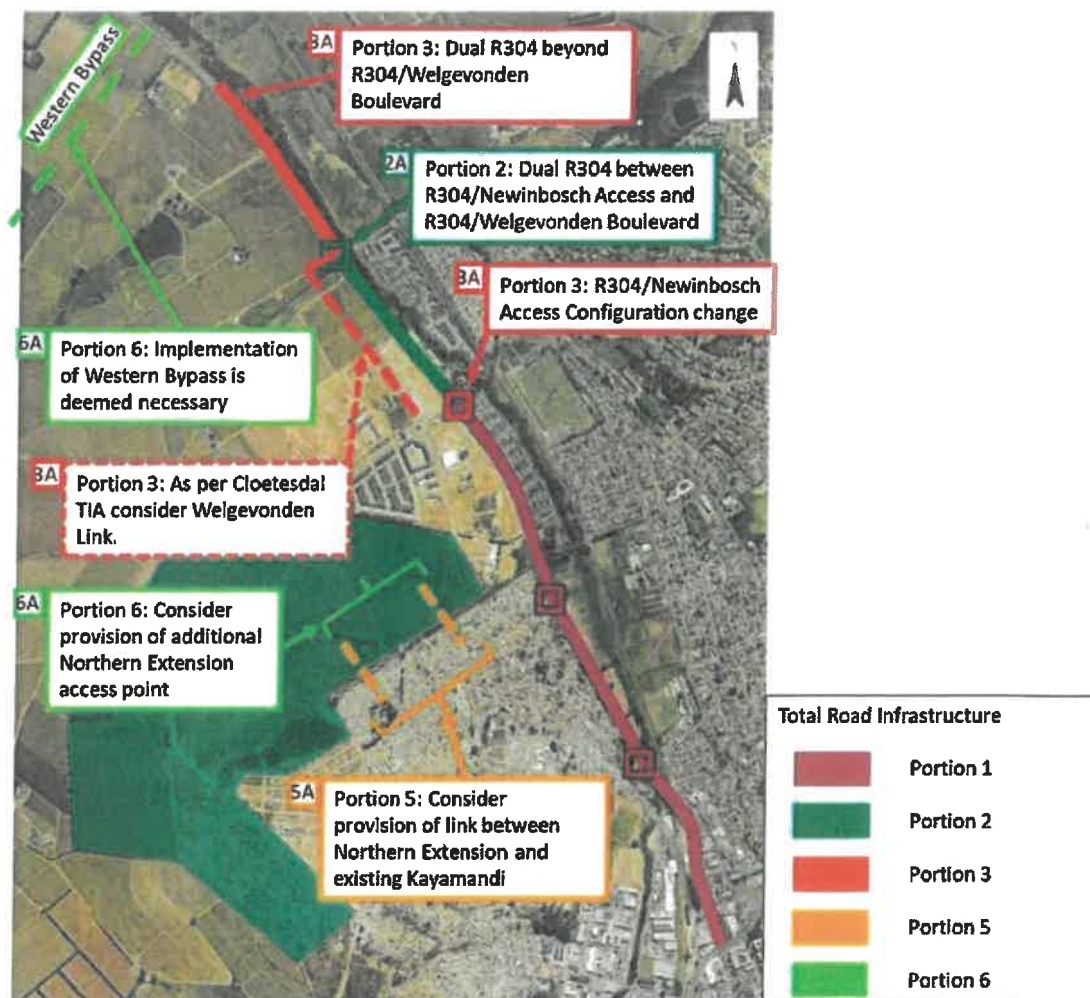


Figure 2: Total Required Road Infrastructure

Appendix E

Basic Road Infrastructure Concepts

Upgrade Trigger (Development Trips)	Description	Basic Concepts
1A - R304 Dualling between Newinbosch Access and R44		
<p>0 AM Peak Hour trips.</p> <p>0 PM Peak Hour trips</p>	<p>It is proposed to dual the R304 between the existing R304/Newinbosch Access and R304 / R44 (Adam Tas Road) intersections to alleviate congestion on the R304 and to accommodate the growth in background traffic. This will provide 2 lanes per direction on the R304.</p> <p>This in turn will result in upgrades required for both the R304/Sokuqala Street and R304/Masitandane Road intersections, indicated as upgrade 1A.1 and 1A.2 respectively on Figure 1.</p> <p>Additionally, the bridge near the R304/Masitandane Road intersection must be widened.</p>	<p>1A.1: Upgrade of R304 / Sokuqala Street</p>  <p>1A.2: Upgrade of R304 / Masitandane Road</p> 
Estimated Construction Cost (Excl VAT & Incl Professional Fees): R 180,102,878.00		



Figure 3: Typical Dualling Section 1 of R304

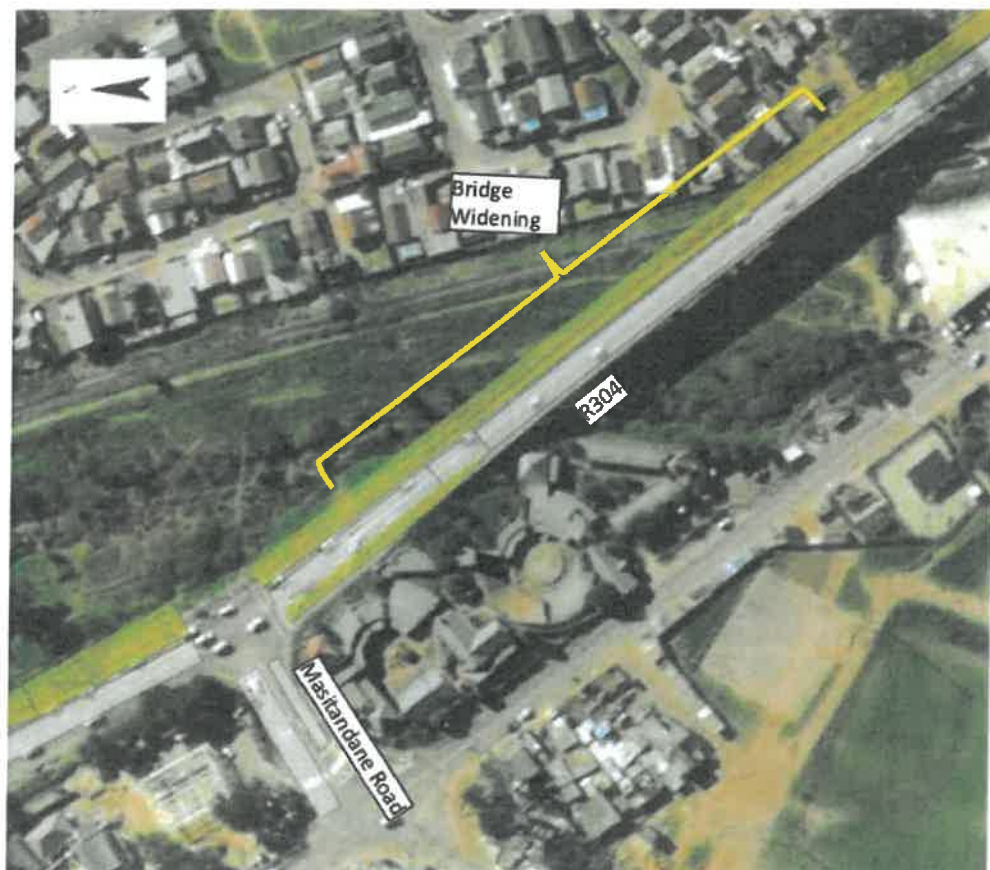
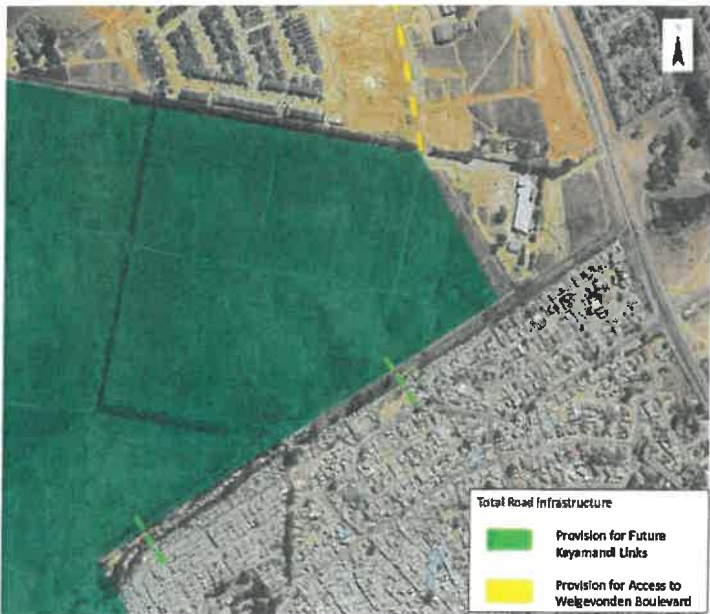


Figure 4: Bridge Dualling Section 2 of R304 (1A.3)

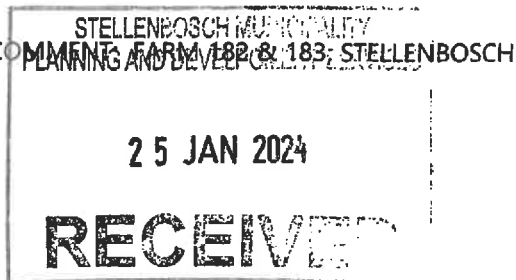
Upgrade Trigger (Development Trips)	Description	Basic Concepts
Portion 2 Infrastructure Upgrades		
2A - R304 Dualling between Welgevonden Boulevard and Newinbosch Access		
313 AM Peak Hour trips. 230 PM Peak Hour trips	It is proposed to completely dual the R304 between the R304/Welgevonden Boulevard and R304/Newinbosch Access intersections.	
Estimated Construction Cost (Excl VAT & Incl Professional Fees): R 18,986,605.00		
Portion 3 Infrastructure Upgrades		
3A - R304 Extended Dualling beyond Welgevonden Boulevard		
479 AM Peak Hour trips. 397 PM Peak Hour trips	<p>It is proposed to extend the dualling of the R304 beyond the Welgevonden Boulevard and R304 intersection for the traffic flowing out of Stellenbosch, however the length of the extension is uncertain.</p> <p>The extension of the dualling may have to be to the next intersection, which is the R304/Bottelary Road. Or with the link with potential Western Bypass, which may link up with the R304, approximately 800 m from R304/Welgevonden Boulevard intersection.</p> <p>The costing for this upgrade was based on the dualling extending to the R304 / Bottelary Road intersection.</p>	
Estimated Construction Cost (Excl VAT & Incl Professional Fees): R 124,046,513.00*		

Upgrade Trigger (Development Trips)	Description	Basic Concepts
Portion 5 Infrastructure Upgrades		
5A – Consideration of an Additional Access Point		
736 AM Peak Hour trips. 625 PM Peak Hour trips	<p>At this point of the development an additional access will be required to alleviate traffic on the existing R304/Newinbosch Access intersection.</p> <p>The layout of the development provides provisions for future links. Consideration should be given to utilising one of the links for providing an additional access point for the Northern Extension to the existing Kayamandi.</p>	 <p>Total Road Infrastructure</p> <p>Provision for Future Links</p>
Estimated Construction Cost (Excl VAT & Incl Professional Fees): R 23 407 846.00		
Portion 6 Infrastructure Upgrades		
6A – Consideration of second Additional Access Point and Greater Network Plan		
761 AM Peak Hour trips. 650 PM Peak Hour trips	<p>At this point the greater network plan will be required to accommodate the bulk demand travelling along the R304. Future plans like the Western Bypass needs to be considered at this point in time.</p> <p>Furthermore, consideration can also be given in terms of providing another access point for the Northern Extension. The layout plan provides multiple provisions for future links that provide additional access.</p> <p>The cost of the Western Bypass is not included.</p>	 <p>Total Road Infrastructure</p> <p>Provision for Future Keyamandi Links</p> <p>Provision for Access to Welgevonden Boulevard</p>
Estimated Construction Cost (Excl VAT & Incl Professional Fees): R 23 407 846.00		



Charlene Williams

From: Nicole Katts
Sent: Thursday, 25 January 2024 09:13
To: Charlene Williams
Subject: FW: LAND USE APPLICATION FOR COMMENT: FARM 182 & 183, STELLENBOSCH DIVISION - LU/16553 (TP592/2023)



From: Martin Slabber <Martin.Slabber@ Stellenbosch.gov.za>
Sent: Thursday, 25 January 2024 09:11
To: Nicole Katts <Nicole.Katts@ Stellenbosch.gov.za>; Charne Williams <Charne.Williams@ Stellenbosch.gov.za>; Tyrone King <Tyrone.King@ Stellenbosch.gov.za>; Ilze Fillies <Ilze.Fillies@ Stellenbosch.gov.za>; Bradley Williams <Bradley.Williams@ Stellenbosch.gov.za>; Bernabe De La Bat <Bernabe.DeLaBat@ Stellenbosch.gov.za>; Barbara-Ann Henning <Barbara-Ann.Henning@ Stellenbosch.gov.za>; Viola Anthony <Viola.Anthony@ Stellenbosch.gov.za>; Ayanda Tomose <Ayanda.Tomose@ Stellenbosch.gov.za>
Cc: Carli Van Wyk <Carli.VanWyk@ Stellenbosch.gov.za>; Genevieve Zongolo <Genevieve.Zongolo@ Stellenbosch.gov.za>
Subject: RE: LAND USE APPLICATION FOR COMMENT: FARM 182 & 183, STELLENBOSCH DIVISION - LU/16553 (TP592/2023)

GENERAL: NONE

CONDITIONS: If any electrical services must move, remove, change or upgrade – apply via recoverable cost application, for applicants cost.

Subject to SANS 10142,204-1-2008, energy savings and efficiency implementation and Municipal bylaws – Only existing electrical connection is available.

1. Installation of 10A electrical control units
2. Solar water heating/heat pump installation
3. Energy efficient lightning
4. Roof insulation
5. Cooking with gas fired appliances
6. Control air condition equipment with energy saving devices
7. Preheat at least 50% of hot water with alternative energy savings devices.

TX

Groete:
Martin Slabber
 Sin. Supt. Dwarsrivier Elect.
 Engineering Services

FILE NR:	F 182 & 183 S
SCAN NR:	
COLLABORATOR NR:	762313



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ANNEXURE G



**Western Cape
Government**

Department of Infrastructure

Vanessa Stoffels

Chief Directorate: Road Planning

Vanessa.Stoffels@westerncape.gov.za | Tel: 021 483 4669

Ref: DOI/CFS/RN/LU/REZ/SUB -25/492 (Application No: 2026-01-0014)

Guillaume Nel Environmental Consultants

PO Box 2632

PAARL

7620

Attention: Ms E Visagie

Dear Madam

NOTICE OF IN PROCESS COMMENTING PUBLIC PARTICIPATION PERIOD: THE PROPOSED MIXED-USE DEVELOPMENT ON VARIOUS FARM PORTIONS IN STELLENBOSCH, KNOWN AS STELLENBOSCH NORTHERN EXTENSION

1. Reference is made to this Branch's previous correspondence, App 2026-01-0014 dated 19 January 2026, regarding the proposed Kayamandi Northern Extension and the Traffic Impact Assessment (TIA) prepared by Zutari (Pty) Ltd in support of the Environmental Authorisation application.
2. Reference is further made to the meeting held on 12 March 2026 between officials of the Western Cape Government Transport Infrastructure Branch, Stellenbosch Municipality, and the appointed professional team for the project, during which the revised access strategy and development phasing were discussed.
3. This Branch notes that the revised TIA dated 23 March 2026 no longer promotes a direct additional signalised access onto Main Road 174 (R304) as an immediate access solution. Instead, the revised assessment proposes to accommodate development traffic through the existing Newinbosch access, supplemented by additional internal link roads across the river connecting the development to the existing Kayamandi road network, potential future linkage to the Welgevonden Boulevard extension, and longer-term network interventions such as the proposed Western Bypass.
4. The Branch notes that the trip generation is significantly influenced by the assumed public transport modal split, which has been applied uniformly across the development. While this assumption is acknowledged, the derivation of the associated public transport vehicle trips is not fully substantiated, and the allocation of these trips to the road network has not been explicitly demonstrated. In this regard, the public transport component should be critically reviewed in future revisions of the Traffic Impact Assessment to ensure that the assigned road-based traffic demand is robust.



5. All references to an additional link to the R304 whether in the text or on plans are deemed to be a mistake. An example of this is that the Northern Extension Phasing Plan (Drawing number: 1001438-ZUT-LL-DRG-TP-NE 000-00-REV1) shows a future link road to the R304.
6. According to the TIA, the following improvements are required:
 - 6.1. In the initial phases (up to approximately 2030), the primary intervention comprises the implementation of the 1A upgrades, which include the dualling of the R304 between the Newinbosch access and the R44/R304 intersection. These upgrades are considered sufficient to accommodate traffic associated with the early stages of development, including Portions 1 and 2 of the Kayamandi Northern Extension.
 - 6.2. As development intensifies (circa 2030–2032), additional capacity enhancements are required through the A2 upgrades, specifically the further dualling of the R304 between the Newinbosch access and Welgevonden Boulevard. This phase ensures continuity of capacity along the corridor as traffic demand increases.
 - 6.3. Beyond 2032, with the introduction of higher development intensities including Portion 3 of the Kayamandi Northern Extension, the A3 upgrades become necessary. These include layout modifications to the R304/Newinbosch access intersection, implementation of recommendations to complete the link to the R304/Welgevonden Boulevard intersection, and additional turning capacity improvements along the corridor.
 - 6.4. In the subsequent phases (circa 2035), the A5 upgrades are introduced, requiring the provision of additional access to the Kayamandi Northern Extension to improve network permeability and distribute traffic more effectively.
 - 6.5. At full development build-out (from approximately 2036 onwards), the A6 upgrades are required. These include the implementation of the Western Bypass, which becomes critical to accommodate long-term traffic demand, as well as further consideration of additional access points to the Kayamandi Northern Extension.
 - 6.6. In summary, the upgrade strategy follows a logical progression from corridor capacity improvements (dualling of the R304), to intersection and network optimisation measures, and ultimately to the introduction of strategic network links such as the Western Bypass to support long-term growth.
 - 6.7. The table below sets out the improvements (as extracted from the TIA):

Scenario	Traffic	Infrastructure	Reference
2023			
0	2023 Traffic	None	
2029			

1 (a)	Escalated 2023 Traffic + Newinbosch + Oakhills + Cloetesville	1A Upgrades:• Dual R304 between R304 / Newinbosch intersection and the R44 / R304 intersection	Table 20 and Figure 28
1 (b)	As per Scenario 1(a) + Kayamandi Northern Extension Portion 1	1A Upgrades	Table 20
2030			
2 (a)	Escalated 2023 Traffic + Newinbosch + Oakhills + Cloetesville	1A Upgrades	Table 20
2 (b)	As per Scenario 2(a) + Kayamandi Northern Extension Portion 2	1A Upgrades +A2 Upgrades:• Dualing of the R304 between the Newinbosch access and Welgevonden Boulevard	Table 26
2032			
3 (a)	Escalated 2023 Traffic + Newinbosch + Oakhills + Cloetesville	1A and A2 Upgrades	Table 26
3 (b)	As per Scenario 3(a) + Kayamandi Northern Extension Portion 3	1A and A2 Upgrades +A3 Upgrades:• Layout changes to the R304 and Newinbosch Access intersection• Consider the recommendations made by the Cloetesal TIA for completing the link to the R304 / Welgevonden Boulevard intersection• The additional right turn movement was analysed in this TIA• Dual R304 beyond the R304 / Welgevonden Boulevard	Table 31
2033			
4 (a)	Escalated 2023 Traffic + Newinbosch + Oakhills + Cloetesville	1A, A2 and A3 Upgrades	Table 31
4 (b)	As per Scenario 4(a) + Kayamandi Northern Extension Portion 4	1A, A2 and A3 Upgrades	Table 31
2035			

5 (a)	Escalated 2023 Traffic + Newinbosch + Oakhills + Cloetesville	1A, A2 and A3 Upgrades	Table 31
5 (b)	As per Scenario 5(a) + Kayamandi Northern Extension Portion 5	1A, A2 and A3 Upgrades +A5 Upgrades:• Provide additional access to the Kayamandi Northern Extension	Table 31Section 13.11.1
2036			
6 (a)	Escalated 2023 Traffic + Newinbosch + Oakhills + Cloetesville	1A, A2, A3 and A5 Upgrades	Table 31
6 (b)	As per Scenario 6(a) + Kayamandi Northern Extension Portion 6	1A, A2, A3 and A5 Upgrades +A6 Upgrades:• The implementation of the Western Bypass will be required• Additional access to the Kayamandi Northern Extension be considered	Table 31Section 13.11.1Section 13.13.1
2037			
7 (a)	Escalated 2023 Traffic + Newinbosch + Oakhills + Cloetesville	1A, A2, A3, A5 and A6 Upgrades	Table 31
7 (b)	As per Scenario 7(a) + Kayamandi Northern Extension Portion 7	1A, A2, A3, A5 and A6 Upgrades	Table 31Section 13.11.1Section 13.13.1
2038			
8 (a)	Escalated 2023 Traffic + Newinbosch + Oakhills + Cloetesville	1A, A2, A3, A5 and A6 Upgrades	Table 31
8 (b)	As per Scenario 8(a) + Kayamandi Northern Extension Portion 8	1A, A2, A3, A5 and A6 Upgrades	Table 31Section 13.11.1Section 13.13.1

6.8. The TIA recommends that further updates of the TIA are required at the following stages:



Phases	Portion	Development Portion	Assumed Implementation Year	TIA Revision
10, 2 and 1	1	In-situ upgrade of existing Azania informal settlement Educational Facility Major Utilities	2029	Current TIA
6	2	Single Residential Units	2030	
7	3	Single Residential Units	2032	Required
5	4	Commercial and Apartments	2033	
8 and 3	5	Single Residential Units Apartments	2035	Required
9 and 11	6	Community Facility Public Transport Interchange	2036	Potentially
12	7	Single Residential Units	2037	
4	8	Educational Facility	2038	Required

- 6.9. It is noted that the current environmental impact assessment process exclude the two bridges over the river to form the internal connections to Kayamandi and the northern extension, as well as the proposed road link between Newinbosch's access road and the Welgevonden Boulevard extension. It is imperative that the EIA process starts well in advance of when the infrastructure is required.
- 6.10. The dualling of the R304 is required prior to this development being implemented. The TIA motivates that the dualling is as a result of background traffic and latent developments. However, the fact is that the dualling is required prior to the development starting.
- 6.11. Mention is also made of the Western Bypass towards the latter stages of the project as being a network solution which is required in the longer term. According to the traffic modelling, the reduction in through traffic on the R304 of between 40% and 50%. the link between Adam Tas Road (R310) and Techno Avenue is currently in development approval phase and earmarked for implementation in the short term. The link between Adam Tas Road (R310) and Koelenhof Road (R304) is currently in the planning phase and can be considered for implementation in the medium to long term timeframe (7 – 12 years). These sections of the Western Bypass are considered key for the future developments, not only the Northern Extension, but also for Stellenbosch as a whole.

7. Based on the revised development proposal and the information presented the Branch offers no objection, from a transport perspective, to the granting of Environmental authorisation for the proposed development, subject to the following conditions:
- 7.1. The implementation of the required road infrastructure upgrades (1A to A6), as identified in the TIA, shall be undertaken in accordance with the phasing of development and to the satisfaction of the Branch.
- 7.2. The dualling of the R304 between the Newinbosch access and the R44/R304 intersection shall be implemented prior to the commencement of the development.
- 7.3. Further updates of the Traffic Impact Assessment shall be undertaken at appropriate development trigger points (See point 6.8 above), to the satisfaction of the Branch. The public transport component should be critically reviewed in future revisions of the Traffic Impact Assessment to ensure that the assigned road-based traffic demand is robust.
- 7.4. The environmental impact assessment processes for the proposed river crossings and the road link between the Newinbosch access and Welgevonden Boulevard shall be initiated timeously by the municipality or developer to ensure that the required infrastructure can be implemented when needed.
- 7.5. The provision of additional access to the Kayamandi Northern Extension, as identified in the TIA, shall be implemented when warranted and to the satisfaction of this Branch.
- 7.6. The implementation of the Western Bypass shall be considered a critical medium to long-term requirement, and the relevant sections, including the links between Adam Tas Road (R310) and Techno Avenue, and between Adam Tas Road (R310) and Koelenhof Road (R304), shall be planned and implemented by the municipality in line with the identified development timeframes.
- 7.7. The Branch has not made provision for funding of the required road infrastructure upgrades, and all associated costs shall be for the account of the Municipality and/or the developer.

Yours Sincerely



DD FORTUIN

For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH

DATE: 25 MARCH 2026



ENDORSEMENTS

1. Consultant: Guillaume Nel Environmental Consultants
Attention: Ms E Visagie (e-mail: ea@anec.co.za)
2. Stellenbosch Municipality
Attention: Mr N Green (nigell.winter@ Stellenbosch.gov.za)
Mr J Fullard (johan.fullard@ Stellenbosch.gov.za)
3. District Roads Engineer Paarl
e-mail: DREPaarl.Technical@westerncape.gov.za
4. Mr B du Preez (e-mail)
5. Mr R Arendse (e-mail)
6. Mr D Fortuin (e-mail)
7. Mr F Fakier (e-mail)



**Western Cape
Government**

**Cor Van Der Walt
LandUse Management**

**Email: Cor.VanderWalt@westerncape.gov.za
tel: +27 21 808 5099 fax: +27 21 808 5092**

**OUR REFERENCE : 20/9/2/5/6/531
YOUR REFERENCE : 60607470
DEA&DP REFERENCE : 16/3/3/1/B4/22/1070/20
ENQUIRIES : Cor van der Walt/Fadwa Mohammed**

AECOM

Email: Sisipho.Matsoso@aecom.com

Att: Sisipho Matsoso

DRAFT ENVIRONMENTAL IMPACT REPORT

KAYAMANDI NORTHERN EXTENSION WATER SUPPLY PIPELINE: DIVISION STELLENBOSCH

FARM NO 181

FARM NO 182

PORTION 1 OF THE FARM NO 182

FARM NO 183

PORTION 5 OF THE FARM NO 183

PORTION 23 OF THE FARM NO 183

PORTION 36 OF THE FARM NO 183

PORTION 60 OF THE FARM NO 183

Your application of November 2025 has reference.

The Stellenbosch Local Municipality propose the installation of a Medium Voltage (MV) Electrical Supply Cable to support the Kayamandi Northern Extension Bulk Water Supply Pipeline and Reservoir project. AECOM SA (Pty) Ltd. (AECOM) has been appointed to manage the Environmental Authorisation (EA) Amendment application process.

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



Please note:

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

Yours sincerely



Mr. CJ van der Walt

LANDUSE MANAGER: LANDUSE MANAGEMENT

2026-04-01

Copies:

Department of Environmental Affairs & Development Planning

1 Dorp Street

Cape Town

8000

Stellenbosch Municipality

PO Box 17

STELLENBOSCH

7599



**APPLICATION FOR REZONING, SUBDIVISION, CANCELLATION OF A SUBDIVISION
 (ROAD SERVITUDE), STREET NAMING AND NUMBERING: ERF 64, KYLEMORE**

ANNEXURES	PAGE NUMBER
APPENDIX 1: Locality Plan	109-111
APPENDIX 2: Zoning, Subdivision Plan and Street Naming & Numbering Plans	112-115
APPENDIX 3: Applicants Motivation	116-372
APPENDIX 4: Portfolio of Evidence	373-376
APPENDIX 5: Objections received	377-402
APPENDIX 6: Comments on objections.	403-434
APPENDIX 7: Comments from Infrastructure Services	435-443
APPENDIX 8: Copy of Environmental Authorization application.	444-602



STELLENBOSCH

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DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT DEVELOPMENT MANAGEMENT: LAND USE MANAGEMENT

PLANNING REPORT ON APPLICATION IN TERMS OF SECTION 15(2) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BYLAW

APPLICATION DETAILS:
**REZONING, SUBDIVISION, CANCELLATION OF A SUBDIVISION (ROAD SERVITUDE), STREET NAMING AND
NUMBERING: ERF 64, KYLEMORE.**

Application Reference	LU/18668	Commencement Date	2025/03/20
Applicant	Thoba Mkgangisa & Associates on behalf of the Housing Development Agency (HAD).	Last day for comments or additional information	2026/05/04
Erf/Farm Nr	Erf 64	Place	Kylemore
Zoning	Agriculture and Rural Zone	Other approvals	None
X	TYPE OF APPLICATION		
X	15(2)(a) rezoning of land*		
X	15(2)(b) a permanent departure from the development parameters of the zoning scheme		
	15(2)(c) a departure granted on a temporary basis to utilize land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land		
X	15(2)(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement*		
	15(2)(e) a consolidation of land that is not exempted in terms of section 24*		
	15(2)(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit*		
	15(2)(g) a permission required in terms of the zoning scheme		
	15(2)(h) an amendment, deletion or imposition of conditions in respect of an existing approval*		
	15(2)(i) an extension of the validity period of an approval		
	15(2)(j) an approval of an overlay zone as contemplated in the zoning scheme		
X	15(2)(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram*		
	15(2)(l) a permission required in terms of a condition of approval		
	15(2)(m) a determination of a zoning		
	15(2)(n) a closure of a public place or part thereof		
	15(2)(o) a consent use contemplated in the zoning scheme		
	15(2)(p) to disestablish a homeowners' association		
	15(2)(q) to rectify a failure by a homeowners' association to meet its obligations in respect of the control over or maintenance of services		

	15(2)(r) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building
X	Approval required in terms of relevant policy for street naming and numbering (Application to be dealt with under delegated authority).
	Approval required in terms of Council policies or by-laws – Specify:
	Consent / Permission required in terms of a title deed (includes where planning permission is required in terms of the Advertising on Roads and Ribbon Development Act, Act 21 of 1940)

NATURE AND SCOPE OF PROPOSED LAND USE APPLICATION

Detail of applications:

1. Application is made in terms of Section 15(2)(a) of the Stellenbosch Municipal Bylaw on Land Use Planning (2023) to rezone Erf 64, Kylemore from Agricultural and Rural Zone to Subdivisional Area Overlay Zone to accommodate the following zonings: Conventional Residential Zone (418 erven), Local Business Zone (1 Erf), Community Zone (1 Erf), Utility Services Zone Erf (1 Erf), Transport Facility Zone (2 Erven), Public Open Space Zone (3 erven) and Public Roads and Parking Zone (6 Erven).
2. Application is made in terms of Section 15(2)(d) of the Stellenbosch Municipal Bylaw on Land Use Planning (2023) to subdivide Erf 64, Kylemore into 432 Portions.
3. Application is made in terms of Section 15(2)(k) of the Stellenbosch Municipal Bylaw on Land Use Planning (2023) for the cancellation of an 8m right of way servitude over Erf 64, Kylemore, which will be replaced by a public road.
4. Approval of the following street names; Mossie Street, Arend Street, Kanarie Street, Piet My Vrou Street, Bokmakierie Street, Swaeltjie Street, Vink Street, Flamink Street, Houtkapper Street and Tintinkie Street.

Background:

Erf 64, Kylemore is a 6.9ha, predominantly vacant agricultural and rural zoned land within the Urban Edge but partially occupied by informal housing.

This municipality during 2009, appointed a consultant to do a feasibility study, to form the basis for a land development application to the Department of Public Works aiming at;

1. Assessing the suitability of the site for low-cost housing purposes,
2. An estimate of the number of erven and its size,
3. Determining the constraints (if any) to develop the site.

It was found that no serious constraints exist which would impede on a housing development on Erf 64, Kylemore. Council subsequently in 2010 recommended a development option entailing a total of 500 housing opportunities, an open space, a crèche and business site. This proposal includes all these development elements in the final planning and included other municipal, recreational and social opportunities in the final advertised application.

The property's zoning has been confirmed as Agricultural and Rural Zone, hence the application for rezoning to also regularise the utility services site, create a subdivisional site, and subdivision for the establishment of the individual development erven as indicated above.

The Stellenbosch Municipality subsequently identified a need for an integrated urban settlement development to address the municipal housing backlog in Kylemore and surrounding areas. Erf 64, Kylemore was identified as a suitable site for such a development, although it does not belong to the municipality. No alternative sites were considered as no other state or municipal owned land is

available for development in the immediate area to the extent required for a housing project of this nature.

The land was obtained from the national treasury with the sole purpose to construct or develop low cost houses and should the land not be used for this purpose, the land must be returned to the custodianship of the DPWI (See Power of Attorney in **APPENDIX 3**), hence the application for subsidize housing opportunities.

The project aims to facilitate a sustainable integrated development specifically earmarked for low cost housing, to address housing needs in Kylemore and surrounding areas, to ensure the social and economic sustainability of the inhabitants of Kylemore and surrounding area.

No departures from the parameters are applied for and the siting of buildings will accommodate a good street interface, sufficient onsite parking and create functional private yard spaces.

The applicant's motivational report is attached as **APPENDIX 3**.

ASSESSMENT CHECKLIST			
CONSIDERATION CRITERIA	YES	NO	Comments, if any
Accurate intergovernmental and public participation process followed	Yes		Advertise in the press and circulated to interested and affected parties and relevant departments. See POE attached as Appendix 4 .
Conditions imposed by departments	Yes		<p>All relevant conditions have been included in recommended decision.</p> <p>Municipal Community Services (Parks and Recreation Section) had no comment.</p> <p>Municipal Electrical Engineering Section, indicated that it is outside the Stellenbosch are of supply and that all electrical requirements be directed to Eskom.</p> <p>Municipal Property Management Section have no comment.</p> <p>Municipal Heritage Resource Management Section had no objection, but requested that they be notified when the detailed building plans is submitted to consider it against the look and feel of Kylemore.</p> <p>Municipal Infrastructure Services Department in their memorandum 05 March 2026, recommended the application for approval, subject to certain conditions. See Appendix 8.</p>
DCs applicable		No	
Objections received	Yes		<p>Objections were received from; (See APPENDIX 5.)</p> <ol style="list-style-type: none"> 1. Nicolas Wilson o behalf of Baldric farms Pty Ltd

			<ol style="list-style-type: none"> 2. Frank Johnson on behalf of Zevenrivieren estate. 3. Paul Berman of Consolidated urban Corporation on behalf of Farm No 153 and 1626, Stellenbosch Division. 4. Marias Steyn for Dwarsrivier valley initiative. 5. James Newton from Zevenrivieren 6. Gordon Langeveldt on behalf of CH Caterers CC on Erf 65, Kylemore 7. Camissa Farms Pty Ltd; farm No 1312, Stellenbosch Division. <p>An initial objection was received by the Western Cape Education Department on 23/04/2026 on the basis that the development will generate a significant additional learner demand on the current school. After engage and additional information provided, the department on 12/05/2026 withdraw the objection on the basis that most of the beneficiaries to the development are already residing in the area and kids are already enrolled in the local schools.</p> <p>The applicant's comments on the objections is attached as APPENDIX 6.</p>
Proposal complies with applicable laws, policies, guidelines, the IDP and SDP and/or technical requirements in terms of Section 65	Yes		The proposed use is aligned with the MSDF provision for mixed-use community and residential infill development within an urban edge.

Methods of advertising				Date published	Closing date for Objections/comments
Press (Eikestad Nuus)	Yes	N	N/A	11 July 2025	11 August 2025
Notices	Yes	N	N/A	11 July 2025	11 August 2025
On-site display	Yes	N	N/A	11 July 2025	11 August 2025
Community organisation(s)	Yes	N	N/A	11 July 2025	11 August 2025
Municipal Website	Yes	N	N/A	11 July 2025	11 August 2025
Ward Councillor	Yes	N	N/A	18 June 2025	
Internal Departments	Yes	N	N/A	18 June 2025	

DESIRABILITY CONSIDERATIONS IN TERMS OF SECTION 65 OF THE BYLAW	
Socio-economic impact	There is an urgent need for the subject Property (Erf 64, Kylemore) to be developed to create an integrated urban development, providing for different housing typologies together with appropriate social and economic opportunities in Kylemore specifically.
Compatibility with surrounding uses	The property is surrounded by residential development, sport, educational facilities and agricultural land. The proposed land use will not detract from its immediate predominantly residential and community facility surroundings.

Impact on the external engineering services	Budget provision must be made for the provision of adequate bulk service upgrades by the relevant municipal line departments. The application was subsequently approved by the Infrastructures Services Section, subject to certain conditions.
Impact on safety, health and wellbeing of the surrounding community	The finalization of the development will achieve the provision of safe housing opportunities, with due consideration for the particular environment within which the project is located, as well as with the optimum development potential of the subject property in mind. The conversion of a partially vacant and underutilised agricultural zoned land will enhance the safety and wellbeing of the community, while retaining a portion of the property for recreational purposes.
Impact on heritage	<p>The property is zoned for agriculture purposes, but has not been used for active farming. It was found that the proposed development does not infringe on any heritage worthy sites, structures or resources that would trigger a Heritage Impact Assessment. No Heritage Impact Assessment was therefore done, as there is no reason to believe that the proposed residential development, will impact on any heritage resources, that require further action under Section 38 of the National Heritage Resources Act.</p> <p>The municipal Heritage Resource Management Section, also had no objection to the application.</p>
Impact on the biophysical environment	<p>An application for environmental authorisation for listed activities as defined in terms of NEMA EIA Regulations was submitted to the Department of Environmental Affairs and Development Planning, but no copy of the Record of Decision is available as yet.</p> <p>While the housing need is a fundamental human right that should be secure, affordable and accessible, it should be appropriate in its location and this location has been deemed desirable by most.</p>
Traffic impacts, parking, access and other transport related considerations	<p>The Municipal Infrastructure Services Department recommended the application for approval with the only provision that Skool Street must be extended to the access points of the housing development and that surfaced sidewalks on both sides of the road be formalized.</p> <p>All parking requirements per erf will be complied with, based on the number of bedrooms per site, as per the zoning scheme bylaw. No application for departure from the parking requirement has been submitted.</p>
Whether the imposition of conditions can mitigate an adverse impact of the proposed use or development of land.	If there is a definite need for it and it can be enforced, conditions could be imposed on a rational basis. Considering the subject housing project, conditions should be reasonable in all respects and serving a public interest.

DETAILED ASSESSMENT

1. BACKGROUND AND CONTEXT

The subject property, Remainder Erf 64, is located along the southern edge of Kylemore, a small rural settlement situated within the Dwars River Valley approximately 13km from Stellenbosch town center. Access to the site is obtained from Skool Street, which currently serves key community facilities including

the Community Hall, Clinic, Kylemore Secondary School and P.C. Petersen Primary School located to the north of the property.

The broader surrounding area consists of:

- Agricultural farms with small-scale farming activities;
- Low-density residential areas, with erf sizes ranging between 180m² and 1 000m²;
- A range of community facilities supporting residents; and
- Informal settlement clusters located along the south-eastern boundaries of the site.

The property is largely vacant and undeveloped, and forms part of the Dwars River Valley Rural Conservation Area, an area recognized for its cultural landscape and numerous historically significant sites. Furthermore, the site forms part of grade IIIb landscape unit with highly significant critical biodiversity areas and ecological support areas, as such, the site contains Critical Biodiversity Areas (Terrestrial) in a natural state, requiring sensitive development intervention.

Spatially, the property is situated within the urban edge and is designated as Mixed-Use Community and Residential in the Municipal Spatial Development Framework (MSDF). In line with this designation, the Stellenbosch Municipal Housing Pipeline identified the site as suitable for an inclusive human settlement project.

The proposal constitutes a greenfield township establishment aimed at addressing significant housing demand within the municipality. The application includes:

- Rezoning the property from Agricultural and Rural Zone to Subdivisional Area Overlay Zone to accommodate:
 - Conventional Residential Zone- 418 erven
 - Community Zone- 1 erf
 - Local Business Zone- 1 erf
 - Utility Services Zone- 1 erf
 - Transport Facility Zone- 2 erven
 - Public Open Space- 3 erven
 - Public Road and Parking Zone- 6 erven
- Subdivision of remainder of Erf 64 into 432 portions.
- Cancellation of an 8m right of way servitude over Erf 64 (To be replaced with a new public road providing formalized access).

The total settlement extent measures approximately 6.9272ha, and the proposed development will deliver 418 residential units, forming a new integrated neighbourhood within Kylemore's existing urban footprint.

The Municipal Human Settlement Plan 2022-2027 identified Erf 64, Kylemore as a vested need to be provided of alternative accommodation. The Stellenbosch Municipal SDF, 2019, p. 39 indicates that the percentage of households in formal housing has decreased from 75,1% in 2011 to 65,1%, illustrating the difficulty keeping pace with housing demand of the growing number of lower income households. It further stipulates that more than 50% of Kylemore and Pniël housing demand have applicants that are older than 40 years and have been on the waiting list for more than 10 years. Hence the drastic need for housing in the area.

2. ENVIRONMENTAL AND AGRICULTURAL CONSIDERATIONS

MSDF Principle 1 emphasizes safeguarding natural systems, biodiversity assets, watercourses, and agricultural land, while directing urban growth inward toward already-established areas.

The subject property contains areas mapped as Critical Biodiversity Area 1 (CBA1): Terrestrial & Forest, comprising Swartland Alluvium Fynbos, a vegetation type classified as Vulnerable. Both the MSDF and

the Western Cape Biodiversity Spatial Plan (WCBSP) require that CBA1 areas be maintained in a natural or near-natural state, with no further loss of natural habitat. Acceptable land uses are limited to low-impact, biodiversity-sensitive activities, and degraded areas should be restored where possible.

The proposed development will lead to the loss of more than 3ha of indigenous vegetation, representing a significant transformation of a mapped CBA1 within the urban edge. Although the site is largely undeveloped, the transformation of intact vegetation requires careful mitigation and offset considerations in line with biodiversity planning principles to avoid irreversible impact on ecological integrity.

The property is currently zoned Agricultural and Rural Zone, although no active farming is taking place for the past 15-20 years. The agricultural assessment identifies the land as moderately suitable for agriculture, meaning it retains potential future agricultural value. The proposal will result in the permanent conversion of approximately 6.9 ha of agricultural-zoned land to urban use. While the site is within the urban edge, where infill development is encouraged, the loss of agricultural land must be weighed against municipal housing priorities for properties in the Urban Edge. Given that the land is not under cultivation, forms part of a settlement expansion area, and the municipal housing pipeline identified the site for residential infill, the transformation is considered strategically aligned with spatial policy meeting an unmet social and economic need.

The urban edge is a council-approved policy tool designed to prevent unmanaged urban sprawl, protect high-value agricultural land and natural systems, and contain growth within strategically designated areas. The subject site lies inside the urban edge and is designated for Mixed Use Community and Residential development. This strengthens its suitability for infill housing, aligned with the MSDP's urban-intensification principles. The proposal therefore reinforces settlement containment, consolidates the southern boundary of Kylemore, and avoids leapfrog development into surrounding agricultural landscapes.

To the southwest of the site, a man-made retention dam forms part of Kylemore's stormwater management system making the site integral to local ecological functioning by supporting natural vegetation and hydrological processes. Specialist recommendations indicate the dam should be rehabilitated due to its unpredictable overflow behavior under climate-change conditions and its impact on the natural hydrology of the Banghoek River. Rehabilitation aligns with ecosystem-based adaptation and reduces long-term hydrological risk. It will partially be filled and development, while a green system for storm water relay is still retained.

The application for environmental authorization has been submitted (See **Appendix 8**) to the competent authority, but no record of decision has been received to date. The municipal decision maker can however take a land use management decision (such as approving a rezoning and subdivision application) without the NEMA Record of Decision (ROD) / Environmental Authorization (EA) being issued first. While the two processes are linked, they are legally distinct. The Constitutional Court has confirmed that municipal planning (zoning) and environmental management are separate competencies. However, the development itself cannot physically commence until both authorizations are in place. Should the decision maker deem the application desirable, the new development rights cannot however be exercised, and construction cannot begin, until the necessary environmental authorization is granted by the competent authority.

3. CULTURAL HERITAGE AND SCENIC VALUE

MSDP Principle 2 emphasizes the protection, enhancement, and celebration of cultural landscapes, heritage assets, and scenic environments. The Dwars River Valley within which the subject site is located is a nationally recognized cultural landscape shaped by centuries of agrarian activity, historical settlement patterns, and unique visual qualities.

The subject property forms part of the Dwars River Valley Conservation Area, a cultural landscape with high historical, architectural, agrarian, and environmental value. This area includes layers of rural

heritage embedded in farmworker settlements, historic agricultural farms, and long-standing cultural traditions.

Although the site itself does not contain formally protected heritage structures, its location within this broader Rural Conservation Area means that new development must be sensitive to cultural context, reinforcing the rural character and historical continuity of the valley. The proposal represents an expansion of the Kylemore settlement footprint and will introduce new built form at the interface between rural landscape and the urban edge. As such, design measures must ensure that the character, scale, and materials of the township respond appropriately to the cultural significance of the surrounding agrarian environment.

The site lies within the Agrarian Bowl, defined by the Foothills Municipal Conservation System as an area of exceptional scenic value. The wider landscape is characterized by:

- dramatic mountain backdrops such as Bullers Kop, Groot Drakenstein, and Dragon's Peak;
- agricultural fields, vineyards, and orchards;
- natural hydrological features; and
- the visual interplay between cultivated land and natural wilderness.

Although the site does not fall within a formal Scenic Route Overlay Zone, the eastern and southern vistas contribute significantly to the valley's scenic character. Development in this area must therefore minimize visual intrusion, avoid abrupt edges, and ensure that the interface with the agrarian landscape remains soft and layered. The proposal's inclusion of a public open space buffer to the east assists in maintaining visual continuity with the surrounding cultural landscape.

Given the cultural and historical richness of the valley, the development presents opportunities to:

- incorporate heritage-informed urban design,
- use local materials, colours, and building typologies that reflect regional vernacular forms,
- integrate community gardens or cultural gathering spaces,
- support public spaces that celebrate local identity, agricultural heritage, and community history and act as gathering spaces.

The inclusion of a central community park/garden can serve as a focal point for cultural interaction and shared identity, provided its design reflects local traditions and landscape patterns. Such interventions can enhance cultural continuity and strengthen the sense of place for both new and existing residents. An area of 0.46ha has been set aside for public open space purposes.

4. SETTLEMENT INTEGRATION AND HIERARCHY

The Municipal Spatial Development Framework (MSDF) guides the role of rural settlements by promoting the preservation of their character while allowing sensitive, incremental change. As such, significant new development is to be focused on larger, higher-order settlements, while smaller rural settlements such as Kylemore are supported as contained areas with selective, opportunity-driven interventions that strengthen livelihoods and enhance residential opportunities.

Kylemore is identified as a secondary rural settlement within the Dwars River Valley. Although not a primary growth centre, the MSDF allows context-appropriate, needs-driven investment within such settlements, especially where this supports human settlement objectives. The subject site falls within the urban edge on an underutilized land parcel and is designated for Mixed Use Community and Residential Infill, as reflected in the Stellenbosch Municipality Housing Pipeline. The proposed development of approximately 418 housing opportunities for lower-income groups directly aligns with this designation and settlement role.

Kylemore's settlement pattern consists of low-density residential neighbourhoods (ranging between 180m² to 1000m²), community facilities, and extensive agricultural and natural environments outside the urban edge. The proposal introduces medium-to-high-density two-storey units and ancillary uses which remain compatible with the surrounding development pattern. While the development

introduces increased densities, it is within an existing settlement footprint, close to community nodes, promoting compact growth and mixed-use development.

5. MOVEMENT AND ACCESSIBILITY

The MSDF emphasizes a balanced transport system that integrates land-use planning with multimodal accessibility, prioritizes non-motorized transport (NMT), and supports efficient public transport options. Public transport in Kylemore is largely provided by informal minibus taxi services, which are the primary mode for lower-income households. While the settlement lacks formal public transport infrastructure, the proposal accommodates a dedicated site for a future public transport facility, enhancing long-term accessibility for residents. Non-motorized transport is currently supported by existing pedestrian walkways, there are no cycling facilities. The proposed internal layout incorporates at least two surfaced sidewalks, improving safe pedestrian mobility which will strengthen non-motorized access within the development and to nearby facilities such as Kylemore Secondary School.

In terms of access, the site is accessed from Skool Street, which is tarred up to the gate of Kylemore Secondary school, after which a gravel road continues southward toward the subject property. Skool Street links the property to the broader municipal road network through the R310 (Helshoogte Road), which connects Kylemore to Stellenbosch and surrounding employment centres. To integrate the new development's movement system with the existing movement hierarchy, Skool Street (16m road width) will be extended via a new surfaced internal road system (10m to 13m road widths) that will accommodate vehicles, pedestrians, and bicycles.

The subject property is currently underutilized and generates minimal vehicle or pedestrian activity. The proposal will introduce approximately 130 AM peak and 110 PM peak new trips, representing a moderate increase in demand on Skool Street and the surrounding network. Given that infrastructure services currently terminate at Kylemore Secondary School, upgrades and extensions will be required to support increased traffic and service loads. As such, the development will be incorporating traffic calming and management measures to support the increased traffic.

As per the MSDF about 60% of Stellenbosch Municipal's households do not have access to a car and are dependent on unsupported informal public transport or travel on foot. Thus, new developments are required to ensure that the design of all roads provide for appropriate NMT movement and public transportation. The development's design:

- Prioritized non-motorized mobility via new sidewalks and walkable internal street design;
- Making provision for a future formalized public transport facility to support long-term modal shift; and
- Positioned new residents within proximity to schools, community facilities, and local services, thereby reducing reliance on private vehicles.

These measures reinforce sustainable mobility, particularly important for a development targeting lower-income groups.

6. COMMUNITY DEVELOPMENT AND SOCIAL INTEGRATION

The MSDF emphasizes the creation of compact and well-structured development that promote inclusive, equitable, and socially cohesive communities by improving access to housing, social services, and economic opportunities.

Stellenbosch Municipality faces a significant housing backlog, with an estimated 17,841 households in need between 2016 and 2026. Delivery rates for subsidized housing remain below demand, disproportionately affecting low-income households earning below R3,500 per month (1273 people) in Kylemore. Though referred to as a rural node, Kylemore has the highest township growth rate of the rural nodes in the municipal area.

Moreover, the site has a recognized informal settlement with more than 30 people, the proposed development provides fully subsidized, decent housing opportunities, directly addressing the needs of poor and marginalized households. While the primary typology is subsidy housing, the layout introduces a more compact and efficient built form that supports higher residential densities. By locating these units within an established settlement and close to facilities, the proposal improves long-term affordability by reducing transport costs and improving daily accessibility.

The proposed development is well situated relative to existing social infrastructure. Within immediate walking distance to the north are Kylemore Secondary School, P.C. Petersen Primary School, a Sports field, churches and Kylemore Clinic. These facilities possess sufficient capacity to support additional demand generated by the new neighborhood. Their proximity enhances accessibility for households dependent on walking and public transport.

Furthermore, the development includes additional on-site social and community land uses to reinforce local livability and reduce pressure on existing facilities. These include:

- Place of worship site
- Crèche site
- Community Park and public open space
- Public transport facility
- Business site

Even though the proposed zoning is mostly for single dwelling units and limits uses, it still allows for home employment and income regeneration activities that are compatible and will function well with the additional proposed uses further enhancing the neighbourhood long-term's functionality.

Furthermore, the new residents will be integrated into an existing Kylemore settlement, in proximity to social amenities and employment opportunities (Stellenbosch Town is $\pm 13\text{km}$) fostering a more inclusive and integrated community.

7. INFRASTRUCTURE AND SERVICES

The MSDF emphasizes efficient, sustainable use of infrastructure, prioritizing infill development where service networks already exist and can be optimized with limited extensions or upgrades. The proposed development is located within the Kylemore Urban Edge, where bulk services have been established since 1996 in accordance with the Capital Expenditure Framework.

Kylemore is serviced by an established bulk network, including roads, water, sewer, stormwater, and electricity infrastructure, which remains in good operational condition. The proposed development will connect directly to these municipal systems, requiring only targeted upgrades to support increased demand, supported by the municipal engineers. These include:

- $\pm 215\text{m}$ of new road network with supporting elements such as kerbs, raised pedestrian tables, speed calming measures and surfaced sidewalks;
- A 160mm diameter link sewer line to integrate into the existing wastewater system;
- Water supply upgrades, including a new pump station at the Kylemore Lower Reservoir, a 160mm rising main between the lower and upper reservoirs, and construction of a new Kylemore Upper Reservoir (360 m MSL) to ensure adequate potable water pressure and storage.

Because the development is located within the existing serviced urban footprint, it supports long-term municipal service delivery efficiency and optimizes existing infrastructure. This has been confirmed by the municipal infrastructure department, who recommended the application subject to certain conditions.

8. POLICY ALIGNMENT SUMMARY

8.1. MSDF Compliance

The proposal demonstrates substantial alignment with several key MSDF principles, although some areas of environmental sensitivity introduce partial conflict. The development will provide direct housing opportunities in already established community inside the urban edge, which helps contain urban sprawl and supports efficient use of land. The development has a potential of addressing housing backlog in Stellenbosch Municipality that will cater to the poor and marginalized communities, while contributing to the upgrade of existing infrastructure and addition of ancillary land uses. However, the transformation of Critical Biodiversity Area 1 vegetation and the loss of moderately suitable agricultural land conflict with biodiversity protection and long-term agricultural preservation objectives, requiring careful mitigation and potentially biodiversity offsets.

The site forms part of the Dwars River Valley Cultural Landscape where heritage and scenic qualities are well recognized. Although the new development must be sensitively designed to avoid visual intrusion along the agrarian interface, the inclusion of open-space buffers and opportunities for culturally responsive design contribute positively to maintaining and expressing the area's cultural identity.

The development locates new housing within a designated Mixed-Use Community and Residential area inside the urban edge, reinforcing Kylemore's role as a residential and suburban area. Its contribution to the municipal housing pipeline strengthens its strategic alignment by responding directly to documented human-settlement demand. The proposal also integrates with the existing road network, supports public and non-motorized transport, and includes provision for a future public transport facility, all of which help establish a balanced and accessible transport environment. The proposal clearly advances the goal of more inclusive and equitable communities by providing 418 subsidized units close to social facilities, integrating mixed-use elements, and strengthening opportunities for emerging entrepreneurs through the provision of business-zoned land.

8.2. Town Planning By-laws Compliance

In relation to the Stellenbosch Land Use Planning By-law (2023), the application generally complies with the requirements of Section 38, which sets out the criteria for decision-making. It demonstrates clear spatial alignment with the MSDF, establishes an evident need and desirability based on housing shortages, and shows compatibility with the existing movement and settlement structure.

Engineering assessments confirm that bulk infrastructure is available and can accommodate the development with planned upgrades funded by the applicant. Environmental impacts are acknowledged, particularly regarding biodiversity, and will require mitigation through the environmental authorization process. The proposal also meets the information requirements of Section 65, as it includes specialist reports, detailed subdivision and zoning information, engineering inputs, and a comprehensive motivation linking the development proposal to strategic municipal policies.

The proposal complies with section 208 and 213 and the definitions of the Stellenbosch Municipal Zoning Scheme Bylaw as well as sections 38 and 65 of the Stellenbosch Municipal Land Use Planning By-law.

8.3. Supporting Policy Framework

The application aligns with several additional policy instruments. The Stellenbosch Environmental Management Framework broadly supports development within the Urban Edge where services already exist, although it flags the loss of CBA1 vegetation as a significant concern requiring mitigation.

The Stellenbosch Municipality Heritage Survey 2018 highlight the sensitivity of the Agrarian Bowl landscape, reinforcing the need for visual and heritage-sensitive design to maintain the rural-urban interface. As well as the Dwars River Valley Conservation Area which the proposal must respect through appropriate materials, layout, and open-space treatment. The Western Cape Biodiversity Spatial Plan

confirms the ecological importance of the site's Critical Biodiversity Areas and underscores that transformation of these areas should be avoided, where unavoidable offset.

9. SPATIAL PLANNING CONSIDERATIONS

The proposal demonstrates good alignment with the Municipal Spatial Development Framework principles and complies with the general spatial criteria set out in Sections 38 and 65 of the Stellenbosch Land Use Planning By-law (2023).

The development contributes positively towards Stellenbosch Municipal spatial objectives to:

- Maintain and grow the natural environment and agricultural areas.
- Respect and grow cultural heritage.
- Direct growth to areas of lesser natural and cultural significance as well as movement opportunity.
- Respecting the different roles and potentials of settlements in Stellenbosch Municipal areas and maintaining the identity of each.
- Clarify and respect the roles and functions of different elements of movement structure.
- Ensure balanced, sustainable communities.
- Focus collective energy on critical lead projects.

The proposal introduces environmental and social challenges that need robust mitigation measures to ensure full compliance with broader social, ecological and landscape-conservation policies. Its thus recommended:

- It be considered to include a Temporary Relocation Area (TRA) or plan for residents currently living in the informal housing structures on Erf 64.
- Update the Geotechnical Report to include:
 - a rehabilitation plan for restoring the natural water flow path into Banghoek River after closing off the man-made retention dam as well as a cost estimation plan thereof;
 - an indicative budget of ground improvement and foundation reinforcement requirements for building on the decommissioned dam footprint.
- After relocations, there should be monitoring measures on the site to prevent further invasion, such as fencing, etc.

The proposal is considered spatially appropriate and sustainable within the local context but the following conditions apart from the standard conditions must be considered, should the municipal decision maker-deemed the application desirable:

- When more detailed plans are submitted for the development, the Municipal Heritage Section be offered an opportunity to comment on the building plans, as the plans will need to conform to the look and feel of Kylemore.
- Prior to implementation of the proposal, architectural guidelines of the residential development must be submitted and discusses with the municipal heritage section and all building plans comply with the set of guidelines.
- It must also be ensured that the design guidelines for the housing component includes a landscaping plan that makes provision for a vigorous tree-planting program upfront to mitigate the visual impact in the valley.
- The design and layout should incorporate appropriate firebreaks or measures to protect the housing development from veld fires.
- Traffic-calming measures, including raised pedestrian tables and speed humps, must be integrated into the internal layout and approved by the municipal traffic engineering department.
- Rehabilitation of the natural flow path must be undertaken in accordance with hydrological specialist recommendations to restore natural flow patterns and improve stormwater resilience

10. STREET NAMING AND NUMBERING

The application for the approval of the street and numbers in terms of the Stellenbosch Municipal Street Naming and Numbering Policy 2022 is not delegated to the MPT and must be considered by the delegated functionary in accordance with the Delegations of the Policy for the Naming and Renaming of Streets, Public Places, Natural Areas, Artefacts and Council-Owned Buildings and Facilities, July 2022 as approved by Council vide Item 11.8.3 and dated 23 November 2022.

On approval of this application, the subject application and relevant plans will be referred to the competent authorized employee for finalization.

11. COMMENTS ON OBJECTION

The objections are similar in nature raising the following concerns;

- Non-compliance with the National Heritage Resources Act.
- Violation of the Stellenbosch Urban and rural Conservation Overlay Zone.
- Lack of Socio-economic justification and impact analysis
- Flawed public participation process
- Absence of detailed environmental sensitivity analysis
- No alignment with the Western Cape Provincial Spatial Development Framework
- Failure to address SPLUMA development principles
- Incompatible density and urban character
- Inadequate road access and traffic considerations
- Outdated and incomplete environmental reports
- Lack of justification for agricultural rezoning in a rural node.
- Insufficient transition and integration with surrounding uses
- Risk of precedent for urban sprawl and ribbon development
- Drop in valuation of surrounding property
- No alternative access

The application was re-advertised by the applicant to rectify an administrative oversight. Re-advertising an application to correct an administrative error in the public comment period is a common, proactive measure to ensure the process complies with legal standards for administrative fairness, such as those in the Promotion of Administrative Justice Act (PAJA). By correcting the commenting timeframe, the applicant aims to prevent the process from being considered unlawful, unreasonable, or procedurally unfair.

The site itself does not contain formally protected heritage structures, and it is acknowledged that its location within this broader Rural Conservation Area means that new development must be sensitive to cultural context, reinforcing the rural character and historical continuity of the valley. Design measures could however ensure that the character, scale, and materials of the township respond appropriately to the cultural significance of the surrounding agrarian environment. Final Building plans could therefore be referred to our Heritage Resources section to ensure compliance.

The proposal is aligned to the Municipal SDF, which is further aligned to the Western Cape Provincial Spatial Development Framework. The legal test for a municipal planning tribunal is consistency with the Municipal SDF. Under SPLUMA and the Western Cape Land Use Planning Act (LUPA), a decision-maker cannot approve an application that is inconsistent with the MSDF unless there are specific site circumstances to justify a deviation. Since this application is within the urban edge and provided for in the SDF, it passes this primary legal test.

This municipal housing project aligns with SPLUMA development principles by fostering spatial justice, sustainability, efficiency, and resilience through integrated planning.

It complies by correcting historical imbalances through location, promoting densification (infill) over sprawl, ensuring mixed-use opportunities, and adhering to the Municipal Spatial Development Framework (MSDF).

Key ways this housing project aligns with the SPLUMA principles:

- **Spatial Justice** (Correcting Past Imbalances): This project prioritizes and offer poorer resident's access to better and subsidized housing opportunities.
- **Spatial Sustainability** (Efficient Use of Land): This housing development prioritize infill development as prescribed by the MSDF, building on vacant or underutilized land within the urban edge, rather than sprawling into agricultural or environmentally sensitive areas.
- **Efficiency** (Optimizing Infrastructure): The development is aligned to maximize the use of existing infrastructure (roads, water, electricity), which reduces costs and strengthens the functional, compact the rural towns structure.
- **Spatial Resilience** (Flexible Land Use): Housing designs are resilient and adaptive, offering a mix of residential types (e.g., social housing, gap housing) and integrating commercial uses to ensure long-term community viability.
- **Good Administration** (Compliance with MSDF/Zoning bylaw): This proposal aligns directly with the Municipal Spatial Development Framework (MSDF) and Zoning Scheme Bylaw, and is submitted to the competent decision-making authority the Municipal Planning Tribunal (MPT) for consideration and a decision.

The Kylemore housing proposal presents a well balance integrated development, providing subsidized housing opportunities, balance with sufficient community and business facilities in a predominantly residential neighborhood.

It's the municipalities mandate not to discriminate against certain income groups in the provision of housing and must make it easier to access housing in their own communities. The submission of objections, does not necessarily mean an application needs to be refused. The decision maker needs to balance the impact of a planning application against all the other considerations including planning policies and the reasonable expectations of the municipality to perform its mandate.

The municipal decision-maker must consider but is not bounded to a form of neighborhood protectionism where residents or property owners may oppose the construction of certain developments, such as the proposed subsidized housing projects, in their neighbourhood. The municipal bylaws do not limit the construction of housing opportunities or wants to make it difficult for medium/low-income families to find a place to live.

Understandably, some individuals may want to protect their neighbourhoods from potential adverse effects that new developments could bring, such as noise, traffic, or changes to the neighbourhood's character. However, it is crucial to consider that this form of neighbourhood protectionism has some downsides. It can also lead to a lack of diversity in neighbourhoods and a lack of resources for the community. Displacement of medium/low-income families also tends to occur as neighbourhoods become more upscale and expensive. Furthermore, it can limit economic growth in certain areas and make it harder for small businesses to succeed. While it's understandable that people want to protect their neighbourhood, a balance should be struck to consider the wider community's needs and ensure that the benefits of new developments are fairly distributed. This subsidized housing proposal presents such a community need, notwithstanding the objections received.

Fencing of the develop to ensure, no over spilling, invasion and littering on Erf 66, Kylemore to the detriment of surrounding farms must be seriously considered by the development agent along Erf 66, Kylemore and Farm No. 1118, Stellenbosch Division. These boundary walls or fences will have to comply with the Zoning Scheme Bylaw in terms of height and material.

12. KEY FINDINGS OF PLANNING EVALUATION

After having independently considered and weighted all the relevant information the evaluation of the subject land use and land development application concludes that; while taking into consideration the environmental concerns, from a land use, spatial, social and heritage perspective the proposal is desirable and complies with the Municipal Spatial Development Framework, the Stellenbosch Land Use Planning By-law (2023) and Zoning Scheme Bylaw.

Its therefore concluded that;

1. The proposed integrated property development for the subsidized housing (which is a strategic objective of the municipality, to perform its mandate) will address the housing need in Kylemore and surrounding areas and is in line with the MSDF considering that it will be located in an area earmarked by the MSDF for mixed-use community and residential infill development.
2. This housing project is therefore consistent with the PSDF and Municipal SDF that promotes compaction and densification within the urban edge.
3. The project forms part of the Municipality's Housing Pipeline and is incorporated in the Municipal 5-year IDP from approximately 2010 already. Clearly showing the urgent need for this development from a municipal perspective.
4. The initial housing opportunity projection for the site was between about 200 before 2009 assessment and around 500 units in the 2010 feasibility study, while the final design proposed now under consideration is 418 residential opportunities, subsequently at a slightly lower residential gross density ratio.
5. All departmental conditions of approval are reasonable, legally enforceable and could be imposed as conditions of approval should the decision-maker deemed the application desirable.
6. No additional applications in terms of the environmental to the once submitted or heritage legislation are required, confirming the potential of the site to be developed for housing opportunities.
7. Sufficient functional public open space is provided on 0.4ha of the site, which could cater for proposed developments recreational needs.
8. The concerns and objections raised are adequately addressed in the motivation report, the applicant's comments on the objections, the conditions of the different departments and final layout plans submitted for consideration.
9. The proposal subsequently presents an achievable, affordable and sustainable housing solution for Kylemore's housing crisis, and will assist in alleviating social inequalities in the broader Stellenbosch, considering that it will increase the supply in dignified housing opportunities.
10. The proposed housing development will not impact negatively on the existing peaceful residential neighborhood and will assist to creating a harmonious and livable environment for all.
11. The closure of the servitude will be in the interest of the broader community and will enable the various other statutory processes to realise the sites long-term potential, earmarked for infill development.
12. It is not envisaging that the health, safety and welfare of the community will be affected negatively by the proposed development and will rather be beneficial to the broader community.
13. The proposals are in line with the objectives and principles of the Integrated Development Plan and the Stellenbosch Municipal Spatial Development Framework.

The subject land use and land development application is, having regard to the conclusions above, viewed as consistent with the relevant legislative / principles / policy / guidelines / plans and consequently grounds for the support of the subject land use and land development application, for the rezoning of Erf 64, Kylemore to Subdivisional Area Overlay Zone for a township establishment, subdivision thereof and cancelling of a servitude.

List relevant plan numbers	Drawing Zoning Plan; Project File No 2023/3, dated 21/01/2025, drawn by Thoba Mkangisa & Associates and attached as APPENDIX 2 .
List annexures to decision	APPENDIX 1: Locality Plan APPENDIX 2: Zoning, Subdivision Plan and Street Naming & Numbering Plans APPENDIX 3: Applicants Motivation APPENDIX 4: Portfolio of Evidence APPENDIX 5: Objections received APPENDIX 6: Comments on objections. APPENDIX 7: Comments from Infrastructure Services APPENDIX 8: Copy of Environmental Authorization application.

RECOMMENDATION:

1. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 64, Kylemore for:

1.1. The **Rezoning** in terms of Section 15(2)(a) of the said bylaw, from Agricultural and Rural Zone to Subdivisional Area Overlay Zone to accommodate the following zonings:

- 1.1.1 Conventional Residential Zone (418 erven),
- 1.1.2 Local Business Zone (1 Erf),
- 1.1.3 Community Zone (1 Erf)
- 1.1.4 Utility Services Zone Erf (1 Erf)
- 1.1.5 Transport Facility Zone (2 Erven)
- 1.1.6 Public Open Space Zone (3 erven)
- 1.1.7 Public Roads and Parking Zone (6 Erven)

1.2. The **Subdivision** in terms of Section 15(2)(d) of the said bylaw, in accordance to the Subdivisional Area Overlay Zone into 432 Portions.

1.3 In terms of Section 15(2)(k) of the said bylaw for the cancellation of a right of way servitude (Diagrams L.G. No. 11339/94 and No. 3262/1999), which will be replaced by a public road.

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

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

- 2.1 The approval only applies to the proposed applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
- 2.2 The development be undertaken in accordance with the Zoning and Subdivisional Plan with reference; File No 2023/4, dated 13/54/2026, drawn by Thoba Mkangisa & Associated and attached as **APPENDIX 2**.
- 2.3 An electronic copy (shp, dwg, dxf) of the approved General Plan or surveyor general diagram(s) be submitted to the GIS Manager in the Directorate Planning and Economic Development for record purposes, which plan indicates the following information in the format as determined:
 - 2.3.1 Newly allocated erf numbers
 - 2.3.2 Co-ordinates
 - 2.3.3 Survey dimensions
 - 2.3.4 Street names and numbering
- 2.4 Proof of such e-mail transmission must accompany any application for a Section 28 Transfer Certificate.
- 2.5 All land designated for the provision of municipal service infrastructure and amenities on the subdivision plan be transferred to the Municipality upon transfer of the first unit/erf in the subdivision, of which the cost for the surveying and transfer of such land be for the account of the applicant/developer.

- 2.6 Building plans be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant conditions of approval have been complied with.
- 2.7 The conditions relating to infrastructure services imposed by the Directorate: Infrastructure Services contained in the memorandum dated 05 March 2026, and attached as **APPENDIX 7**, be complied with to the satisfaction of the said department.
- 2.8 Sufficient on-site parking be provided in accordance with the provisions of the Zoning Scheme Bylaw and to be illustrated on the building plans.
- 2.9 Activities on site, during construction and thereafter, comply with the Western Cape Noise Control regulations.
- 2.10 Should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately and Heritage Western Cape must be notified without delay.
- 2.11 Reasonable steps be put in place by the developer to prevent nuisance caused by dust in accordance with the National Environmental Management Act: National Dust Control Regulations during construction.
- 2.12 An application for the street naming and -numbering be approved by the Municipality prior to the registration of the first property or the submission of any building plan application, whichever occurs first.
- 2.13 The development be implemented in accordance with an Environmental Management Plan (EMP), if required by the competent authority and the developer/owner shall make good any damage to the environment caused as a result of noncompliance with the EMP, to the satisfaction of the Directorate: Community & Protection Services.
- 2.14 The rezoning and subdivision hereby approved be valid for a period of ten (10) years from the date of final notification that the approval comes into operation and lapses if the conditions herein are not complied with within that period.

3 The **reasons** for the above decision are as follows:

- 3.1 The property is needed by the Municipality for an integrated urban settlement development to address the municipal housing backlog and Erf 64, Kylemore was identified as a suitable site for such a development with a particular goal to deliver on the mandate to provide subsidize housing opportunities.
- 3.2 The land was obtained from the national treasury with the sole purpose to construct or develop low cost houses and should the land not be used for this purpose, the land must be returned to the custodianship of the DPWI, hence the application for subsidize housing opportunities.
- 3.3 The closure of the servitude and partially a man-made retention dam will be in the interest of the broader community and a portion will be retained for public open space purposes. The closure will enable the various other statutory processes to realize the sites long-term potential, earmarked for infill development.
- 3.4 It is not envisaging that the health, safety and welfare of the community will be affected negatively by the proposed housing development.

4 Matters to be noted:

- 4.1 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
- 4.2 The necessary authorization/permission in terms of NEMA needs to be obtained from the Department of Environmental Affairs and Development Planning.
- 4.3 The subdivision only comes into effect once all suspensive conditions or relevant legislative provisions have been complied with.
- 4.4 That building plans be submitted for comments to the Municipal Heritage Resource Management Section prior to approval.
- 4.5 All on-site parking bays as indicated on the building plan be clearly demarcated on the property on the building plans.
- 4.6 The application for the approval of the following 18 street names (alternatives in brackets where applicable) in terms of the Stellenbosch Municipal Street Naming and Numbering Policy 2022; Mossie Street, Arend Street, Kanarie Street, Piet My Vrou Street, Bokmakierie Street, Swaeltjie Street, Vink Street, Flamink Street, Houtkapper Street and Tintinkie Street, be submitted for consideration to the delegated functionary/Council in accordance with the Delegations of the Policy for the Naming and Renaming of Streets, Public Places, Natural Areas, Artefacts and Council-Owned Buildings and Facilities, July 2022 as approved by Council vide Item 11.8.3 and dated 23 November 2022.
- 4.7 Fencing of the development to ensure no, over spilling of activities, invasion and polluting to the detriment of surrounding farms, must be implemented by the development agent along Erf 66, Kylemore and Farm No. 1118, Stellenbosch Division specifically. These boundary walls or fences must comply with the Zoning Scheme Bylaw in terms of height and material for the respective zonings.
- 4.8 The following matters be addressed during the implementation phase:
 - 4.8.1 Architectural and landscaping design proposals be requested as part of the scope of works for the call for proposal and implemented accordingly.
 - 4.8.2 A Temporary Relocation Area (TRA) or plan be drafted for residents currently living in the informal housing structures on Erf 64, Kylemore.
 - 4.8.3 After relocations, monitoring measures, such as fencing, etc. be implemented on the site to prevent further invasions.
 - 4.8.4 Update of the Geotechnical Report to include:
 - 4.8.4.1 a rehabilitation plan for restoring the natural water flow path into Banghoek River after closing off the man-made retention dam as well as a cost estimation plan thereof;
 - 4.8.4.2 an indicative budget of ground improvement and foundation reinforcement requirements for building on the decommissioned dam footprint.

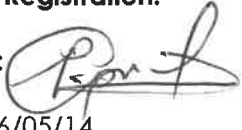
ASSESSMENT RECOMMENDATION BY TOWN PLANNER

The proposed land use and land development application has been duly evaluated in terms of process and desirability with the recommendation for consideration.

Name: Pedro April

Capacity: Senior Town Planner

SACPLAN Registration:

Signature: 

Date: 2026/05/14

REVIEW OF ASSESSMENT AND RECOMMENDATION

The recommendation for decision is hereby submitted for consideration to the authorised decision-maker in accordance with the System of Delegations OR Categorisation Model approved in terms of Section 69 of the said Bylaw vide Item 11.8.1 dated 24 May 2023.

Category: A(b)5, D(b)5, K5

Decision Making Authority: MPT

Rational: Application on initiative of Council.

Name: Chrizelle Kriel
Capacity: MUMM

SACPLAN Registration: Azizlio

Signature: 

Date: 14-05-2026

MPT ADMINISTRATION OF PLANNING APPLICATION ASSESSMENT REPORT**Administrator to Stellenbosch Municipal Planning Tribunal:**

It is hereby confirmed that proper notice was served of the Municipal Planning Tribunal meeting at which this land use and land development application will serve for consideration.

The land use and land development application will serve at the scheduled meeting of the Stellenbosch Municipal Planning Tribunal on:

Date: 29-05-2026

Name: Chrizelle Kriel
Capacity: MUMM

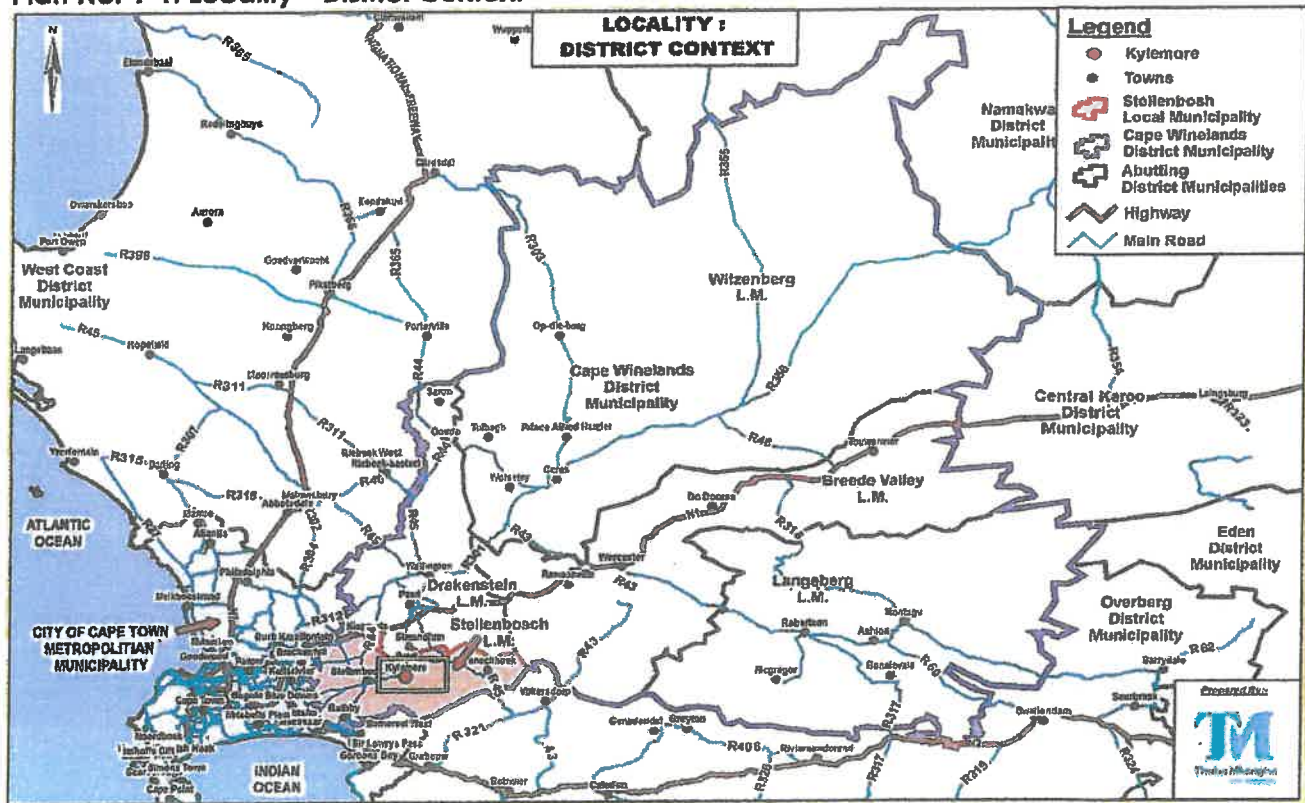
Signature: 

Date: 14-05-2026

APPENDIX 1

Locality Plan

Plan No. 1-1: Locality - District Context



APPENDIX 2**Zoning and Subdivision Plan and Street
naming and numbering Plans**

OF THE SUBDIVISIONS OF

ERF 64 KYLEMORE

TO DEVELOP INTEGRATED HUMAN SETTLEMENTS
SITUATED IN STELLENBOSCH LOCAL MUNICIPALITY
IN THE ADMINISTRATIVE DISTRICT OF KYLEMORE
PROVINCE OF THE WESTERN CAPE

SCALE 1:1250 (A2) CONTOUR INTERVAL 1m



ZONING SCHEDULE

CODE	LAND USE	LOT NO.	NO. OF LOTS	AREA (Ha.)	%
	CONVENTIONAL RESIDENTIAL ZONE	1-41B	418	3.47	51.03
	LOCAL BUSINESS ZONE	419	1	0.02	0.29
	COMMUNITY ZONE	420	1	0.06	0.89
	UTILITY SERVICES ZONE	421	1	0.16	2.35
	TRANSPORT FACILITY ZONE	422-423	2	0.36	5.28
	PUBLIC OPEN SPACE ZONE	424-426	3	0.46	6.77
	PUBLIC ROADS AND PARKING ZONE	427-432	6	2.27	33.38
	TOTAL	1-432	432	6.80	100.00

NOTES

- 1) ALL SPLAYS ARE 5m x 5m.
- 2) SMALLER LOT SIZE IS 75m² (ie. 5m x 15m).
- 3) 5m WIDE WATER SERVITUDE (SG DIAGRAM 950/2020) AS SHOWN.
- 4) RESERVOIR SERVITUDE AREA (SG DIAGRAM 950/2020) AS SHOWN.
- 5) AREA NOTED IN RED IN THE LOT IS THE APPROXIMATE AREA OF THE FULL LOT.
- 6)  SITE BOUNDARY
- 7)  PROPOSED INFRASTRUCTURE LINE (SEWER)

PREPARED BY:



Thoba Mkgisa
and associates

7 Tyrell Road, Berea, East London

Phone: 043 422 0534

FILE NO. 2023/4 DATE: 13/05/2023

[illegible]

SITE LAYOUT

OVER

LOTS 223 & 224

SITUATED IN STELLENBOSH LOCAL MUNICIPALITY
IN THE ADMINISTRATIVE DISTRICT OF KYLEMORE
PROVINCE OF WESTERN CAPE

SCALE 1 : 80 (A3 PRINT)

LEGEND - LOT 223

THE FIGURE A B C D REPRESENTS LOT 223	75m ²
TOTAL AREA OF PROPOSED BUILDING (4mx8m)	18m ²
COVERAGE (%)	24%
PARKING BAY 5m x 2.5m	1

114

LEGEND - LOT 224

THE FIGURE A B C D REPRESENTS LOT 223	75m ²
TOTAL AREA OF PROPOSED BUILDING (4mx8m)	18m ²
COVERAGE (%)	24%
PARKING BAY 5m x 2.5m	1

PREPARED BY:

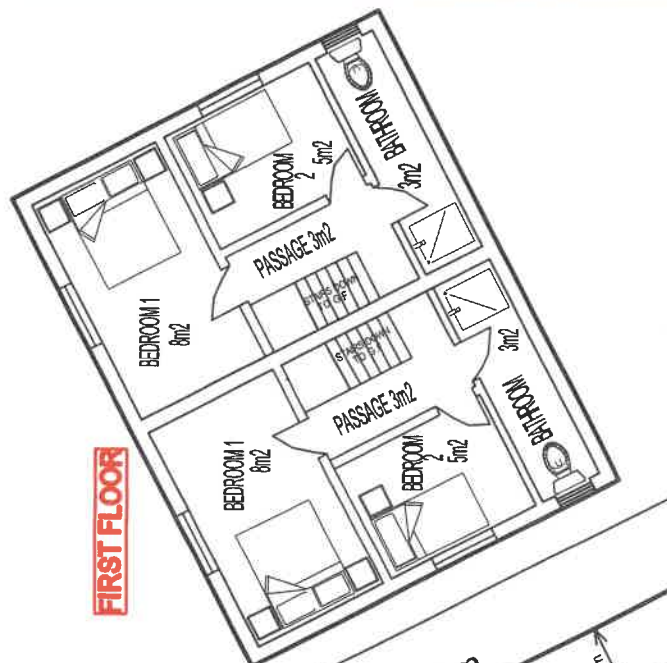
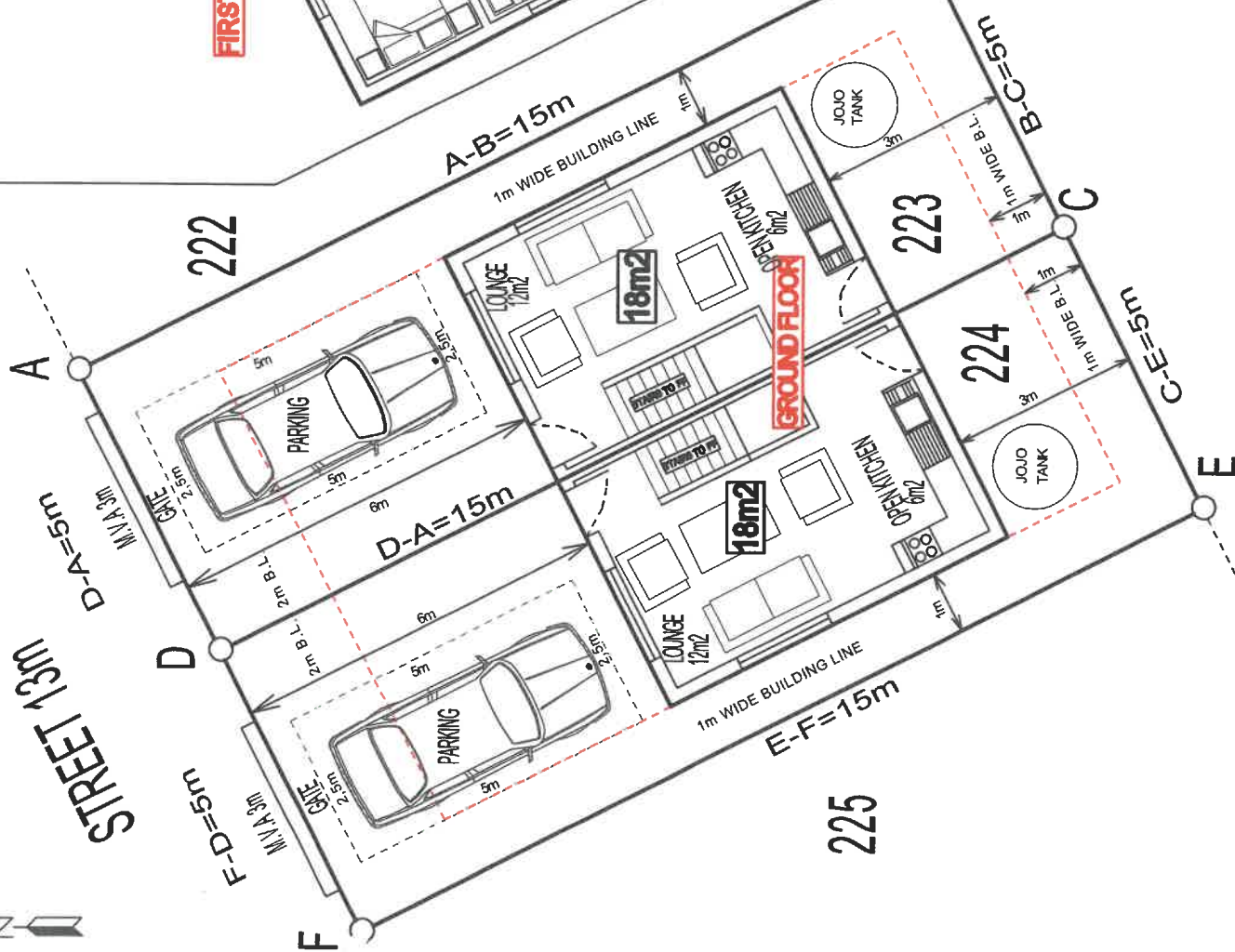


Thoba Mkangisa
and associates

INSET FIRST FLOOR

SCALE 1 : 80

FIRST FLOOR



LAYOUT PLAN
OF THE SUBDIVISIONS OF
ERF 64 KYLEMORE
TO DEVELOP INTEGRATED HUMAN SETTLEMENTS
SITUATED IN STELLENBOSCH LOCAL MUNICIPALITY
IN THE ADMINISTRATIVE DISTRICT OF KYLEMORE
PROVINCE OF THE WESTERN CAPE

SCALE 1:1250 (A3) CONTOUR INTERVAL: 1m



ZONING SCHEDULE

CODE	LAND USE	LOT NO.	NO. OF LOTS	AREA (HA.)	%
1	CONVENTIONAL RESIDENTIAL ZONE	1-418	418	3.47	51.03
2	LOCAL BUSINESS ZONE	419	1	0.02	0.29
3	EDUCATION ZONE	420	1	0.06	0.86
4	UTILITY SERVICES ZONE	421	1	0.16	2.35
5	TRANSPORT FACILITY ZONE	422-423	2	0.38	5.20
6	PUBLIC OPEN SPACE ZONE	424-426	3	0.46	6.77
7	PUBLIC ROADS AND PARKING ZONE	427-432	6	2.27	33.38
TOTAL		1-432	432	6.80	100.00

NOTES

- 1) ALL SPLAYS ARE 5m x 5m.
- 2) SMALLEST PLOT SIZE IS 75m² i.e. 5m x 15m.
- 3) 5m WIDE WATER SERVITUDE (SG DIAGRAM 950/2020) AS SHOWN.
- 4) RESERVOIR SERVITUDE AREA (SG DIAGRAM 950/2020) AS SHOWN.
- 5) AREA NOTED IN RED IN THE LOT IS THE APPROXIMATE AREA OF THE FULL LOT.

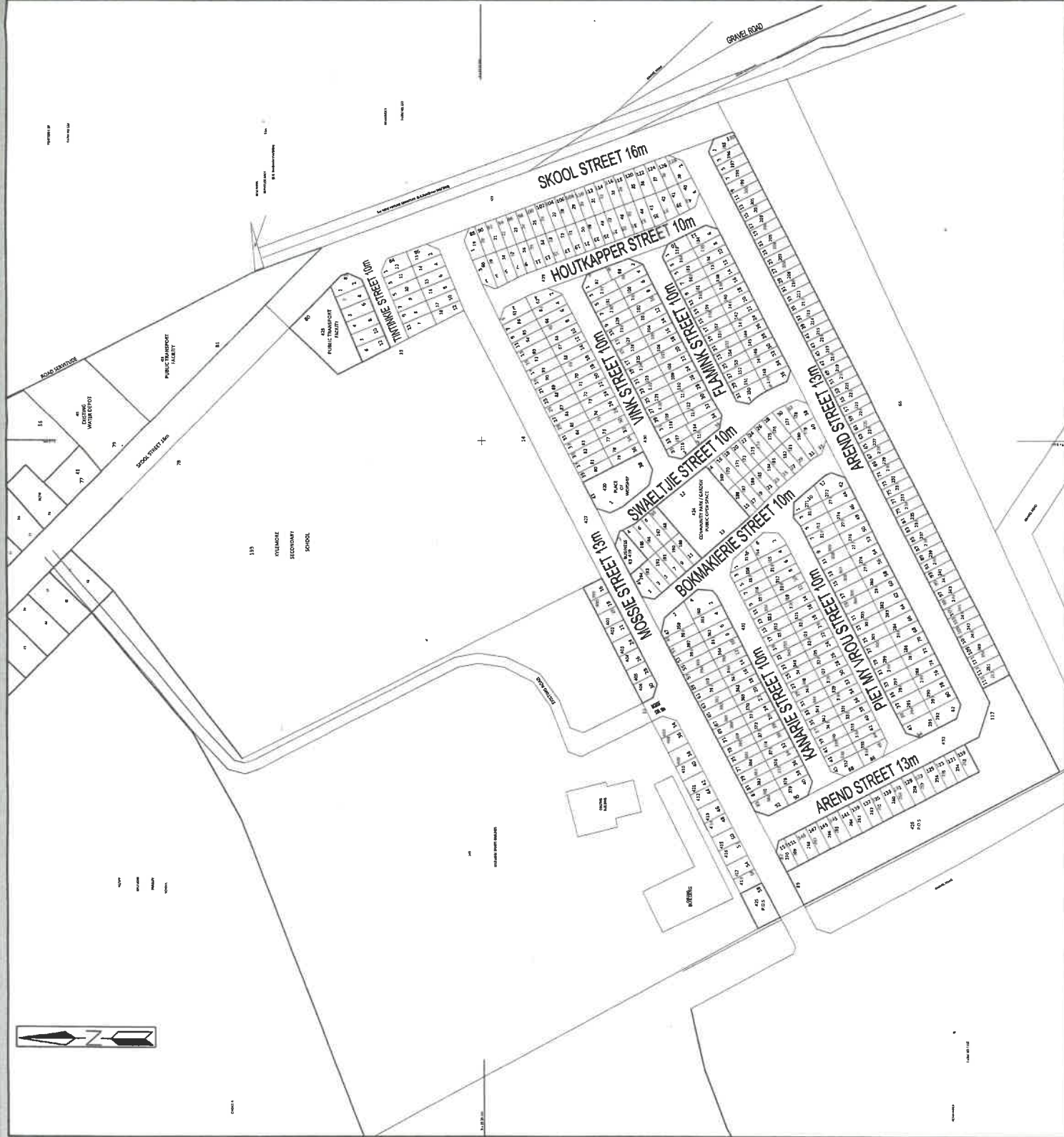
PREPARED BY:

TM
Thoba Mkangisa
and associates

7 Tyell Road, Bees, East London

Phone: 042 422 0534

FILE NO: 2023 DATE: 21/01/2025



APPENDIX 3

Applicants Motivation



Address: 7 Tyrell Road, Berea, East London

E-mail: admin@mkangisa.co.za

Tel: 043 4220 534 & Fax 086 489 0540

The Municipal Manager
Stellenbosch Municipality
P. o. Box 17
Stellenbosch, 7599

17 June 2025

Attention: Mr Gerrit Goosen: Town Planner

FILE NR:	OUTGOING POST
EF 64 KY	
SCANNED:	
COLLATION NUMBER:	791399

APPLICATION FOR A PROPOSED SIMULTANEOUS REZONING AND SUBDIVISION OF THE REMAINDER OF ERF 64 KYLEMORE TOWNSHIP FROM AGRICULTURAL AND RURAL ZONE TO SUBDIVISIONAL AREA OVERLAY ZONE AND CANCELLATION OF 8M RIGHT OF WAY SERVITUDE OVER ERF 64 KYLEMORE.

The application is hereby submitted:

- In terms of section 15 (2) (a) of the Stellenbosch Municipal Bylaw on Land Use Planning (2023) to rezone Erf 64, Kylemore from Agricultural and Rural Zone to Subdivisional Area Overlay Zone to accommodate the following zonings: Conventional Residential Zone (418 erven), Community Zone (1 erf), Local Business Zone (1 erf), Utility Services Zone Erf (1 erf), Transport Facility Zone (2 Erven), Public Open Space Zone (3 erven) and Public Roads and Parking Zone (6 erven).
- In terms of section 15 (2) (d) of the Stellenbosch Municipal Bylaw on Land Use Planning (2023) to subdivide Erf 64, Kylemore into 432 portions.
- In terms of section 15 (2) (k) of the Stellenbosch Municipal Bylaw on Land Use Planning (2023) for cancellation of an 8m right of way servitude over Erf 64, Kylemore, which will be replaced by a public road in conjunction with the **Stellenbosch Municipality Zoning Scheme By-Law (2019)**. (See **Power of Attorney** attached as **Annexure 8 - Power of Attorney**).

The following documentation has been attached with this report:

- Proposed Layout Plan
- Motivation Report
- SPLUMA Application Form
- Power of Attorney
- Specialist Studies

Should you require any additional information, please do not hesitate to contact the undersigned.

Yours Sincerely,

.....
T. Hui Pr. Pln. (SA) A/ 1966/2014
Town Planner

MOTIVATION REPORT

**APPLICATION FOR A PROPOSED
SIMULTANEOUS REZONING AND SUBDIVISION OF
THE REMAINDER OF ERF 64 KYLEMORE TOWNSHIP
FROM AGRICULTURAL AND RURAL ZONE TO
SUBDIVISIONAL AREA OVERLAY ZONE AND
CANCELLATION OF 8M RIGHT OF WAY SERVITUDE
OVER ERF 64 KYLEMORE.**

Prepared by:

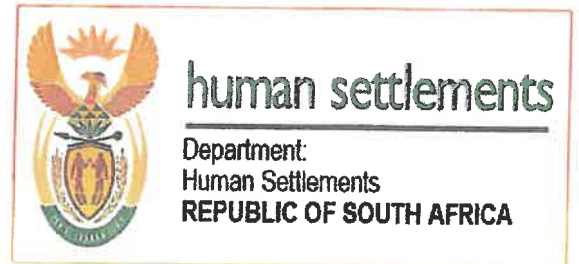


Address: 7 Tyrell Road, Berea, East London

E-mail: admin@mkangisa.co.za

Tel: 043 4220 534 & Fax 086 489 0540

On behalf of



17 June 2025

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- ANNEXURE 13: CONVEYANCER'S CERTIFICATE**
- ANNEXURE 14: LAYOUT PLAN AND OPTIONS A,B & C**

1 BACKGROUND

Stellenbosch Local Municipality as part of its human settlement's delivery mandate aims to undertake the development of the remainder of Erf 64 Kylemore which measures approximately 6.9272 Hectors (Ha) in extent. The municipality will through this proposal develop an integrated human settlement by providing sustainable residential opportunities for beneficiaries from Kylemore and surrounds as well as incorporate the current occupancy status on the property.

The property is strategically located and therefore a proposed development which incorporates retail space for economic opportunities is imperative for the financial viability of the development. To achieve the main goal of creating integrated and sustainable human settlements with an expression of green spaces and social facilities, the proposed development must incorporate the proposed land uses approved in 2010 by the municipality which include an early childhood development centre as well as public open spaces.

Rem of Erf 64, Kylemore falls outside the declared PSHDA, (Stellenbosch urban Core), however, the proposed development will apply the following land development as provided for in the Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA) which include Spatial Justice, Spatial Sustainability, Efficient, and Spatial Resilience.

2 INTRODUCTION

The Housing Development Agency (HDA), a public entity under the Department of Human Settlements, appointed **THOBA MKANGISA AND ASSOCIATES** for the provision of Professional Services to simultaneously rezone and subdivide Rem of Erf 64, Kylemore, in order to allow for sustainable and integrated human settlements, Stellenbosch Local Municipality (SLM). The application is hereby submitted:

- In terms of section 15 (2) (a) of the Stellenbosch Municipal Bylaw on Land Use Planning (2023) to rezone Erf 64, Kylemore from Agricultural and Rural Zone to Subdivisional Area Overlay Zone to accommodate the following zonings; Conventional Residential Zone (418 erven), Community Zone (1 erf) Local Business Zone (1 erf), Utility Services Zone Erf (1 Erf), Transport Facility Zone (2 Erven), Public Open Space Zone (3 erven) and Public Roads and Parking Zone (6 erven).

- In terms of section 15 (2) (d) of the Stellenbosch Municipal Bylaw on Land Use Planning (2023) to subdivide Erf 64, Kylemore into 432 portions.
- In terms of section 15 (2) (k) of the Stellenbosch Municipal Bylaw on Land Use Planning (2023) for cancellation of an 8m right of way servitude over Erf 64, Kylemore, which will be replaced by a public road. (See **Power of Attorney** attached as **Annexure 8 - Power of Attorney**).

3 PROPERTY LOCALITY & ACCESS, DESCRIPTION, SIZE, AND OWNERSHIP

3.1 Locality & Access

Kylemore is a town in the Stellenbosch Municipality. It is located in the Cape Winelands within Helshoogte Pass on the route from Stellenbosch to Franschhoek. The town is surrounded by mountains and rivers, with walking trails into the neighbouring countryside. This is where the project is going to be conducted. There is a need for the provision of sustainable and integrated human settlements in Kylemore.

The subject property is located in Ward 4 and can be accessed through Helshoogte Road and Skool Street as indicated on **Plans 3-1 to 3-2 below and ANNEXURE A – LOCALITY MAPS**.

3.2 Description, Size and Ownership

A copy of the Deed of Transfer that includes the information outlined below is contained

ANNEXURE 5 – DEED OF TRANSFER.

Erf Number:	Remainder Erf 64, Kylemore,
Municipality:	Stellenbosch RD, Province of Western Cape
Province:	Western Cape
Deed No.:	T6822/1949
Property Owners:	Department of Public Works and Infrastructure (DPWI)
Property Size:	6.927 Hectares
Title Deed Restrictions:	None
Bond:	None
Servitude:	A 8m wide right of way servitude is registered over the remainder of Erf 64 in favour of Farm Dwars Rivers Hoek No.1118, Stellenbosch RD as set out in Notarial Deed of Servitude no K983/2002

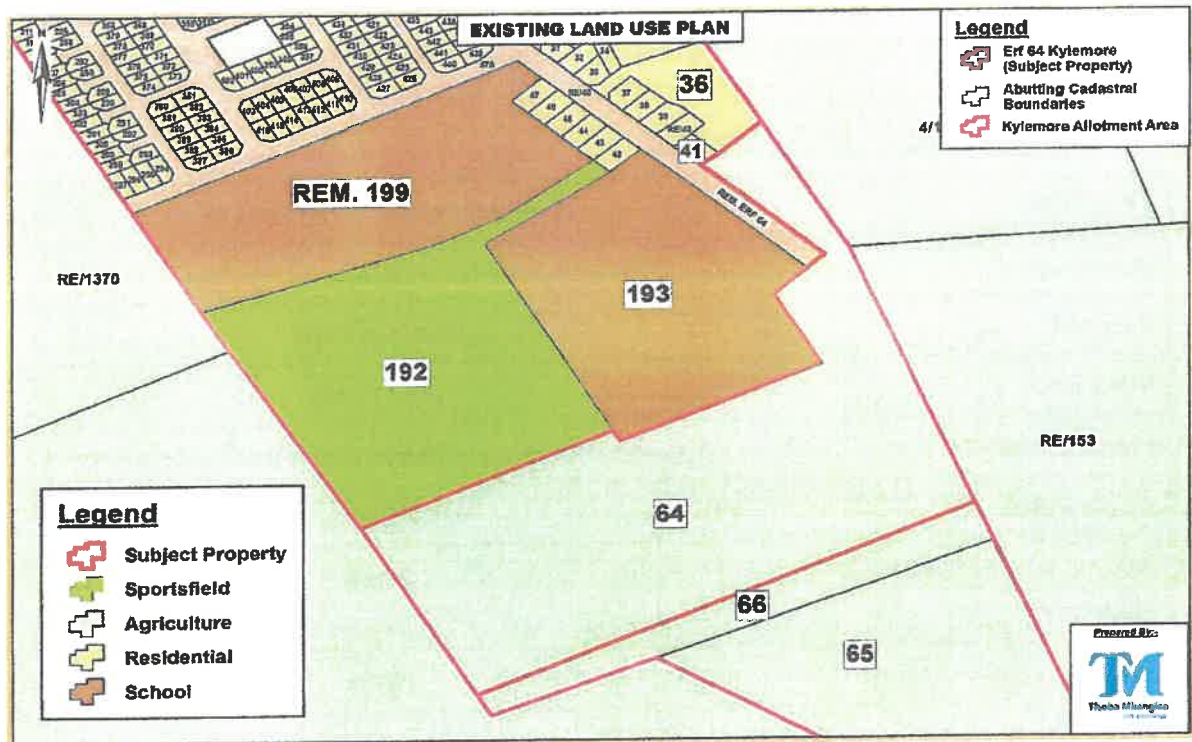
4 SITE DESCRIPTION

4.1 Current and Surrounding Land Uses

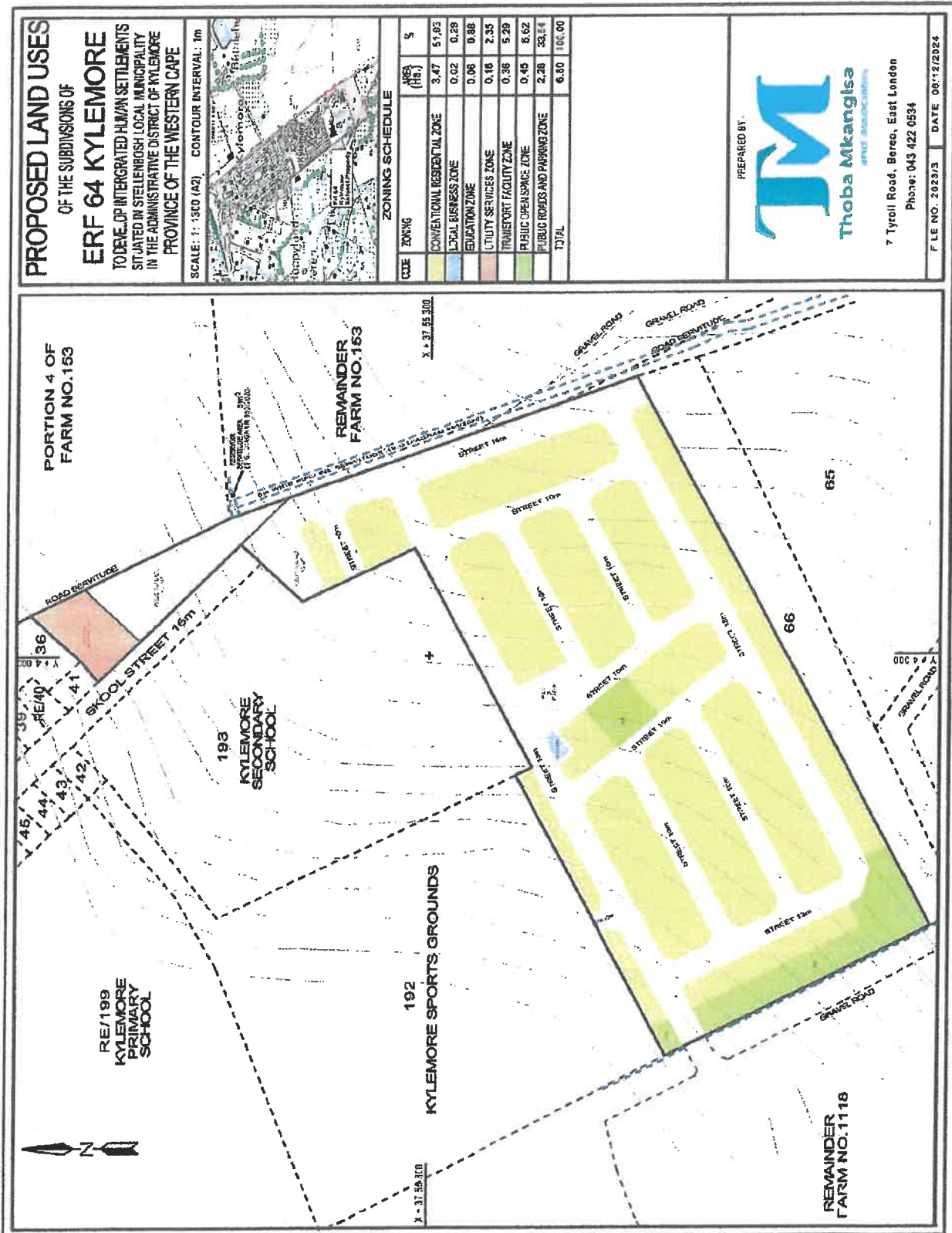
The records from Stellenbosch Municipality indicated that ERF 64 is currently zoned as Agricultural and Rural Zone. The property is surroundings include schools and dwelling houses and vast vacant land.

See Plans 4-1 and 4-2 below and ANNEXURE 2: SURROUNDING LAND USES

Plan 4-1: Existing Land Use Map



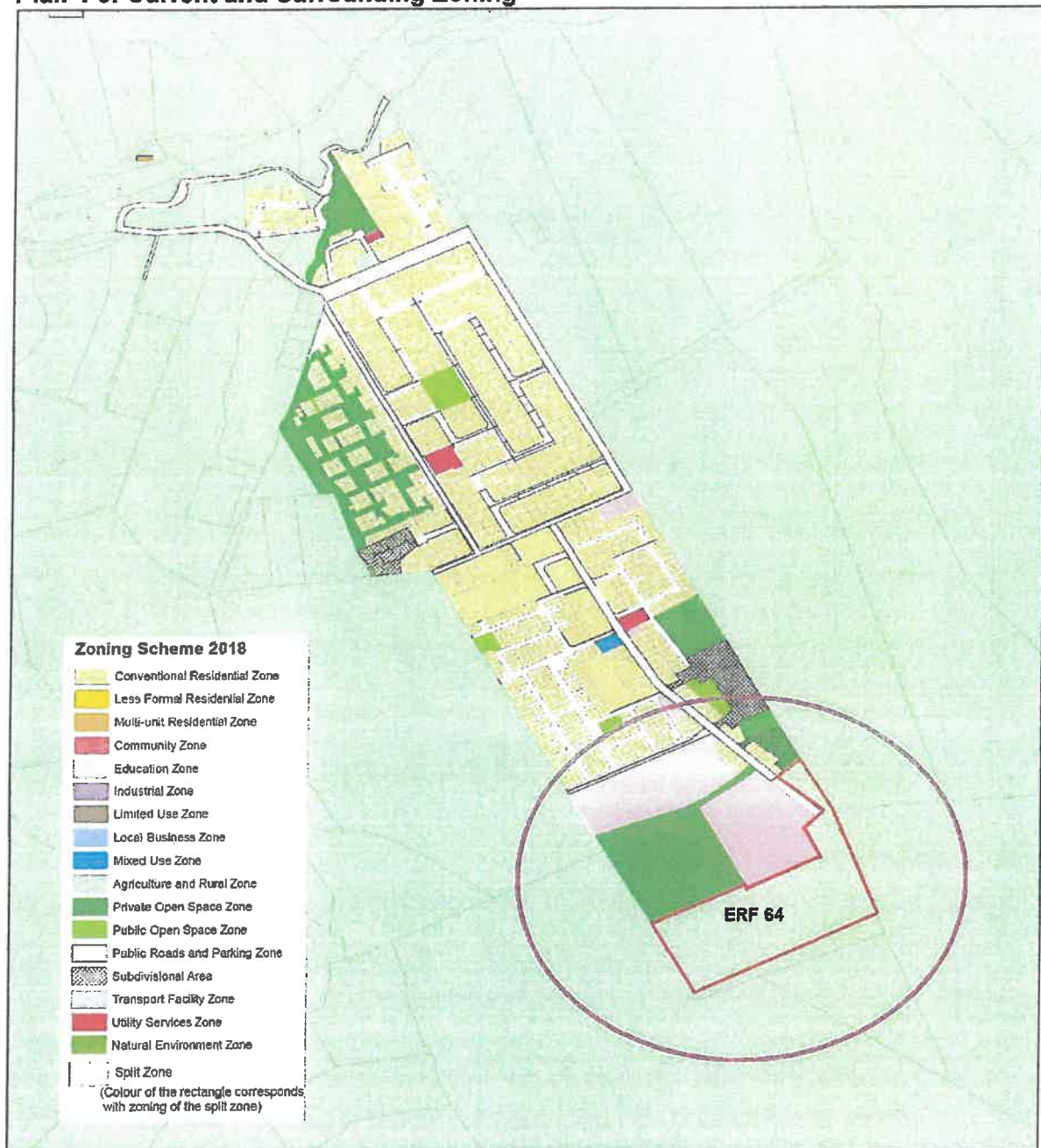
Plan 4-2: Proposed Land Uses



4.2 Use of the property

The Rem of Erf 64 Kylemore, Stellenbosch Municipality, is zoned as Agricultural and Rural Zone to Subdivisional Area Overlay Zone in accordance with the Stellenbosch Municipality Zoning Scheme By-Law (2024) as mentioned above. However, there are a handful of shacks on the located towards the northern boundary abutting the schools. There is a gravel road (also registered as a servitude) that's straddle the site and a retaining dam in the southern portion of the site. But the e major of the sire remains vacant. (see **PLAN 4-2 and ANNEXURE – SURROUNDING ZONING MAP**).

Plan 4-3: Current and Surrounding Zoning

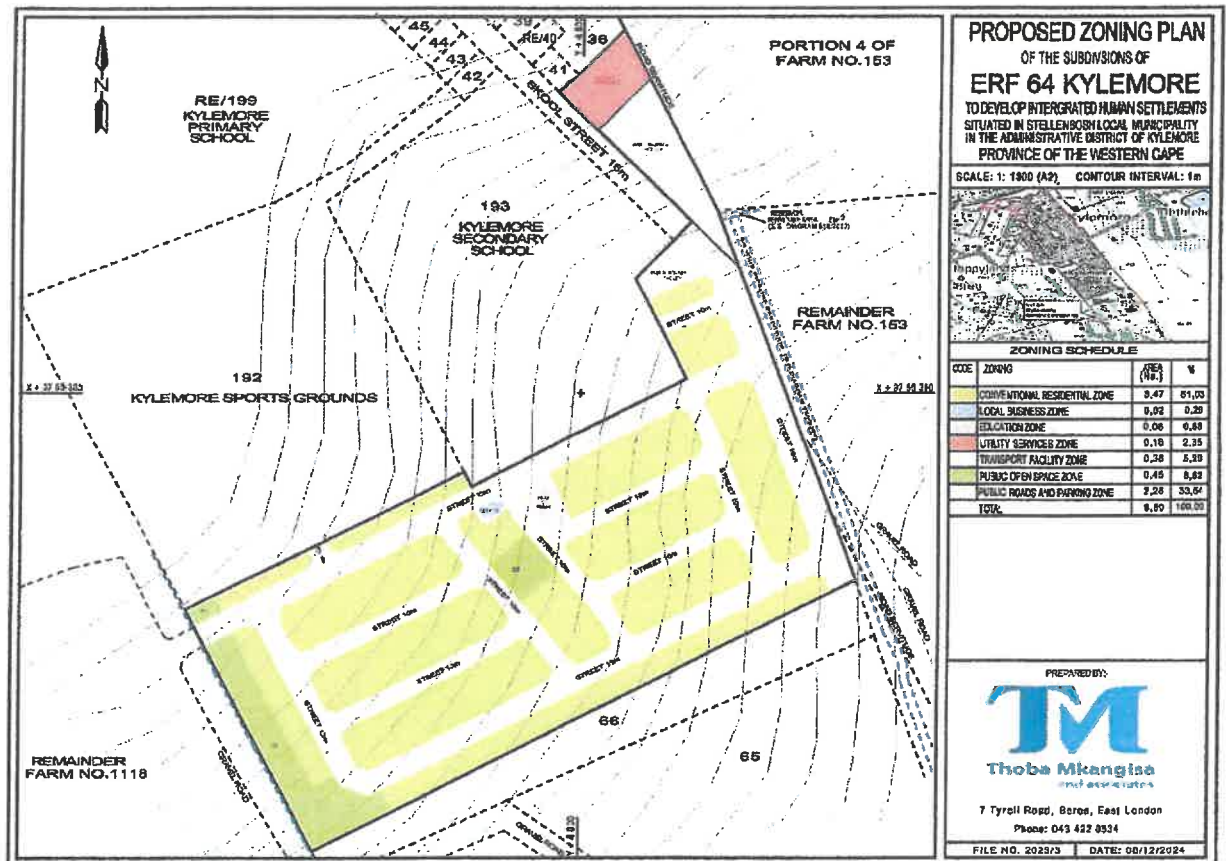


Source: Stellenbosch Municipal zoning scheme 2024

4.3 Proposed Zoning

The property owner wishes to subdivide Remainder Erf 64, Kylemore, (subject property) and subsequently rezone the property from Agricultural and Rural Zone to Subdivisional Area Overlay Zone to accommodate the following zonings; Conventional Residential Zone (418 erven), Local Business Zone (1 erf), Utility Services Zone Erf (1 Erf), Transport Facility Zone (2 Erven), Public Open Space Zone (3 erven) and Public Roads and Parking Zone (6 erven).

Plan 4-4: Proposed Zoning Plan



4.4 Infrastructure Services

The study area is within a developed area and some of the services will be connected from nearby formalised areas. All connections and future upgrades to the bulk infrastructure system will be done with the consent of the Municipality Engineering Department.

- **Roads/Accessibility** - Access to the proposed development will be gained via the existing Skool Street. This road currently provides access to Kylemore High School, two farms, a couple of houses and a property of the Department of Water Affairs and Forestry. Skool Street Road reserve is 16 meters wide and the street has a black top width of 5.6 meters with mountable concrete kerbs and channels on both sides.
- Skool Street has been constructed with a permanent surface and kerbs up to the gate of Kylemore High School. Approximately 215 meters of road will have to be constructed to the boundary of the development.

Plan 4-5: Road network in and around Erf 64 Kylemore



- **Stormwater** – A portion of the site. This detention pond is required as part of the stormwater management system of Kylemore, and it must be part of the infrastructure that will be supporting the proposed development of integrated and sustainable human settlement in erf 64, Kylemore, Stellenbosch. The stormwater runoff from the development will be disposed into the said detention pond. A portion of runoff from the lower lying area will be disposed into the adjacent municipal stormwater system below the detention pond. The study further revealed that no upgrading of the existing municipal stormwater disposal system is expected.
- **Sewer** – GLS Engineering provides the information on the existing sewer reticulation system. The sewer connection point for this ERF 64, Kylemore, Stellenbosch Municipality, is at Gouwsblom Street. A 160 mm diameter link sewer line will have to be installed from the proposed development to the connection point. The expected sewage flow from the development is approximately 100kl/day and it is revealed that no upgrading of the treatment works will be required to accommodate the development.

- **Water Supply** – according to GLS Engineering the capacity of the water source and the water treatment works is adequate to accommodate the proposed development. It is further suggested that it will be necessary to provide a new pump station at Kylemore Lower reservoir, a 160 mm diameter rising water main from Kylemore Lower reservoir to Kylemore Upper reservoir, a new 1.5ML Kylemore Upper reservoir (at 360m MSL), and a new 160mm diameter delivery waterline from the new Kylemore Upper reservoir.
- **Electricity** - DK Electrical Consultants liaised with Eskom and they revealed that the proposed development can be supplied with electricity from the existing 11kV overhead network in the area. An 11Kv cable has to be installed from the end of the existing line (approximately 30m from the northern boundary of the erf 64, Kylemore, Stellenbosch Municipality) to supply two new miniature substations inside the proposed development.
- **Refuse Collection** – Stellenbosch Municipality will be responsible for refuse removal in the proposed development.

Plan 4-6: 8 metre wide road servitude diagram over Erf 64 Kylemore

SERWITUUTKAART						KANTOOLAFSKRIJF
Friedlaender, Burger & Volkmann Landmeters						L.G. No.
SYE	RIGTINGS- HOEKE	KOORDINATE		Stelsel Le 19		11339/94 Goedgekeur <i>[Handwritten Signature]</i> Landmeter-generaal 1995-01-11
Meter	Konstante :	Y	X	0	X	
AB	188,50	63 06 20	A +	3835,13	+ 54972,85	
BC	50,99	74 25 00	B +	4003,25	+ 55058,12	
CD	140,30	63 06 20	C +	4052,36	+ 55071,82	
			D +	4177,22	+ 55135,15	
	494 Kyle	Δ +		4487,15	+ 54333,05	
	66 Stel B	Δ +		4958,78	+ 56242,25	

BESKRYWING VAN BAKENS
All beacons are 12mm iron pegs

SKAAL 1 : 3000

Die lyn ABCD stel voor die Noordwesterlike grens van n 8,00 meter wyd servituutpad oor die Restant ERF 64 KYLEMORE

gelee in die Kylemore Plaaslike Gebied
Administratiewe Distrik van Stellenbosch
Opgeneem in Desember 1994
deur my

Provinsie Kaap die Goeie Hoop
[Handwritten Signature]
PLS 0080 D P Burger Pr Landmeter

Hierdie kaart is geheg aan No. Gedateer t.g.v. Registrateur van Aktes	Die oorspronklike kaart is No.3837/1920 geheg aan Transport No.16306/1920	Leer No. 7 Stel. 124 M.S. No. E3745/94. Komp. BH-808D (3781) BH-808/Y4 (1489)
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M

SERWITUUTKAART

Plan 4-7: Servitude over remainder Farm Old Bethlehem No.153 – Diagram 950/2020
Sheet 1 of 2 sheets

SERVITUDE DIAGRAM										S.G. No. 950/2020	
SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES System WGS 19°		Y		X		S.G. No. 950/2020	
		Constants :		0,00		0,00				Approved.	
A B	23,51	265 23 50	A	+3 917,94	+3 755 190,98	<p>for Surveyor - General Date : 25/08/2020</p> <p>SHEET 1 OF 2 SHEETS</p>					
B C	22,73	74 15 30	B	+3 894,50	+3 755 189,08						
C A	4,54	159 56 40	C	+3 916,38	+3 755 195,24						
D E	266,42	339 50 00	D	+3 907,17	+3 755 192,65						
E F	22,44	333 49 10	E	+3 815,33	+3 755 442,74						
F G	11,25	353 55 30	F	+3 805,43	+3 755 462,87						
G H	255,09	340 15 00	G	+3 804,23	+3 755 474,06						
H J	23,19	299 26 10	H	+3 718,04	+3 755 714,15						
J K	15,33	342 29 10	J	+3 697,84	+3 755 725,54						
K L	21,45	21 01 50	K	+3 693,23	+3 755 740,16						
L M	11,05	341 03 00	L	+3 700,92	+3 755 760,19						
M N	7,03	324 49 10	M	+3 697,34	+3 755 770,64						
N P	7,84	304 35 10	N	+3 693,28	+3 755 776,39						
P Q	28,35	279 18 40	P	+3 686,83	+3 755 780,84						
R S	27,30	235 59 30	R	+3 656,77	+3 755 779,86						
S T	16,00	279 45 00	S	+3 634,14	+3 755 764,60						
T U	21,09	305 21 40	T	+3 618,37	+3 755 767,31						
U V	19,62	354 49 10	U	+3 601,17	+3 755 779,51						
V W	28,98	39 02 50	V	+3 599,40	+3 755 799,05						
W X	13,94	99 21 50	W	+3 617,65	+3 755 821,56						
X Y	39,15	126 47 00	X	+3 631,41	+3 755 819,29						
Y R	17,07	200 33 30	Y	+3 662,77	+3 755 795,85						
INDICATORY DATA											
Z Q	0,53	279 18 40	Z	+3 659,38	+3 755 785,34						
Q R	5,94	200 33 30									
		492 JONK	△	+5 013,33	+3 758 155,35						
		66 STEL B	△	+7 021,78	+3 756 541,33						
<p>1. The figure ABC represents a reservoir servitude area 51 square metres, as shown.</p> <p>2. The lines DE, EF, FG and GH represent the Eastern boundary, the line HJ represents the North-eastern boundary restricted to the boundary line, the line JK represents the Eastern boundary restricted to the boundary line, the line KL represents the South-eastern boundary restricted to the boundary line, the lines LM and MN represent the Eastern boundary, the line NP represents the North-eastern boundary and the line PQ represents the Northern boundary of a water pipeline servitude 5,00 metres wide, as shown</p> <p>3. The figure RSTUVWXY represents a reservoir servitude area 2421 square metres, as shown.</p>											
<p>over Remainder FARM OLD BETHLEHEM No. 153</p>											
<p>Situate in the Stellenbosch Municipality Administrative District of Stellenbosch Surveyed in February to June 2019 by me</p>											
<p>Province of Western Cape</p> <p><i>M Stuart-Fox</i></p> <p>PLS 1354 M R Stuart-Fox Pr Land Surveyor</p>											
<p>This diagram is annexed to No. Dated K 471/2022⁵ i.f.o.</p>				<p>The original diagram is No. 11272/1952 Annexed to C.C.T. No. 1954- -275</p>				<p>File No. Stel.153 V.1 S.R. No. 510/2020 Comp. BH-8DB/Y4 (1489) BH-808D (3781) LPI C0670000</p>			
<p>Registrar of Deeds</p>								<p>SERV DGM 950/2020</p>			

EXEMPT FROM PROVISIONS OF ACT
70 OF 1970
SECTION 2 (a) iii

Exempt i.o. Section 24
of Municipal Land Use Planning Bylaw
Ref. 153/1
Date: 20-03-2020

4.5 Statutory Specifications

Stellenbosch Municipality Zoning Scheme By-Law (2024)

The **Stellenbosch Municipality Zoning Scheme By-Law (2024)** prescribes specific development parameters applicable to the various proposed land uses. The information below is the summary of the prescribed development parameters for a **CONVENTIONAL RESIDENTIAL ZONE**:

DEVELOPMENT PARAMETERS FOR CONVENTIONAL RESIDENTIAL ZONE				
COLOUR NOTATION:		Yellow		
Primary Use:		Dwelling house		
Additional Uses (not exceeding the threshold in this chapter and subject to technical approval)		<ul style="list-style-type: none">• Bed and breakfast establishment• Home day care centre• Home occupation practice• Home lodging• Second dwelling• Occasional use (one event/year) Private road		
Consent Uses (application required)		<ul style="list-style-type: none">• Commune• Extramural facility• Group housing• Guest house• House shop• Occasional use (>one event/year) Tourist dwelling unit		
BUILDING DEVELOPMENT PARAMETERS IN THIS ZONE				
The following building lines, coverage and height shall apply to all buildings within this zone:				
Area of land unit	Street boundary building lines (m)	Common boundary building lines (m)	Coverage	Height
Up to 250m ²	2m	1m	70%	2 storeys
251m ² to 500m ²	3m	1m	The greater of 175m ² or 60%	2 storeys
501m ² to 1500m ²	4m	2.5m	The greater of 300m ² or 50%	2 storeys
Greater than 1500m ²	4m	2.5m	The greater of 750m ² or 40%	2 storeys

5 DEVELOPMENT PROPOSAL

5.1 Remainder of Erf 64, Kylemore, Stellenbosch & Township Establishment

The development proposal is based on the proposed rezoning and subdivision of remainder 64, Kylemore, Stellenbosch Municipality and cancellation of an 8m right of way servitude over Erf 64, Kylemore, which will be replaced by a public road to permit the development of a conventional residential zone through township establishment (see: **Proposed layout Plan 5-1**).

The proposed township establishment on the remainder of ERF 64, Kylemore, Stellenbosch Municipality, is a Greenfield Development as the area is currently vacant and has never been used for development purposes before. No prior planning was done for the subject property.

The proposed township is ideal as it aims to provide a baseline for the human settlement development proposals as highlighted in Stellenbosch Municipality Spatial Development Framework (2019) and Integrated Development Plan (2022 – 2027).

The application further entails the following:

- In terms of section 15 (2) (a) of the Stellenbosch Municipal Bylaw on Land Use Planning (2023) to rezone Erf 64, Kylemore from Agricultural and Rural Zone to Subdivisional Area Overlay Zone to accommodate the following zonings; Conventional Residential Zone (418 erven), Community Zone (1 erf) Local Business Zone (1 erf), Utility Services Zone Erf (1 Erf), Transport Facility Zone (2 Erven), Public Open Space Zone (3 erven) and Public Roads and Parking Zone (6 erven).
- In terms of section 15 (2) (d) of the Stellenbosch Municipal Bylaw on Land Use Planning (2023) to subdivide Erf 64, Kylemore into 432 portions.
- In terms of section 15 (2) (k) of the Stellenbosch Municipal Bylaw on Land Use Planning (2023) for cancellation of an 8m right of way servitude over Erf 64, Kylemore, which will be replaced by a public road.

Options / Choices on Layout Plans and street names

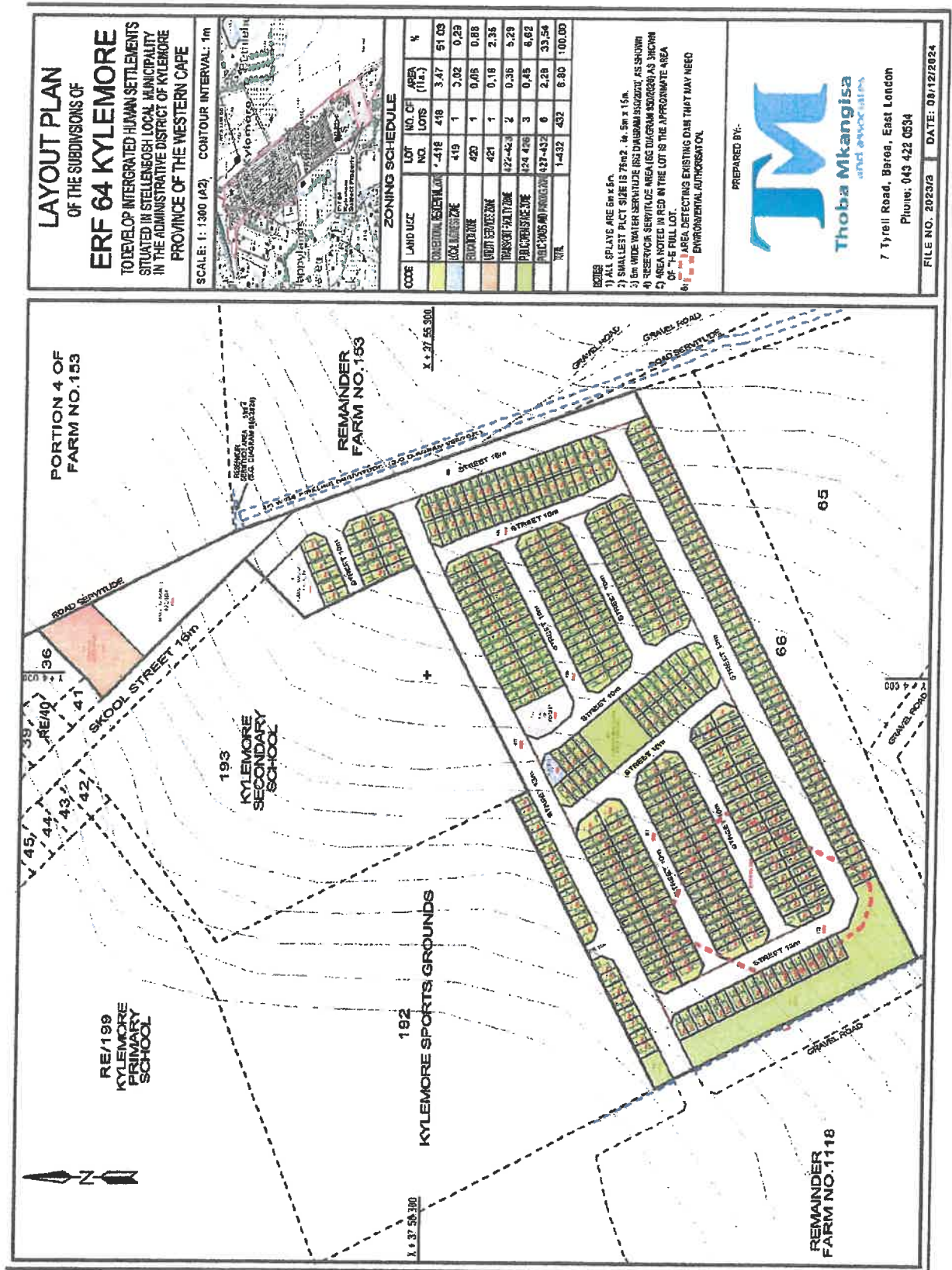
There were three (3) options of layout plans namely Choice A, B & C which were developed and the municipality has provisionally approved **Choice A**. The Choice A has been provided below. Furthermore, these choices or options of Layout plans were attached as annexure 14. In addition, there were three options of street names which proposed by the municipality. The street names which are in Choice A – Layout Plan were selected.

See Table 5-1 and Proposed Layout Plan (Choice A) below.

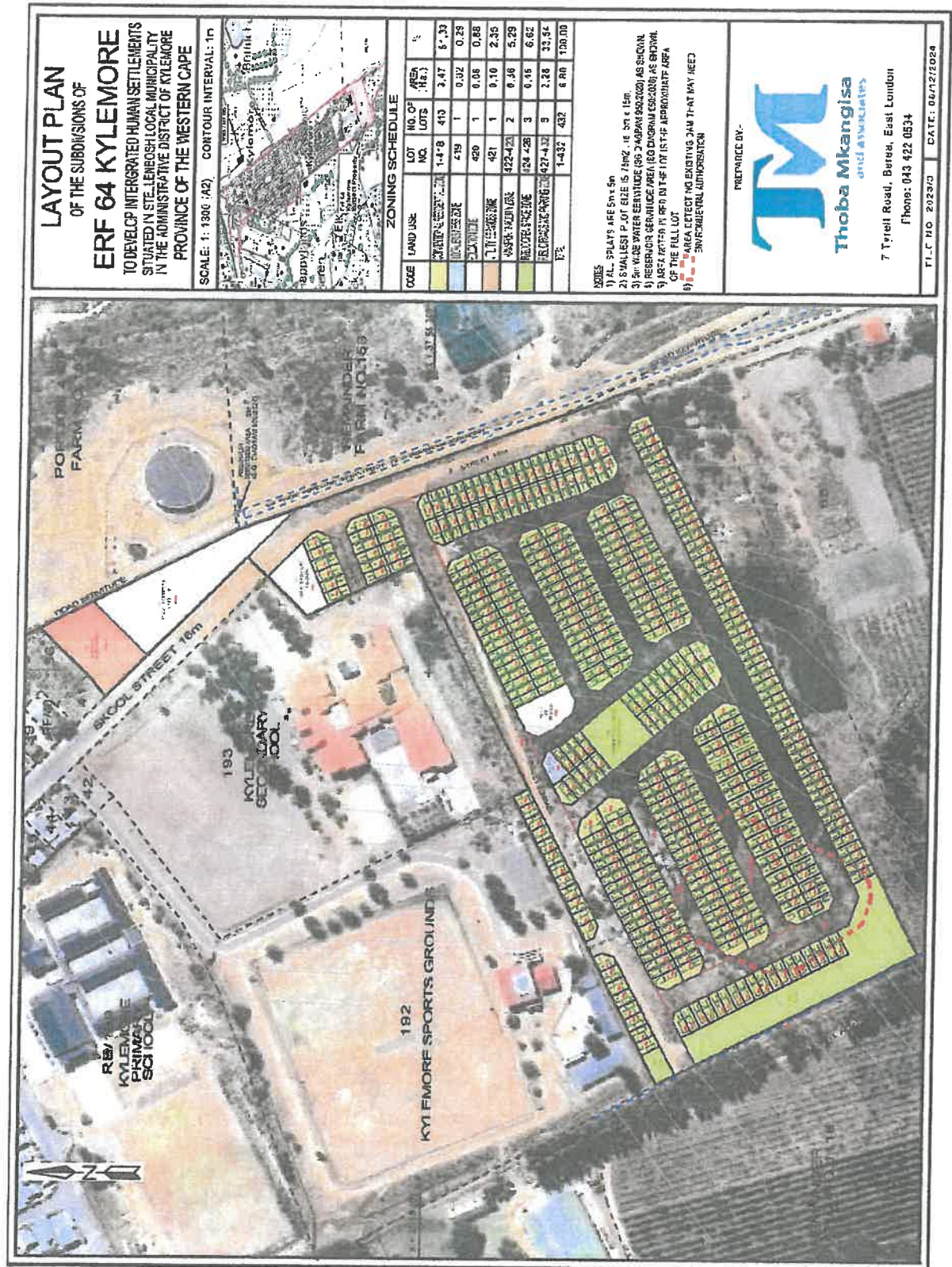
Table 5-1: Proposed Land Use Schedule for the Remainder of Erf 64, Kylemore

LAND USE AND ZONING SCHEDULE						
CODE	ZONING SCHEDULE	LAND USE SCHEDULE	LOT NO.	NO. OF LOTS	AREA (Ha.)	%
	CONVENTIONAL RESIDENTIAL ZONE	RESIDENTIAL	1-418	418	3,47	51,03
	LOCAL BUSINESS ZONE	BUSINESS	419	1	0,02	0,29
	EDUCATION ZONE	PLACE OF WORSHIP	420	1	0,06	0,88
	UTILITY SERVICES ZONE	WATER DEPOT	421	1	0,16	2,35
	TRANSPORT FACILITY ZONE	PUBLIC TRANSPORT FACILITY	422-423	2	0,36	5,29
	PUBLIC OPEN SPACE ZONE	PUBLIC OPEN SPACE	424-426	3	0,45	6,62
	PUBLIC ROADS AND PARKING ZONE	STREET	427-432	6	2,28	33,54
TOTAL			1-432	432	6,80	100,00

Plan 5-1: Proposed Layout Plan – zoning schedule



Plan 5-2: Proposed Layout Plan – with land use schedule



Plan 5-4: Layout on Google Earth 2024



Plan 5-5: ERF 192 KYLEMORE (ABUTTING TO ERF 64)

KANTOORAFSKRIF

Friedlaender Burger & Volkmann, Land Surveyors

SYE Meter	RISTINGS- HOEKE	KOÖRDINATE Stelsel 1919			L.G. No.
		Y	X		
	Konstante	0,00	+3 700 000,00		
A B	165,00	249 08 40	A + 4 274,89	+ 54 943,39	3464-89 Goedgekeur <i>[Signature]</i> Landmeter-generaal 1988-1995-08-15
B C	47,87	241 24 10	B + 4 120,50	+ 54 884,65	
C D	76,15	230 18 50	C + 4 078,47	+ 54 861,74	
D E	28,00	224 25 20	D + 4 019,90	+ 54 813,08	
E F	12,93	314 25 20	E + 4 000,30	+ 54 793,08	
F G	129,90	50 16 50	F + 3 991,07	+ 54 802,13	
G H	183,96	333 06 20	G + 4 090,99	+ 54 885,14	
H J	190,00	63 06 20	H + 4 007,77	+ 55 049,20	
J K	176,80	153 06 20	J + 4 177,22	+ 55 135,15	
K A	38,30	152 50 00	K + 4 257,20	+ 54 977,47	
	Kyle	Δ +	4 487,15	+ 54 333,05	
	Stel 8	Δ +	6 958,78	+ 56 242,25	

Beskrywing van Bakens. Alle bakens is 12mm ysterpenne

Komponente

- Die figuur DEFL stel voor Restant ERF 42 KYLEMORE
Sien kaart No. 3460/89
- Die figuur ABCDLGHJK stel voor ERF 190 KYLEMORE
Sien kaart No. 3462/89

Die figuur A B C D E F G H J K
stel voor 4,0376 hektaar
ERF 192 KYLEMORE en bevat 1. en 2. soos hierbo
geleë in Kylemore Plaaslike Gebied
Administratiewe Distrik van Stellenbosch
Opgeëet in Maart 1987 - April 1989
deur my

grond, synde
Provinsie Kaap die Goeie Hoop.

[Signature]
Landmeter

Hierdie kaart is geneë van No. gedatseer t.g.v. Registrateur van Aktes	Die oorspronklike kaart is soos hierbo aangeleë	Lëer No. Stel 124 M.S. No. E1194/89 Kamp. BH- 8080 (3781) BH- 808/Y4 (1489)
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B
C
S

192

Plan 5-6: Erf 193 Kylemore (abutting To Erf 64)

Friedlaender Burger & Volkmann, Land Surveyors										KANTOORAFSKRIF	
SYE Meter		RIGTINGS- HOEKE		KOOORDINATE Stelsel Loig'		L.G. No.					
		Konstante		Y	X						
A B	129,90	230 16 50	A	+	4 090,99	+	54 885,14	3465-89			
B C	152,07	314 25 20	B	+	3 991,07	+	54 802,13	Goedgekeur			
C D	32,07	44 25 50	C	+	3 882,45	+	54 908,57	nms <i>M. Burger</i>			
D E	68,48	333 06 20	D	+	3 904,90	+	54 931,47	Landmeter-generaal			
E F	145,00	63 06 20	E	+	3 873,93	+	54 992,53	1989-07-11			
F A	193,98	153 06 20	F	+	4 003,25	+	55 058,12	1990-02-15			
		Kyle	Δ	+	4 487,15	+	54 333,05				
		Stel 8	Δ	+	6 958,78	+	56 242,25				

Beskrywing van Bokens. Alle bokens is 12mm ysterpenne

KOMPONENTE:

- Die figuur BGHJ stel voor ERF 189 KYLEMORE
Sien kaart No. 3461/89
- Die figuur AJHSCDEF stel voor ERF 191 KYLEMORE
Sien kaart No. 3463/89

Die figuur A B C D E F
stel voor 3,1503 hektaar
ERF 193 KYLEMORE en bevat 1. en 2. soos hierbo
geleë in Kylemore Plaaslike Gebied
Administratiewe Distrik van Stellenbosch
Opgemeet in Maart 1987 - April 1989
deur my

Skale 1:2500

grond, synde

Provisie Kaap die Gooie Hoop.

J.B. Burger
Landmeter

Hierdie kaart is geheg aan No. gedesteer t.g.v.	Die oorspronklike kaarte is soos hierbo aangetoon	Lêer No Stel 124 M.S. No. M194/89 Komp. BH- 8080 (3781) BH- 808/Y4 (1489)
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Registrateur van Aktes

193

Plan 5-7: Erf 199 Kylemore (abutting to Erf 64)

Friedlaender, Burger & Volkmann Landmeters						KANTOOR-REKORD	
SYE Meter		RIGTINGS- HOEKE	Y		KOORDINATE Stelsel Lo 19°		L.G. No.
		Konstante :	0,00		+ 3700000,00		639192
AB	240,97	242 50 00	A	+	4322,98	+	54849,31
BC	37,38	224 25 20	B	+	4108,59	+	54739,28
CD	40,00	314 25 20	C	+	4082,43	+	54712,59
DE	28,00	44 25 20	D	+	4053,86	+	54740,58
EF	75,00	314 25 20	E	+	4073,46	+	54760,58
FG	76,15	50 16 50	F	+	4019,90	+	54813,08
GH	47,87	81 24 10	G	+	4078,47	+	54861,74
HJ	165,00	69 08 40	H	+	4120,50	+	54884,65
JA	105,76	152 49 40	J	+	4274,69	+	54943,39
			A 9/4 Kyle	+	4487,15	+	54933,05
			66 Stel B	+	6958,78	+	56242,25

Goedgekeur
[Handwritten Signature]
1992-02-19
Landmeter-generaal

BESKRYWING VAN BAKENS
B----- 12mm ysterpen in teer
Alle ander bakens is 12mm ysterpenne

SKAAL 1 : 3000

Die figuur ABCDEFGHJ
stel voor 3,2496 hektaar

grond, synde

ERF 199 (GEDEELTE VAN ERF 64) KYLEMORE

gelee in Kylemore Plaaslike Gebied
Administratiewe Distrik van Stellenbosch
Opgemeet in Desember 1991
deur my

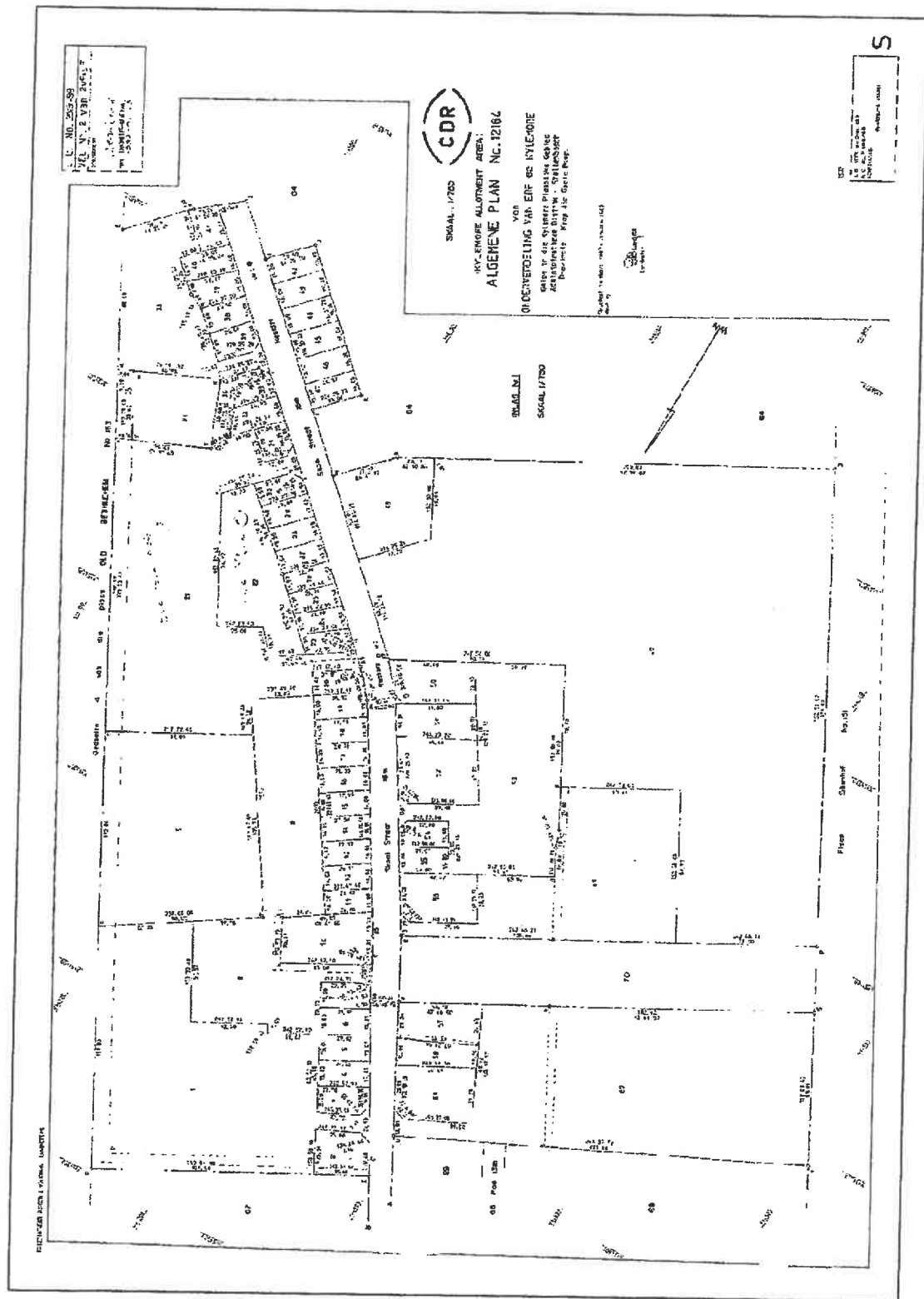
Provinsie Kaap die Goeie Hoop
[Handwritten Signature]
D P Burger Pr Landmeter

Hierdie kaart is geheg aan No. T. 67271/2002 Gedateer t.g.v.	Die oorspronklike kaart is No. 3837/1920 Gehg aan Transport 1920- -16306	Lear No. Stel. 124 M.S. No. 1253/91 89/92 Komp. BH-8080 (3784) BH-808/Y4 (1489)
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Registrateur van Aktes

199

Plan 5-9: General Plan No. 12164 – Subdivision of Erf 62 Kylemore
Sheet 2 of 2 sheets



6 FACTORS TO CONSIDER

6.1 Need

The approval for the Subdivision and Rezoning application is needed in order to establish a new township for the low and middle-income class to ensure the security of tenure and access to land by the previously disadvantaged and low-earning working class and most importantly discourage the ongoing invasion of potential land. Furthermore, this development is in line with the SM SDF (2019) spatial proposals promoting sustainable and integrated human settlement development.

The development concept is based on the following:

- To develop the site to its full potential.
- Integration of the subject property with the existing built environment for social-economic integration.
- The design concept supports sustainable public transport initiatives by providing accommodation opportunities in close proximity to public transport networks/routes.
- Promotion of the utilization of existing services & infrastructure through infill development.

The proposed rezoning, subdivision and cancellation of a 8m right of way servitude over Erf 64, Kylemore, which will be replaced by a public road are not going to have a negative impact on the surrounding land uses. The subject property will be of great benefit to the area as it will play a significant role in contributing to local economic development in SM. For that reason, having densified residential and commercial sites within the Kylemore area will have a positive socio-economic impact on the area in terms of providing accommodation and employment opportunities.

6.2 Desirability

The proposed residential development is highly desirable since it will add value to the entire area. The proposed land use will also play significant roles in offering accommodation to the people who are residing in Kylemore and also influence the densification of land uses and encourage the integration of the social and economic aspects of land development.

Furthermore, the development is considered desirable from a town planning point of view in that:

- The proposed development aligns with key policy and legislative prescripts guiding human settlement development.
- The proposed development promotes the principle of spatial justice, thereby securing tenure and creating access to land by the low and middle-income class and previously disadvantaged.
- The proposed development falls within a Policy Development Area (SM SDF 2019).
- The development is in close proximity to Public Transport and other socio-economic opportunities and this further strengthens the accessibility and convenience of this development.
- The proposed development will not impede on any of the existing developments in the vicinity as the subject site is immediately surrounded by a human settlement development.
- The development will help unlock the Kylemore Node and other key developments. The SPLUMA of 2013 encourages mixed-use development in order to ensure that there is diversity of uses and that the need to travel is limited by promoting convenient and universally accessible developments.
- The proposal aligns with sustainable environmental land development practices and processes in that all perceived sensitive have been avoided for development and an Environmental Management Plan is currently underway to ensure sound environmental practices.
- The development helps to ease the pressure of urbanisation and lower the housing needs stats.
- The development is compatible with the surrounding uses which are primarily residential and agricultural.
- Lastly, the proposal aligns with the norms and principles of the SPLUM Act of 2013 with key reference to the principles of Spatial Justice amongst others.
- The proposed development promotes social integration as well as land use integration.
- The proposed development optimises the use of existing resources relating to bulk infrastructure, roads, transportation and social facilities.
- The proposal seeks to develop the subject site to its full potential.
- The study area is located in prime locations which promotes accessibility by all means of transport.

- There are no restrictive conditions, which might hinder the proposed development.

Lastly, the proposal is in line with the SM Zoning Scheme By-Law guidelines relating to land use facilitation and land development management.

7 COMPATIBILITY WITH SPATIAL POLICY DIRECTIVES

The proposed development application is consistent with the approved statutory spatial policy framework for the area.

7.1 Stellenbosch Spatial Development Framework (SDF) (2019)

The proposed development is part of the current MSDF and Kweelera LSDF and this proposal presents an opportunity for the SM to seriously take the area into consideration especially if the municipality is to achieve the development targets of the Kylemore. The new Municipal Spatial Development Framework recognises that the spatial decisions and actions of many make what settlements are. The MSDF Implementation Framework comprises the following sections:

- A proposed settlement hierarchy.
- Priority development areas and themes.
- A policy framework (linked to strategies).
- Guidelines, studies, and information supporting the policies.
- Implications for sector planning and specific development themes, including:
 - Movement.
 - Housing.
 - Local economic development.
- Implications for inter-municipal planning
- Land use management and regulations.
- Catalytic initiatives.
- Further planning work.
- Institutional arrangements.
- Checklists in support of decision-making.
- A municipal leadership and advocacy agenda related to spatial development and management.

Moreover, the SM Spatial Development Framework (SDF, 2019) housing proposals align with the BNG principles in that development should:

- Maximise the use of municipal resources such as infrastructure, and land available within the urban area for socio-economic development and human settlements.
- Promote the inclusion of various classes of society in our human settlements targets.
- Complement the approach of strengthening the administrative and socio-economic component of the urban area.
- Promote integration of social-economic, institutional and physical aspects of land development;
- Ensures that development maintains or enhances safety, health and the environment.

7.2 SM Integrated Development Plan (IDP) (2022 - 2027)

The SM Integrated Development Plan 2022-2027 (IDP) is aimed at coordinating the efforts of various municipal departments in achieving the vision for the municipality as a “valley of opportunity and innovation”. Efforts to achieve this vision are channelled into five specific focus areas:

- Valley of possibility – aimed at attracting investment, growing the economy and employment.
- Green and sustainable valley – aimed at ensuring that the asset base of the municipality is protected and enhanced.
- Safe Valley – aimed at ensuring that its residents are and feel safe.
- Dignified living – aimed at improving conditions for residents through access to education and economic opportunities.
- Good governance – aimed at ensuring that the municipality is managed efficiently and effectively to the benefit of all stakeholders.

7.3 Spatial Planning and Land Use Management Act, 2013 (ACT 16 OF 2013)

In considering the application, the decision maker needs to be guided by the **DEVELOPMENT PRINCIPLES** contained in (Chapter II) of the Spatial Planning and Land Use Management Act 2013 (Act no 16 of 2013) SPLUMA.

Section 7 of the Act describes a set of development principles that need to be considered when evaluating any development application. These principles include the following:

Spatial Justice:

With regards to the proposed development, the **Principle of spatial justice** reads as follows: Indirectly, contextually appropriate provision and densification, and intensification of different land uses in Kylemore, such as this proposal, will cumulatively contribute to spatial justice in terms of giving access to the African people that were hindered in the past to own residential land within the jurisdiction on municipalities.

Spatial Sustainability:

The proposal supports this principle of spatial sustainability in the sense that it facilitates development inside the urban edge thereby limiting the urban OR settlement sprawl and encouraging the optimal use of existing urban land and services.

Spatial Efficiency:

The proposal supports the efficient use of existing resources and infrastructure where decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts. The positive consideration of the application will contribute to the efficient use of urban and rural land with minimal negative impact.

Good Administration:

This principle has no direct bearing on the application however, the Stellenbosch Municipality is obligated to consider the application fairly and within the timeframes provided in terms of the SPLUMA.

8 SPECIALIST STUDIES AND INFRASTRUCTURE SERVICES

8.1 Geo-Technical Study

The Geotechnical Site Investigation study of Rem of Erf 64, Stellenbosch Municipality was conducted by Nortje and De Villiers Consulting Engineers and the findings of the study are as follows:

- The soil investigation that is found in the site is suitable for the construction of housing, roads, services and other development that support integrated and

sustainable human settlements in Rem of Erf 64, Kylemore, Stellenbosch Municipality.

8.2 Transport Impact Assessment (TIA) (2024)

The Traffic Impact Assessment conducted by **Emonti Consulting Engineers** revealed the following:

- The current operating conditions on the road network within the study area are found to be acceptable with no LOS or capacity failures.
- The posted speed limit of 60 km/h along the surrounding road network, in the vicinity of the site accesses, is appropriate for the current and expected future traffic conditions.
- The existing critical peak, in terms of traffic volumes, was found to be the AM peak hour while the PM peak hour tested similarly but with marginally lower demands.
- Once developed and fully occupied, the proposed development may be expected to generate in the order of 130 and 110 new vehicle trips in the AM and PM commuter peak hours respectively.
- The combined critical peak hour of existing and development trips is found to be the AM peak hour.
- The network is not overloaded when development trips are assigned for any of the given tested peak hours, subject to the recommended road network improvements being undertaken.
- The proposed changes to the layout and road network, adequately serve the proposed development.

8.3 ERF 64 Kylemore Catchment Area Wetland Assessment (2024)

The ERF 64 Kylemore Catchment Area Wetland Assessment was conducted for the purpose of stating that the existing dam or stormwater runoff pond can be filled to provide additional housing units or opportunities. Furthermore, to support the findings of the Catchment Area Wetland Assessment, **the EIA process is being undertaken in line with the current Layout Plan (Choice A) which includes the changes or filled up of existing dam in order to provide additional housing opportunities.** The ERF 64 Kylemore Catchment Area Wetland Assessment conducted by Earthguard Consulting revealed that:

The proposed development can be supported, though it is recommended that the three CVB and one UCVB wetland areas have a buffer of 50m and the Banghoek River have a 100m

buffer. These water resources are within 500m of the development site. One of the CVB wetlands identified by NFEPA (south-western end of the property) as a wetland is a man-made dam and thus does not qualify as a wetland. The identification of wetland and aquatic NFEPA's takes place on a large scale and as a result, not all wetland units present on a site are always identified nor are all wetlands identified by NFEPA present on site. The dam intercepts water flowing into the Banghoek River, therefore affecting the river's natural hydrology. The man-made dam is also a safety hazard as it can overflow during unpredictable rain events (due to climate change) and flood the neighbouring areas. It is recommended that the man-dam be closed, and the natural flow path of the water be restored into the Banghoek River. Furthermore, we proposed that a man – made dam can be rehabilitated and used for the development of additional residential units.

8.4 Kylemore Pre-Feasibility Assessment – Environmental (2010)

The pre-feasibility environmental assessment report undertaken by **Pieter Badenhorst Professional Services CC Environmental Management & Engineering Consultant** in 2010 revealed that from the initial assessment undertaken, there were no "red flags" that were identified that might negatively impact the proposed development of integrated and sustainable human settlements in erf 64, Kylemore, Stellenbosch Municipality. The overall finding of the report is that there is no sensitive vegetation that will negatively impact the proposed development layout for the township Establishment in ERF 64, Kylemore, Stellenbosch Municipality.

8.5 Environmental Impact Assessment (EIA)

Ikamva Environmentalists were commissioned by Thoba Mkangisa and Associates to undertake EIA processes of Rem of Erf 64 Kylemore, Stellenbosch Municipality. The EIA processes are at the advanced stage and once the EIA approval is granted, it will be submitted to the municipality. Furthermore, **the EIA process is being undertaken in line with the current Layout Plan (Choice A) which includes the changes or filled up of existing dam in order to provide additional housing opportunities.**

8.6 GLS Study for Civil Engineering (Water and Sanitation) Capacity (2024)

The GLS study for civil engineering (water and sanitation) capacity revealed that:

Stormwater – an existing stormwater detention pond is situated on the southern portion of the site. This detention pond is required as part of the stormwater management system of Kylemore and it must be part of the infrastructure that will be supporting the proposed development of integrated and sustainable human settlement in erf 64, Kylemore, Stellenbosch. The stormwater runoff from the development will be disposed of into the said detention pond. A portion of runoff from the lower-lying area will be disposed of into the adjacent municipal stormwater system below the detention pond. The study further revealed that no upgrading of the existing municipal stormwater disposal system is expected.

Sewer – GLS Engineering provides the information on the existing sewer reticulation system. The sewer connection point for the project area is at Gouwsblom Street. The 160 mm diameter link sewer line will have to be installed from the development to the connection point. The project area will be serviced by the Dwarsrivier Water Treatment Works which have the capacity of 1.35 MI per day. The expected sewage flow from the development is approximately 100 kl/day and it is assumed that no upgrading of the treatment works will be required to accommodate the proposed Township Establishment on erf 64 Kylemore, Stellenbosch. The positioning of the project area will make it easy for connection to the existing bulk sewer mains running in close proximity to the site.

The expected sewage flow from the development is approximately 100/day and it is revealed that no upgrading of the treatment works will be required to accommodate the development.

Water Supply – according to GLS Engineering the sources for water in erf 64, Kylemore, Stellenbosch Municipality are reservoirs. Water to erf 64, Kylemore will be supplied through a main supply line from the Kylemore Lower reservoir and Kylemore Upper reservoir (3x2.5ML). From information given by the Stellenbosch Local Municipality, the current water sources and water treatment capacities are sufficient to meet the water demands of the future residents of erf 64 Kylemore, but additional water infrastructure is required. It is however, proposed that there is a need to provide a new pumpstation at Kylemore Lower reservoir, a 160 mm diameter rising water main from Kylemore Lower reservoir to Kylemore Upper reservoir, a new 2.5 MI Kylemore Upper reservoir (at 360m MSL) and a new 160mm diameter delivery waterline from the Kylemore Upper reservoir.

8.7 Electrical Engineering

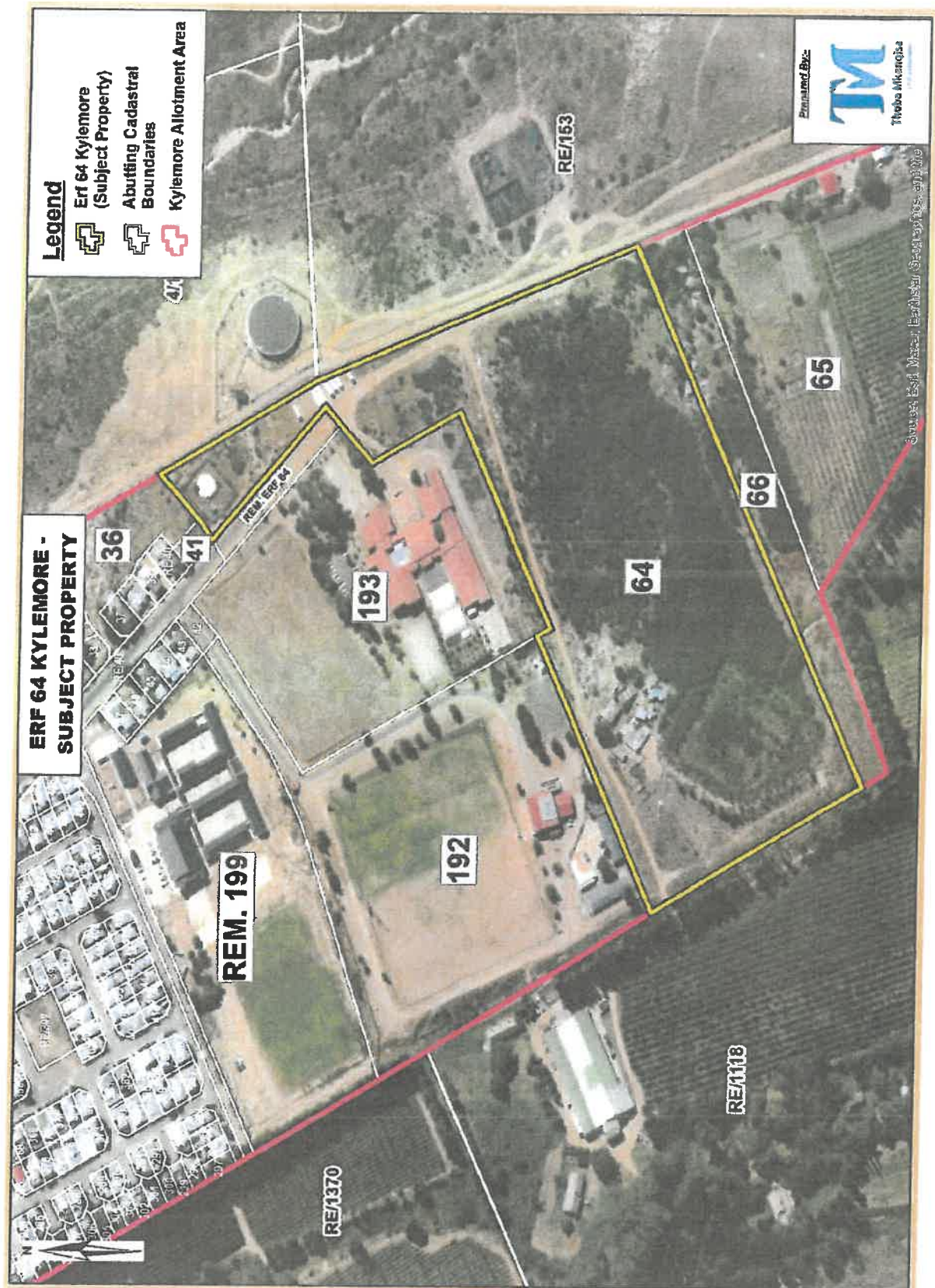
DK Electrical Consultants liaised with Eskom and they revealed that the proposed development can be supplied with electricity from the existing 11kV overhead network in the area. An 11Kv cable has to be installed from the end of the existing line (approximately 30m from the northern boundary of the Rem of Erf 64, Kylemore, Stellenbosch Municipality) to supply two new miniature substations inside the proposed development.

9 CONCLUSIONS

Given the above, the applicant concludes that this applicant is both necessary and desirable from a town planning point of view and will result in a development that enhances the appearance of the whole area.

Application is made to the Stellenbosch Municipality to allow the Housing Development Agency (HDA) to subdivide and rezone the remainder of Rem of Erf 64, Kylemore and cancellation of a 8m right of way servitude over Erf 64, Kylemore, to develop an integrated and sustainable residential area.

ANNEXURES



ANNEXURE 5: DEED OF TRANSFER

THE INFORMATION OF THIS DEED IS

consistent

Van de Sandt de Villiers Printing
Grahamstown, L. M. S. S. C.

(894) 15306

DEED BOND 25684

D. B. L.

McKenged ch... day of ...
for ...
a further sum of ...
secure costs, etc.
E. R. M.
for ...

Mortgage ... 1927
to ...
D. B.
for ...

(1375) to B. B. ...
4 ...

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ALLEN VOR INFORMASIEDELENIES UITREKEN

DEED OF TRANSFER.

DENPERS & VAN RYNEVELD,
Attorneys, Notaries
and Conveyancers,
Kest. Chambers, 30, Church
Street,
CAPE TOWN.

Prepared by me

Conveyancer.

Know all Men whom it may concern,

That CORNELIUS NICOLAAS GROENEWALD appeared before
me, Registrar of Deeds, in Cape Town, Province of the Cape of
Good Hope, he, the said appearer, being duly authorised thereto
by a Power of Attorney, dated the
11th day of October 1920 and drawn up at Stellenbosch
and granted to him by

Christoffel Jacobus van Niekirk,

TRANSFERRED

106 19/34

which Power of Attorney was exhibited to me on this day, who declared that his said Constituent

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ALLEEN VIR INFORMASIEDOELEINDES UITGEREIK

had truly and legally sold, and that he in his said capacity as Attorney aforesaid, did, by these Presents Cede and Transfer, in full and free Property to and on behalf of

Alfred Macdonnell,

His Heirs, Executors, Administrators, or Assigns

Certain piece of quitrent land, ^{portion of Nylsvlei} in the Division of Stellenbosch, being "Rust en Vrede South", a portion of the farm "Rust en Vrede" granted to J. N. de Villiers Jan's son on 7th April 1881 (Stellenbosch Quitrents Vol. 8 No. 53) and lastly transferred to the Appraiser's Constituent on the 10th April 1920 No. 4688, Folio 489.

Measuring:- Fifty two morgen, Four hundred and twenty square rods.

Bounded:- N.W. by Kylemore
N.E. " Bethlehem
S. & S.W. " Zeeva's Rivier en
" "

as will more fully appear from the annexed diagram framed by the Surveyor and further subject to such conditions as are referred to in transfer dated 14th July 1916 No. 5252.

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Govern
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to a st

In
Appears
Seal of

For Mortgage, if any, see lending of Deed.

Certified a true copy of the original filed
of record in this Registry in terms of

Reg 46

Deeds Registry
Cape Town

30 NOV 2009

Chaffery
Registrar of Deeds

Wherefore the said Appearer, q.q., renouncing all the Right and Title his said Principal heretofore had to the Premises, on behalf as aforesaid, did in consequence, also acknowledge his said Principal to to be entirely dispossessed of, and disentitled to the same; and that by virtue of these Presents, the said transferee

his Heirs, Executors, Administrators, or Assigns, now and henceforth shall be entitled thereto, conformably to local custom; moreover promising to free and warrant the property thus sold and transferred, as also to clear it from all Encumbrances and Hypothecations according to the Laws respecting the Purchase and Sale of Landed Property;— Government however, reserving its Rights; And finally, acknowledging to be satisfactorily paid the whole of the Purchase Money, amounting to a sum of

One thousand one hundred and eighty five pounds
fifteen shillings 5s., (£1185.15.0)

In Witness whereof, I the said Registrar, together with the Appearer, q.q. have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the Registrar of Deeds in CAPE TOWN, Province of the Cape of Good Hope, on the 30th Day of the Month of November, in the Year of Our Lord One Thousand Nine Hundred and

Before me

For Registrar of Deeds, it may, be lending at Deeds.

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ALLEEN VIR INFORMASIEDOELEINDES UITGEGEIK

Registrar of Deeds.

1-3
① B

7371/20 2002-09-20



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ALLEEN VIR INFORMASIEDOELEINDES UITGEREIK

K 983/2002

Protocol no: 527

NOTARIAL DEED OF SERVITUDE NO.

BE IT HEREBY MADE KNOWN:

THAT on the 22 day of August Two Thousand and Two (2002) before me
PENELOPE STEPHANIE PLOUGMANN of Cape Town, Western Cape Province, Notary
Public by lawful authority duly sworn and admitted and in the presence of the subscribed
witnesses, personally came and appeared:-

CARLENE BASSON

in her capacity as the duly authorised agent of and herein representing:-

BALDRIC FARMS (PROPRIETARY) LIMITED
Registration number: 1971/009440/07

acting under and by virtue of a Special Power of Attorney signed at STELLENBOSCH
on the 25TH day of JULY 2002 (which said Power of Attorney now remains filed in my
Protocol),

(hereinafter referred to as the "BALDRIC"),

Handwritten signatures and initials.

and

CARLENE BASSON

she being duly authorised thereto by a Special Power of Attorney dated at CAPE TOWN on the 22ND day of AUGUST 2002 and granted to her by

PUCUKA PENELOPE MALGAS

in her capacity as Assistant Director, State Property Holdings and Asset Management of the Republic of South Africa and as such the duly authorised representative of the Republic of South Africa acting under and by virtue of Power of Attorney No. PA.139/1989, Annexure 3, 6(b)(i),

(hereinafter referred to as the "STATE")

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AND THE APPLICANT q.q., DECLARED THAT:-

WHEREAS the STATE is the registered owner of :-

REMAINDER ERF 64 KYLEMORE, situate in the Municipality and Division of Stellenbosch RD, Province of the Western Cape

MEASURING 18,7741 (EIGHTEEN COMMA SEVEN SEVEN FOUR ONE) hectares;

HELD BY Deed of Transfer No. T.6822/1949

AND WHEREAS BALDRIC is the registered owner of :-

FARM DWARS RIVIERS HOEK NO 1118

situate in the Municipality and Division of Stellenbosch RD
Province of the Western Cape

EXTENT: 305,3159 (THREE HUNDRED AND FIVE COMMA THREE ONE FIVE NINE) hectares

HELD BY Certificate of Consolidated Title No. T.

AND WHEREAS the said BALDRIC requires a Servitude Right of Way as shown on Diagram SG 3262/1999 to be registered by the STATE in favour of BALDRIC;

AND WHEREAS the STATE has agreed to grant BALDRIC the said Servitude Right of Way;

NOW THEREFORE THE STATE PRESENTS WITNESSES

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ALLEN VIR INFORMASIEDOELEINDE UITGEREIK

1. The STATE hereby gives and grants to the said BALDRIC a Servitude Right of Way 7,00 metres wide over REMAINDER Erf 64 Kylemore, situate in the Municipality and Division of Stellenbosch RD, Province of the Western Cape, MEASURING 18,7741 (EIGHTEEN COMMA SEVEN SEVEN FOUR ONE) hectares which servitude is 7 metres wide, the middle of which is indicated by the line ab on Diagram S.G.3262/1999 and approved by the Surveyor General on 8 July 1999 in favour of :-

FARM DWARS RIVIERS HOEK NO 1118
situate in the Municipality and Division of Stellenbosch RD
Province of the Western Cape

EXTENT: 305,3159 (THREE HUNDRED AND FIVE COMMA THREE ONE FIVE NINE) hectares

HELD BY Certificate of Consolidated Title No. T.

subject to the following terms and conditions:-

- 1.1 BALDRIC which terms shall include its employees, agents and contractors, shall have the right of way in perpetuity and the right to lay down, inspect, maintain, repair said servitude right of way as it may consider necessary.
- 1.2 In consequence of the right conferred in terms of Paragraph 2.1 above, BALDRIC shall at all times have the right of access to the servitude area across the land belonging to the STATE and shall for such purpose be entitled to bring onto the said area, such workmen,

Page 4

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conveyances, tools, machinery or materials, as it may deem necessary to carry out any or all of the activities referred to in the said Paragraph 1.1.

- 1.3 BALDRIC in exercising its rights under this Notarial Deed of Servitude, shall at all times maintain the said right of way in good order and condition.
- 1.4 The STATE shall not be entitled to construct, erect or lay down any building or structure over or in such position or in such manner as to interfere with the said right of way nor do anything which is likely to damage, endanger or destroy same.
- 1.5 BALDRIC in exercising its rights under this Notarial Deed of Servitude, shall take all reasonable steps to safeguard against damage or injury to any person or property arising from the exercise of such rights.
- 1.6 Should by mutual agreement, the need for the servitude right of way fall away, BALDRIC shall at its own expense hand the road back to the STATE and cancel the servitude.
- 1.7 BALDRIC shall take all necessary steps to endeavour to prevent soil erosion on the property within the servitude area.
- 1.8 BALDRIC must properly fill up all excavations.
- 1.9 BALDRIC shall be liable for and make good any loss the STATE might suffer directly or indirectly as a result of the use of the servitude area by BALDRIC and indemnifies the STATE against all claims or actions which might be instituted against it by any person whomsoever for loss, injury or damage suffered arising directly or indirectly from the exercise by the owners of the servitude area of its rights and the discharge of its obligations under the servitude conditions.
- 1.10 BALDRIC shall reimburse the STATE all costs in respect of "party and party" as well as "attorney and client" that it might incur in defending any action or rejecting any claim.

2. The said Appearer further declared that the said BALDRIC shall be liable for all costs connected with the Notarial execution and registration of this Notarial Deed of Servitude.
3. These presents shall bind the parties hereto and their respective Successors in Title or Assigns.

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ALLEEN VIR INFORMASIEDOELEINDES UITGEREIK

And the said

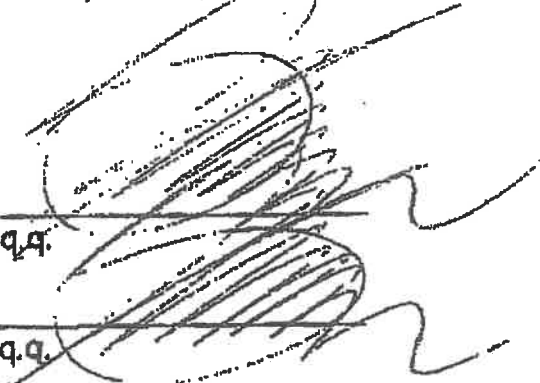
CARLENE BASSON

declared in the name and on behalf of the STATE to accept the grant of rights and the servitude hereinbefore set forth agreeing on behalf of the STATE to fulfil all and singular the conditions imposed on the STATE subject to which this servitude is granted.

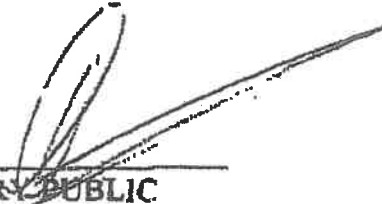
THUS DONE and EXECUTED at **CAPE TOWN** aforesaid on the day, month and year first aforewritten, in the presence of the undersigned competent witnesses.

AS WITNESSES:-

1. 
2. _____

q.q. 
q.q. _____

Quod Attestor


NOTARY PUBLIC

Certified a true copy of the original filed
of record in this Registry in terms of

Reg 66

Deeds Registry
Cape Town

21 JAN 2010


Registrar of Deeds

ANNEXURE 6: SPLUMA APPLICATION FORMS



STELLENBOSCH

STELLENBOSCH MUNISIPALITEIT • GRAFSTADT

MUNICIPALITEIT • MUNISIPALITEIT • MUNISIPALITEIT

100% WATERSKAP • 100% WATERSKAP • 100% WATERSKAP

For Official Use:

Applicant Reference Number	Municipal Reference Number

Status of Application: (Insert dates)

Received	Confirmed as complete	Circulation	Advertised	All comments received	Responded to comments	Assessment report	Decision

Applicant / Objectors notified	Appeal received	Appeal Hearing	Final Decision	Other			

SECTION 1

Details of Applicant

Name: Thoba Mkangisa & Associates Postal address: 7 Tyrell Road, Berea, East London Code: 5201 Tel no: 043 4220 534	Contact person: Trymore Hutu Physical address: 7 Tyrell Road, Berea, East London Cell no: 071 5622 726
--	---

Fax no: _____	E-mail address: thobam@mkangisa.co.za & hututrymore@yahoo.com
SACPLAN Reg No: Pr. Pin. A/1966/2014	_____

SECTION 2

Details of Land Owner (If different from Applicant)

Name: National Department of Public Works and Infrastructure	Contact person: Sanelisiwe Ntshanga
Postal address: Stellenbosch	Physical address: Housing Development Agent, Western Cape
_____	_____
Code: _____	_____
Tel no: 072 788 5611	Cell no: 072 788 5611
Fax no: _____	E-mail address: _____

Note: If the applicant is not the registered owner(s), attach a power of attorney from the registered owner(s) to the application. This also applies if the person applying is still busy obtaining the land unit and if the land unit is owned by a company or more than one person.

SECTION 3

Details of Property

(In accordance with Title deed)	
Erf/ Farm No and portion description: _____	Area (m ² or ha): 6.927ha
Physical address of erf/farm: _____	Existing zoning: Agriculture Zone
Town/suburb _____	Existing land use: Vacant
If not in a town, location from nearest town: _____	Area applicable to application: 6.927ha
Municipal area: _____	Title deed no: T6822/1949

(If not registerable in Deeds Office)	
Registration Division: _____	Area (m ² or ha): _____
Administrative Area: _____	Existing zoning: _____
Traditional Council: _____	Existing land use: _____
Location or Settlement: _____	Area applicable to application: _____
Plot / Lot / PTO of Quitrent Title no (if any): _____	

Note: If the property is situated in a trust or communal land area under traditional council or communal property association, attach proof of land right allocation by the traditional council in terms of the applicable customary law or communal property association. Where applicable, also attach proof of community resolution in terms of Interim Protection of Informal Land Rights Act.

SECTION 4

Details of the Type of Application being Submitted

Application for:

(Please mark applicable block with a cross)

(If application consists of more than one action, mark all relevant actions)

Rezoning of land:	X
Subdivision of land into less than 20 units:	
Subdivision of land into 20 or more units:	X
Consolidation of land:	
Temporary departure from land use scheme provisions applicable to land:	
Permanent departure from land use scheme provisions applicable to land;	
Removal, suspension or amendment of Title Deed Restrictions:	
Consent use:	
Closure of Public Place or Public Road:	

Extension of validity of an existing approval:	
Phasing of an approved subdivision plan:	
Annulment, suspension of amendment of conditions of approval:	
Any other application in terms of national legislation, provincial legislation or municipal by-law:	
Please give a short description of the scope of the application:	
Rezoning and Subdivision of ERF 64, Kylemore, Stellenbosch Municipality, from Agricultural Zone to CONVENTIONAL RESIDENTIAL ZONE	

SECTION 5

Detail of application (Mark with an X and give detail where applicable)

Is space insufficient, refer to section and page of the motivation report where the aspect is being addressed.

Is the land unit currently developed (buildings etc.)?	YES	NO X	If answered YES, what is the nature & condition of the developments/improvements?	
Is the land currently being used in line with its zoning?	YES	NO X	If answered NO, does what is the application/ use of land?	VACANT
Is the property burdened by a bond?	YES	NO X	If answered YES, attach the bondholder's consent to the application:	

Has a similar application been submitted on the property in the past 5 years?	YES X	NO	If answered YES, when and provide particulars of the authority reference numbers and decisions:
Does the application and development proposal apply to the entire land unit?	YES X	NO	If answered NO, indicate the size of the portion of the land to which the application / development applies, as well as what the remaining extent will be used for:
Are there any restrictive conditions, servitudes, or other rights, applicable to the land unit in terms of the deed of transfer or S.G. diagram that should be removed, as it might have an influence on this application?	YES X	NO	If answered YES, please provide detail description:
Are there any physical restrictions (e.g. steep inclines, unstable land formations, marshes, etc.) that might influence the intended development?	YES X	NO	If answered YES, name full particulars and state how the restrictions will be solved (including sketches, designs and plans where applicable):
Is any portion of the land unit in a flood plain of a river beneath the 1:50 or 1:100 year flood-line?	YES X	NO	If answered YES, please provide detail description:
Is any portion of the land unit within 100m or 1000m of the high-water mark of the sea or a tidal river?	YES X	NO	If answered YES, please provide detail description:
Is any other approval that falls outside of this Act, necessary for the implementing of the intended development?	YES X	NO	If answered YES, please provide detail description:
What arrangements will be made regarding the following services for the development? (Full Engineering Reports must be supplied, where applicable)	Water supply:	SEE MOTIVATION REPORT	
	Electricity supply:	SEE MOTIVATION REPORT	
	Sewerage and waste-water	SEE MOTIVATION REPORT	
	Storm-Water:	SEE MOTIVATION REPORT	
	Road Network:	SEE MOTIVATION REPORT	

Checklist (for the completion by the Applicant only)
--

YES	NO	N/A	ANNEXURE OR PAGE REFERENCE	DOCUMENT ATTACHED
X				Comprehensive Motivation Report
X				Alignment with applicable Spatial Development Framework
		X		Public participation report (record and minutes of meetings, copies of advertisement and notices etc.)
		X		Proof of community approval granted as a result of a community participation process conducted in terms of Customary Law and the procedures in terms of the Interim Protection of Informal Land Rights Act;
X				Power of Attorney (Board of Directors' / Trustees' resolution / Letters of Authority)
X				Copy of Title Deed(s)
		X		Bond holder's consent
		X		Cadastral information – S.G. diagram/General Plan including servitudes, lease areas, etc.
		X		Status report from Surveyor General – street closure or closure of public place
		X		Topographic map/ aerial map
X				Locality Map
		X		Site Plan
X				Zoning Map
X				Zoning Certificate
X				Land Use Map
		X		Special endorsement/proxy
		X		Home Owners' Association consent
		X		Proposed subdivision plan
		X		Proposed consolidation plan
X				Proposed site development plan
		X		Mineral rights certificate (together with mineral right holder's consent)
X				Environmental Authorisation
X				Heritage Authorisation
X				Detail Engineering Services report (Bulk and internal)
X				Traffic impact study / statement
X				Geo-technical report
		X		Flood line assessment (1:50 and 1:100 years)
		X		Department of Agriculture consent (Subdivision of agricultural land)
X				Two (2) sets of full colour documentation copies

SECTION 7

Declaration

Note:	<i>If application is made by a person other than the owner, a Power of Attorney is compulsory. If the property is owned by more than one person, the signature of each owner is compulsory. Where the property is owned by a company, trust, or other juristic person, a certified copy of the Board of Directors/Trustees' resolution is compulsory</i>										
I hereby certify the information supplied in this application form to be complete and correct and that I am properly authorised to make this application.											
Applicant's/ Owner's Signature:				Date:	09	0	9	2	0	2	3
Full name (print):	Trymore Hufu										
Professional capacity:	Professional Town Planner										
Applicant's ref:	Erf_64_Kylemore										

SECTION 8

Prescribed Notice and advertisement procedures (for the completion and use of Responsible Authority only)

Checklist for required advertisement procedure			Checklist for required proof of advertisement		
YES	NO	DOCUMENTATION AND STEPS TO BE TAKEN	YES	NO	DOCUMENTATION TO BE PROVIDED AS PROOF
X		Notice to be placed in the Local Newspaper			Proof of Notice in Local Newspaper Note: The original newspaper advertisement or full colour copy, indicating page number and date.
		Notice to be placed in the Provincial Gazette (for 2 consecutive weeks)			Proof of Notice in the Provincial Gazette Note: The original newspaper advertisement or full colour copy, indicating page number and date.
		Notices to neighbours Note: The map indicating the neighbouring erven and list of neighbours will be provided. If the applicant chooses to deliver the notices per hand (Option 1), two copies of the notice must be provided on or before the date of the notice to each neighbour. One copy of the notice must be signed by the respective party (neighbour) to be handed back to the			Proof of Notice to neighbours Note: Option 1: The signed notices of all surrounding neighbours, as identified by the Responsible Authority, must be provided. Note: Option 2: The proof of the registered mail must be provided to the Responsible Authority

		Responsible Authority. Alternatively (Option 2), the notices can be sent via registered post.			
		Notice to be placed on the site Note: The notice provided must be placed on the site in a laminated A3 format (two language formats separate on A3) on or before the date of the notice.			Proof of Notice in site Two colour photos of the notice on site must be provided of which one is close up and the other one is taken from a distance in order to see the placing on the site itself.
		Public Meeting Note: The holding of a public meeting in order to inform the general public of the application.			Proof of Public Meeting The applicant must provide proof of the agenda, the attendance register and minutes of the meeting to the Responsible Authority.

		Any Additional components			Proof of additional components

ANNEXURE 7: APPOINTMENT LETTER



01 November 2022

THOBA MKANGISA AND ASSOCIATES
 409 Tecla Bluff, Syringa Ave,
 Broadacree, Sandton
 Gauteng, 2191
 Email: thobam@mkangisa.co.za

ATTENTION: Thoba Todd Mkgangisa

Dear Sir/Madam

APPOINTMENT LETTER

CONTRACT NO: HDA/CPT/2021/001: BID DESCRIPTION: THE APPOINTMENT OF A SERVICE TO UNDERTAKE THE SUBDIVISION AND REZONING OF LAND FOR DEVELOPMENT INTEGRATED HUMAN SETTLEMENTS ON ERF 64 KYLEMORE, STELLENBOSCH MUNICIPALITY.

We take pleasure in confirming the appointment of Thoba Mkgangisa and Associates to undertake the subdivision and rezoning of land for Development Integrated Human Settlements ON ERF 64 Kylemore, Stellenbosch Municipality. The total price for the appointment is R663 021.00 (Six hundred and sixty-three thousand and twenty-one rands only) inclusive of VAT.

1. The appointment is subject to:
 - I. Written acceptance of this appointment; and
 - II. Signing the SLA within five (5) working days from the date of this Appointment letter.
2. The Housing Development Agency reserves the right to withdraw the appointment at any stage should the parties fail to reach an agreement as envisaged above.

Yours faithfully


Mr. Bheidi Khonisa
 CEO 01.11.22

ANNEXURE 8: POWER OF ATTORNEY



**public works
& infrastructure**
Department
Public Works and Infrastructure
REPUBLIC OF SOUTH AFRICA

Special Power of Attorney

I, the undersigned,

Imtiaz Fazel, the Acting Director-General of the National Department of Public Works and Infrastructure (DPWI)

1.

do hereby nominate, constitute and appoint the **Housing Development Agency (HDA)** acting through its authorized employees or nominees with a power of substitution to be my lawful agent(s) in my name, place and stead and specifically for effecting the purposes aforesaid, to:

2.

Facilitate the development process for the Remainder of Erf 64 Kylemore, Western Cape Province, measuring 6.9272 hectares by:

- (a) undertaking any township establishment, rezoning, subdivision, consolidations activities and any related land use processes or other essential measures permitted in law; and
- (b) lodging applications or any relevant documents including the general plans to municipalities and / or any other regulatory authority or public institution for the development of a township.

3.

this Power Of Attorney is restricted only for the activities listed in clause 2 (a) and (b) above and is only valid until the transfer of the **Remainder of Erf 64 Kylemore, Western Cape Province, measuring 6.9272 hectares** is effected and registered under the name of the new owner.

4.

And specifically for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes, as I might or could do if personally present and acting herein.

MP SM
✓



public works
& infrastructure
Department
Public Works and Infrastructure
REPUBLIC OF SOUTH AFRICA

Special Power of Attorney

Signed at PRATONIA on the ¹⁵~~16~~ day of NOVEMBER 2021 in
the presence of the undersigned witnesses.

Signature
Acting Director General-
Department of Public Works &
Infrastructure (DPWI)

AS WITNESSES:

Full Name and Surname:

1. Molebogeng Maseko
2. Sarah Mashuane

Signature

mp

SM

- Treasury prior to the construction or development of low cost houses on the Remainder of Erf 64 Kylemore,
- (v) the DPWI will fulfill or meet all prerequisite legal obligations or requirements specified by and arising from various pertinent legislation (including the Restitution of Land Rights Act, 1994), which may determine the transferability of the property, before transferring the Remainder of Erf 64 Kylemore to the HDA,
 - (vi) before accepting its specific role in this project, each party involved in the project will consider any financial, legal and other liability or implication associated with this project,
 - (vii) any prerequisite environmental impact assessment required by law or government policy will be conducted and considered before the formal construction or development of low cost houses on the Remainder of Erf 64 Kylemore, and
 - (viii) all costs incurred in the holding, transfer and subdivision of the land will be borne by the HDA.
3. The National Treasury remains available to provide any clarification that the DPWI might seek regarding the contents of this letter.

Kind regards



DR MAMPFO MODISE
DEPUTY DIRECTOR-GENERAL: PUBLIC FINANCE
FOR DIRECTOR-GENERAL
 Date: 27/10/2021

ANNEXURE 5: DEED OF TRANSFER

consistent

(89A) 15206

Q. 1000 2500

D. F. La.

Macgregor, 1000, day of 10
 for \$ 500
 a further sum of \$ 100
 security costs, etc.
 C. A. M. Ltd
 Vol. 1000
 The day of 10
 and for 10

November 1927
 10
 2
 26
 D 18
 P 10-20

137
no.
C.C.
C.C.
of office
of under

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ALLEN FOR INFORMATION DELETTES UTTEREK

DEED OF TRANSFER.

DEMPEERS & VAN RYNEVELD.
Attorneys, Notaries
and Conveyancers,
Kent Chambers, 32, Church
Street,
CAPE TOWN.

Prepared by me
[Signature]
Commander.

I know all men whom it may concern,

That CORNELIUS NICOLAAS GROENEWALD appeared before me, Registrar of Deeds, in Cape Town, Province of the Cape of Good Hope, he, the said appearer, being duly authorised thereto by a Power of Attorney, ^{FILED} dated the 11th day of October 1920 and drawn up at Stellenbosch and granted to him by ^{FILED}

Christoffel Jacobus van Nieuwekerk,

100-443886-100

Feb 1975

which Power of Attorney was exhibited to me on this day, who declared that his said Constituent

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had truly and legally sold, and that he in his said capacity as Attorney aforesaid, did, by these Presents Cede and Transfer, in full and free Property to and on behalf of

Alfred Macdonald.

His Heirs, Executors, Administrators, or Assigns

Certain piece of quitrent land, ^{portion of Kylemore} being "East on Vrede South", a portion of the farm "East on Vrede" granted to J. N. de Villiers Jan's son on 7th April 1891 (Stellenbosch Quitrents Vol. 8 No. 53) and lastly transferred to the Appraiser's Constituent on the 10th April 1920 No. 4688. Folio 489.

Measuring:- Fifty two morgen, Four hundred and twenty square rods.

Bounded:- N.W. by Kylemore
N.E. " Bethlehem
S. S.E. " Zeyen Rivier
W. "

as will more fully appear from the annexed diagram framed by the Surveyor and further subject to such conditions as are referred to in transfer dated 14th July 1916 No. 5252.

WI
Title
aforesaid
to be
by virt
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shall
promisi
as also
to the
Govern
to be
to a si

In
Appear
Seal of

For Mortgage, if any, see leading of Deed.

Certified a true copy of the original filed
of record in this Registry in terms of

Reg 46

Deeds Registry
Cape Town
30 NOV 2009

Chouberg
Registrar of Deeds

Wherefore the said Appearer, q.q., renouncing all the Right and Title his said Principal heretofore had to the Premises, on behalf as aforesaid, did in consequence, also acknowledge his said Principal to be entirely dispossessed of, and disentitled to the same; and that by virtue of these Presents, the said Transferee

his Heirs, Executors, Administrators, or Assigns, now and henceforth shall be entitled thereto, conformably to local custom; moreover promising to free and warrant the property thus sold and transferred, as also to clear it from all Encumbrances and Hypothecations according to the Laws respecting the Purchase and Sale of Landed Property;— Government however, reserving its Rights; And finally, acknowledging to be satisfactorily paid the whole of the Purchase Money, amounting to a sum of

One thousand one hundred and eighty five pounds
Fifteen shillings 8s., (£1185.15.0)

In Witness whereof, I the said Registrar, together with the Appearer, q.q. have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

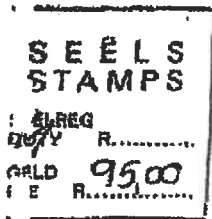
THUS DONE AND EXECUTED at the Office of the Registrar of Deeds in CAPE TOWN, Province of the Cape of Good Hope, on the 11th Day of the Month of November, in the Year of Our Lord One Thousand Nine Hundred and

Before me

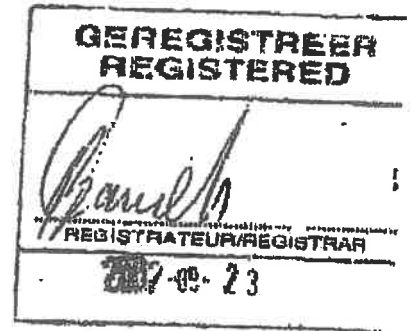
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Registrar of Deeds.

Per Notaris: It may be binding of Deed.



1-3
① B



[Signature]
7311/2002-09-23

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K 983/2002

Protocol no: 527

NOTARIAL DEED OF SERVITUDE NO.

BE IT HEREBY MADE KNOWN:

THAT on the 22 day of August Two Thousand and Two (2002) before me
PENELOPE STEPHANIE PLOUGMANN of Cape Town, Western Cape Province, Notary
Public by lawful authority duly sworn and admitted and in the presence of the subscribed
witnesses, personally came and appeared:-

CARLENE BASSON

in her capacity as the duly authorised agent of and herein representing:-

BALDRIC FARMS (PROPRIETARY) LIMITED

Registration number: 1971/009440/07

acting under and by virtue of a Special Power of Attorney signed at STELLENBOSCH
on the 25TH day of JULY 2002 (which said Power of Attorney now remains filed in my
Protocol),

(hereinafter referred to as the "BALDRIC"),

and

CARLENE BASSON

she being duly authorised thereto by a Special Power of Attorney dated at CAPE TOWN on the 22ND day of AUGUST 2002 and granted to her by

PUCUKA PENELOPE MALGAS

in her capacity as Assistant Director, State Property Holdings and Asset Management of the Republic of South Africa and as such the duly authorised representative of the Republic of South Africa acting under and by virtue of Power of Attorney No. PA.139/1989, Annexure 3, 6(b)(i),

(hereinafter referred to as the "STATE")

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AND THE APPLICANT q.q., DECLARED THAT:-

WHEREAS the STATE is the registered owner of :-

REMAINDER ERF 64 KYLEMORE, situate in the Municipality and Division of Stellenbosch RD, Province of the Western Cape

MEASURING 18,7741 (EIGHTEEN COMMA SEVEN SEVEN FOUR ONE) hectares;

HELD BY Deed of Transfer No. T.6822/1949

AND WHEREAS BALDRIC is the registered owner of :-

FARM DWARS RIVIERS HOEK NO 1118

situate in the Municipality and Division of Stellenbosch RD
Province of the Western Cape

EXTENT: 305,3159 (THREE HUNDRED AND FIVE COMMA THREE ONE FIVE NINE) hectares

HELD BY Certificate of Consolidated Title No. T. .

AND WHEREAS the said BALDRIC requires a Servitude Right of Way as shown on Diagram SG 3262/1999 to be registered by the STATE in favour of BALDRIC;

AND WHEREAS the STATE has agreed to grant BALDRIC the said Servitude Right of Way;

NOW THEREFORE THE STATE PRESENTS WITNESSES

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1. The STATE hereby gives and grants to the said BALDRIC a Servitude Right of Way 7,00 metres wide over REMAINDER Erf 64 Kylemore, situate in the Municipality and Division of Stellenbosch RD, Province of the Western Cape, MEASURING 18,7741 (EIGHTEEN COMMA SEVEN SEVEN FOUR ONE) hectares which servitude is 7 metres wide, the middle of which is indicated by the line ab on Diagram S.G.3262/1999 and approved by the Surveyor General on 8 July 1999 in favour of :-

FARM DWARS RIVIERS HOEK NO 1118

situate in the Municipality and Division of Stellenbosch RD
Province of the Western Cape

EXTENT: 305,3159 (THREE HUNDRED AND FIVE COMMA THREE ONE FIVE NINE) hectares

HELD BY Certificate of Consolidated Title No. T.

subject to the following terms and conditions:-

- 1.1 BALDRIC which terms shall include its employees, agents and contractors, shall have the right of way in perpetuity and the right to lay down, inspect, maintain, repair said servitude right of way as it may consider necessary.
- 1.2 In consequence of the right conferred in terms of Paragraph 2.1 above, BALDRIC shall at all times have the right of access to the servitude area across the land belonging to the STATE and shall for such purpose be entitled to bring onto the said area, such workmen,

Page 4

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conveyances, tools, machinery or materials, as it may deem necessary to carry out any or all of the activities referred to in the said Paragraph 1.1.

- 1.3 BALDRIC in exercising its rights under this Notarial Deed of Servitude, shall at all times maintain the said right of way in good order and condition.
- 1.4 The STATE shall not be entitled to construct, erect or lay down any building or structure over or in such position or in such manner as to interfere with the said right of way nor do anything which is likely to damage, endanger or destroy same.
- 1.5 BALDRIC in exercising its rights under this Notarial Deed of Servitude, shall take all reasonable steps to safeguard against damage or injury to any person or property arising from the exercise of such rights.
- 1.6 Should by mutual agreement, the need for the servitude right of way fall away, BALDRIC shall at its own expense hand the road back to the STATE and cancel the servitude.
- 1.7 BALDRIC shall take all necessary steps to endeavour to prevent soil erosion on the property within the servitude area.
- 1.8 BALDRIC must properly fill up all excavations.
- 1.9 BALDRIC shall be liable for and make good any loss the STATE might suffer directly or indirectly as a result of the use of the servitude area by BALDRIC and indemnifies the STATE against all claims or actions which might be instituted against it by any person whomsoever for loss, injury or damage suffered arising directly or indirectly from the exercise by the owners of the servitude area of its rights and the discharge of its obligations under the servitude conditions.
- 1.10 BALDRIC shall reimburse the STATE all costs in respect of "party and party" as well as "attorney and client" that it might incur in defending any action or rejecting any claim.

2. The said Appearer further declared that the said BALDRIC shall be liable for all costs connected with the Notarial execution and registration of this Notarial Deed of Servitude.
3. These presents shall bind the parties hereto and their respective Successors in Title or Assigns.

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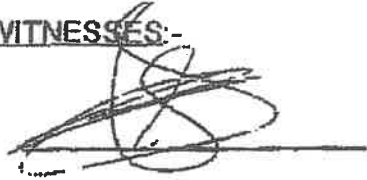
And the said

CARLENE BASSON

declared in the name and on behalf of the STATE to accept the grant of rights and the servitude hereinbefore set forth agreeing on behalf of the STATE to fulfil all and singular the conditions imposed on the STATE subject to which this servitude is granted.

THUS DONE and EXECUTED at CAPE TOWN aforesaid on the day, month and year first aforewritten, in the presence of the undersigned competent witnesses.

AS WITNESSES:-

1. 

2. 

q.q.

q.q.

Quod Attestor


NOTARY PUBLIC

Certified a true copy of the original filed of record in this Registry in terms of	
Reg 66	
Deeds Registry Cape Town	
21 JAN 2010	Registrar of Deeds

ANNEXURE 6: SPLUMA APPLICATION FORMS



STELLENBOSCH

STELLENBOSCH • 7600 • 021 450 8000

Municipality of Stellenbosch • Munisipaliteit Stellenbosch

Stellenbosch Municipality

For Official Use:

Applicant Reference Number	Municipal Reference Number

Status of Application: (Insert dates)

Received	Confirmed as complete	Circulation	Advertised	All comments received	Responded to comments	Assessment report	Decision

Applicant / Objectors notified	Appeal received	Appeal Hearing	Final Decision	Other			

SECTION 1

Details of Applicant

Name: Thoba Mkangisa & Associates Postal address: 7 Tyrell Road, Berea, East London <hr/> <hr/> Code: 5201 Tel no: 043 4220 534 <hr/>	Contact person: Trymore Hutu Physical address: 7 Tyrell Road, Berea, East London <hr/> <hr/> Cell no: 071 5622 726
---	---

Fax no: _____	E-mail address: : thobam@mkangisa.co.za & hututrymore@yahoo.com _____
SACPLAN Reg No: Pr. Pln. A/1966/2014	

SECTION 2

Details of Land Owner (If different from Applicant)

Name: National Department of Public Works and Infrastructure	Contact person: Sanelisiwe Ntshanga
Postal address: Stellenbosch _____ _____ Code: _____	Physical address: Housing Development Agent, Western Cape _____ _____
Tel no: 072 788 5611	Cell no: 072 788 5611
Fax no: _____	E-mail address: _____

Note: If the applicant is not the registered owner(s), attach a power of attorney from the registered owner(s) to the application. This also applies if the person applying is still busy obtaining the land unit and if the land unit is owned by a company or more than one person.

SECTION 3

Details of Property

(in accordance with Title deed)	
Erf/ Farm No and portion description: _____	Area (m ² or ha): 6.927ha
Physical address of erf/farm: _____	Existing zoning: Agricultural and Rural Zone
Town/suburb _____	Existing land use: Vacant
If not in a town, location from nearest town: _____	Area applicable to application: 6.927ha
Municipal area: _____	Title deed no: T6822/1949

(If not registerable in Deeds Office)	
Registration Division: _____	Area (m ² or ha): _____
Administrative Area: _____	Existing zoning: _____
Traditional Council: _____	Existing land use: _____
Location or Settlement: _____	Area applicable to application: _____
Plot / Lot / PTO of Quitrent Title no (if any): _____	

Note: If the property is situated in a trust or communal land area under traditional council or communal property association, attach proof of land right allocation by the traditional council in terms of the applicable customary law or communal property association. Where applicable, also attach proof of community resolution in terms of Interim Protection of Informal Land Rights Act.

SECTION 4

Details of the Type of Application being Submitted

Application for:

(Please mark applicable block with a cross)

(If application consists of more than one action, mark all relevant actions)

Rezoning of land:	☒
Subdivision of land into less than 20 units:	☐
Subdivision of land into 20 or more units:	☒
Consolidation of land:	☐
Temporary departure from land use scheme provisions applicable to land:	☐
Permanent departure from land use scheme provisions applicable to land:	☐
Removal, suspension or amendment of Title Deed Restrictions:	☐
Consent use:	☐
Closure of Public Place or Public Road:	☐

Extension of validity of an existing approval:	
Phasing of an approved subdivision plan:	
Annulment, suspension of amendment of conditions of approval:	
Any other application in terms of national legislation, provincial legislation or municipal by-law:	X
Please give a short description of the scope of the application:	
Rezoning and Subdivision of ERF 64, Kylemore, Stellenbosch Municipality, from Agricultural and Rural Zone to CONVENTIONAL RESIDENTIAL ZONE and Cancellation of 8m servitudes	

SECTION 5

Detail of application (Mark with an X and give detail where applicable)

Is space insufficient, refer to section and page of the motivation report where the aspect is being addressed.

Is the land unit currently developed (buildings etc.)?	YES	NO X	If answered YES, what is the nature & condition of the developments/improvements?	
Is the land currently being used in line with its zoning?	YES	NO X	If answered NO, does what is the application/ use of land?	VACANT
Is the property burdened by a bond?	YES	NO X	If answered YES, attach the bondholder's consent to the application:	

Has a similar application been submitted on the property in the past 5 years?	YES	NO X	If answered YES, when and provide particulars of the authority reference numbers and decisions:	
Does the application and development proposal apply to the entire land unit?	YES X	NO	If answered NO, indicate the size of the portion of the land to which the application / development applies, as well as what the remaining extent will be used for:	
Are there any restrictive conditions, servitudes, or other rights, applicable to the land unit in terms of the deed of transfer or S.G. diagram that should be removed, as it might have an influence on this application?	YES	NO X	If answered YES, please provide detail description:	
Are there any physical restrictions (e.g. steep inclines, unstable land formations, marshes, etc.) that might influence the intended development?	YES	NO X	If answered YES, name full particulars and state how the restrictions will be solved (including sketches, designs and plans where applicable):	
Is any portion of the land unit in a flood plain of a river beneath the 1:50 or 1:100 year flood-line?	YES	NO X	If answered YES, please provide detail description:	
Is any portion of the land unit within 100m or 1000m of the high-water mark of the sea or a tidal river?	YES	NO X	If answered YES, please provide detail description:	
Is any other approval that falls outside of this Act, necessary for the implementing of the intended development?	YES	NO X	If answered YES, please provide detail description:	
What arrangements will be made regarding the following services for the development? (Full Engineering Reports must be supplied, where applicable)	Water supply:		SEE MOTIVATION REPORT	
	Electricity supply:		SEE MOTIVATION REPORT	
	Sewerage and waste-water		SEE MOTIVATION REPORT	
	Storm-Water:		SEE MOTIVATION REPORT	
	Road Network:		SEE MOTIVATION REPORT	

YES	NO	N/A	ANNEXURE OR PAGE REFERENCE	DOCUMENT ATTACHED
X				Comprehensive Motivation Report
X				Alignment with applicable Spatial Development Framework
		X		Public participation report (record and minutes of meetings, copies of advertisement and notices etc.)
		X		Proof of community approval granted as a result of a community participation process conducted in terms of Customary Law and the procedures in terms of the Interim Protection of Informal Land Rights Act;
X				Power of Attorney (Board of Directors' / Trustees' resolution / Letters of Authority)
X				Copy of Title Deed(s)
		X		Bond holder's consent
		X		Cadastral information – S.G. diagram/General Plan including servitudes, lease areas, etc.
		X		Status report from Surveyor General – street closure or closure of public place
		X		Topographic map/ aerial map
X				Locality Map
		X		Site Plan
X				Zoning Map
X				Zoning Certificate
X				Land Use Map
		X		Special endorsement/proxy
		X		Home Owners' Association consent
		X		Proposed subdivision plan
		X		Proposed consolidation plan
X				Proposed site development plan
		X		Mineral rights certificate (together with mineral right holder's consent)
X				Environmental Authorisation
X				Heritage Authorisation
X				Detail Engineering Services report (Bulk and internal)
X				Traffic impact study / statement
X				Geo-technical report
		X		Flood line assessment (1:50 and 1:100 years)
		X		Department of Agriculture consent (Subdivision of agricultural land)
X				Two (2) sets of full colour documentation copies

SECTION 7

Declaration

Note:	<i>If application is made by a person other than the owner, a Power of Attorney is compulsory. If the property is owned by more than one person, the signature of each owner is compulsory. Where the property is owned by a company, trust, or other juristic person, a certified copy of the Board of Directors/Trustees' resolution is compulsory</i>										
I hereby certify the information supplied in this application form to be complete and correct and that I am properly authorised to make this application.											
Applicant's/ Owner's Signature:				Date:	09	0	5	2	0	2	5
Full name (print):	Trymore Hutu										
Professional capacity:	Professional Town Planner										
Applicant's ref:	Erf_64_Kylemore										

SECTION 8

Prescribed Notice and advertisement procedures (for the completion and use of Responsible Authority only)

Checklist for required advertisement procedure			Checklist for required proof of advertisement		
YES	NO	DOCUMENTATION AND STEPS TO BE TAKEN	YES	NO	DOCUMENTATION TO BE PROVIDED AS PROOF
X		Notice to be placed in the Local Newspaper			Proof of Notice in Local Newspaper Note: The original newspaper advertisement or full colour copy, indicating page number and date.
		Notice to be placed in the Provincial Gazette (for 2 consecutive weeks)			Proof of Notice in the Provincial Gazette Note: The original newspaper advertisement or full colour copy, indicating page number and date.
		Notices to neighbours Note: The map indicating the neighbouring erven and list of neighbours will be provided. If the applicant chooses to deliver the notices per hand (Option 1), two copies of the notice must be provided on or before the date of the notice to each neighbour. One copy of the notice must be signed by the respective party (neighbour) to be handed back to the			Proof of Notice to neighbours Note: Option 1: The signed notices of all surrounding neighbours, as identified by the Responsible Authority, must be provided. Note: Option 2: The proof of the registered mail must be provided to the Responsible Authority

		Responsible Authority. Alternatively (Option 2), the notices can be sent via registered post.			
		Notice to be placed on the site Note: The notice provided must be placed on the site in a laminated A3 format (two language formats separate on A3) on or before the date of the notice.			Proof of Notice in site Two colour photos of the notice on site must be provided of which one is close up and the other one is taken from a distance in order to see the placing on the site itself.
		Public Meeting Note: The holding of a public meeting in order to inform the general public of the application.			Proof of Public Meeting The applicant must provide proof of the agenda, the attendance register and minutes of the meeting to the Responsible Authority.

		Any Additional components			Proof of additional components



**NATIONAL PRIDE
ENERGIES**

Refuel for every mile

1 Cavendish Rd, Vincent, East London

043 704 6411

lubabalog@oniresources.co.za

26th May 2025

ATTENTION : GM : Trading
PETROSA
151 Frans Conradie Drive
PAROW
WESTERN CAPE
SOUTH AFRICA

Dear Sir/Madam,

Re : Offer to supply gasoil (diesel) DAP Mossel Bay, South Africa

I trust that I find you well. Further to our recent communication, please find our offer below :

SELLER : NATIONAL PRIDE ENERGIES
7 Tyrell Road
BEREA
EAST LONDON, 5201

BUYER : PETROSA
151 Frans Conradie Drive
PAROW
WESTERN CAPE
SOUTH AFRICA

PRODUCT/QUALITY : Gasoil 50 ppm as per attached will be applicable

CARGO QUANTITY : 42000 Mt x 3

TERMINAL : MOSSEL BAY

DELIVERY : DAP Mossel Bay or any other South African Port requested by PetroSA
Incoterms 2010 (as amended from time to time)
*DAP as ascribed to in Incoterms 2010 (as amended from time to time)

LAYCAN :

Cargo 1	25 th to 27 th June 2025
Cargo 2	29 th to 31 st July 2025
Cargo 3	27 th to 29 th August 2025

PRICING :

Cargo 1 Dap Mossel Bay United States Dollar equivalent
of the average of the daily calendar month June 2025 CEF BFP
daily quotes **June 2025 less 20cpl**, BFP as published on their petrol
price page. Price will be converted into United States Dollars (USD)
at the average of the published daily June 2025 calendar month
BFP exchange rates.

Cargo 2 Dap Mossel Bay United States Dollar equivalent
of the average of the daily calendar month July 2025 CEF BFP
daily quotes **July 2025 less 20cpl**, BFP as published on their petrol
price page. Price will be converted into United States Dollars (USD)

at the average of the published daily July 2025 calendar month BFP exchange rates.

Cargo 3 Dap Mossel Bay United States Dollar equivalent of the average of the daily calendar month August 2025 CEF BFP daily quotes **August 2025 less 20cpl**, BFP as published on their petrol price page. Price will be converted into United States Dollars (USD) at the average of the published daily August 2025 calendar month BFP exchange rates.

Final pricing based on discharge quantity in Mt at 20 degrees Celsius,

PRICING PERIOD : Cargo 1 AVERAGE OF CEF PUBLISHED DAILY BFP IN THE CALENDAR MONTH JUNE 2025.

Cargo 2 AVERAGE OF CEF PUBLISHED DAILY BFP IN THE CALENDAR MONTH JULY 2025.

Cargo 3 AVERAGE OF CEF PUBLISHED DAILY BFP IN THE CALENDAR MONTH AUGUST 2025.

ADDITIONAL PRICING TERMS PER CARGO :

Prices shall be rounded off to three (3) decimals.

PAYMENT TERMS : 45 days from COMPLETION OF DISCHARGE with date of completion of discharge as day zero.

SECURITY : Open credit

LAYTIME :

- Laytime allowed to buyer shall be thirty-six (36) running hours since
- Laytime shall commence, upon acceptance of NOR
- Such notice of readiness may, for the purposes of this contract, be tendered when the vessel has completed anchoring at the customary anchorage or waiting place of the port of discharge or, if the vessel moves directly to the discharge berth, when the vessel is all fast at the discharge berth.
- If the vessel tenders notice of readiness prior to the three (3) day delivery range, laytime shall commence at zero six zero (0600) hours on the first day of the three (3) day delivery range or upon commencement of discharge, whichever occurs first.
- If the vessel tenders notice of readiness after the three (3) day delivery range, laytime shall commence upon commencement of discharge,
- Laytime or, if on demurrage, demurrage shall cease when the delivery hoses are disconnected after the completion of discharge.
- Any time spent and/or lost due to any of the following events shall not count as used laytime or, if on demurrage, as demurrage :
 - i. The inward passage until the vessel all fast at the discharge berth.
 - ii. The handling of, or preparation to handle, ballast or slops or bunkers unless carried out concurrent with discharging.
 - iii. Awaiting daylight, tide, opening of locks, pilot or tugs, moderation of weather prior to berthing, ice, immigration, customs, or free pratique.
 - iv. Cleaning or inspecting cargo tanks.

- v. Due to port closure or due to any restriction imposed by the authorities responsible for the discharge terminal.
- vi. As a result of the vessel's failure to comply with the requirements of the discharging terminal with respect to equipment or documentation aboard or any other reason which causes delay to the discharging operations.
- vii. As a result of
 - a. Breach of this contract by the seller; or
 - b. Any delay due to fault, failure, or inefficiency of the vessel : or
 - c. Strike, lock-out, stoppage or restraint of labour of master, officers or crew of the vessel or tugboats or pilot.
- Any delays after berthing which are due to adverse weather conditions shall count as one-half laytime or if on demurrage, at one-half demurrage rate.
- The seller should warrant that the vessel shall be capable of discharging her full cargo within twenty-four (24) hours from commencement of pumping, pro-rata for part cargo, or that the vessel shall maintain an average of discharge pressure, at each vessel's manifold in use, of one hundred (100) p.s.i. (7 bar), provided that reception facilities are capable of the same. Any delay due to the inability of the vessel to fulfil the above warranty shall not count as used laytime or, if on demurrage, as demurrage.

DEMURRAGE RATE PER CARGO :

- If the shipment is not discharged within the allowed laytime, buyer shall pay to seller demurrage in US Dollars per running hour and pro rata for a part thereof for all time used in excess of the allowed laytime.

The applicable demurrage rate shall be :

- i. The demurrage rate per day pro-rata provided for in the charter party entered into regarding the carriage of the product, pro-rata for part cargo, or in the absence of such rate,
- ii. At the "worldscale" base demurrage rate, modified by AFRA, effective on the date that the vessel's NOR to discharge was tendered, which applies for a vessel of the same type, size and capacity, pro-rata for part cargo.
- Demurrage rate shall be sent to the Buyer no later than 2 calendar days after BL date
- Demurrage shall constitute seller's sole remedy in respect of any delay in discharging and buyer shall not be liable for any other direct or indirect loss or damage whatsoever or howsoever caused.
- No demurrage whatsoever shall be payable in the event buyer is delayed in receiving all or part of the oil by reason of any force majeure circumstances.
- Buyer shall not be liable for demurrage claims if telex/e-mail/written notice of claim and fully documented claim from the seller is not received by the buyer within thirty (30) and sixty (60) days, respectively, from the date of completion of discharging.

DISCHARGE PORT INSPECTIONS :

The buyer shall appoint a first-class international independent inspector agreeable to the Buyer to ascertain quality and quantity to be transferred from Seller to Buyer at disport. Quantity and quality inspection costs at disport shall be shared 50/50 between buyer and seller.

TITLE AND RISK :

The title and risk of the petroleum products supplied under the terms of this agreement shall pass to Buyer at disport as the petroleum products pass the flange connection between vessel's permanent hose and the receiving tank's hose.

SUPPLY TERM : SPOT

LAW : SOUTH AFRICAN LAW, JOHANNESBURG HIGH COURT

We thank you for the opportunity to offer you our supply solution. We trust that our offer is in order, and we look forward to your favourable response.

Thanking you in anticipation.

Yours truly,



Lubabalo Gwintsa
Chief Executive Officer
National Pride Energies

Cc : Nnamdi Obiagwu – NEPAL
Cliff Williams - NEPAL

OFFER ACCEPTED BY :
(Print full names)

SIGNATURE, STAMP & DATE :





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DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/

SUBMIT COMPLETED FORM TO landuse.applications@stellenbosch.gov.za

LAND USE PRE-APPLICATION SCRUTINY FORM

1. This Land Use **Pre-Application Scrutiny Form** is to be submitted prior to the submission of a Land Use and Land Development application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015 (SLUPB).
2. It is compulsory to submit a Pre-application Scrutiny Form for any zoning determination, rezoning, subdivision or consolidation of land, the amendment or cancellation of a subdivision plan, the removal of restrictive conditions or an amendment of conditions of approval.
3. It is not a requirement to submit a Pre-Application Scrutiny Form for the other types of applications, although you are advised to do so when any form of guidance is required.
4. Relevant documents can be accessed at the [Planning Portal – Stellenbosch Municipality](https://stellenbosch.gov.za/planning-portal/) <https://stellenbosch.gov.za/planning-portal/>.
5. A signed copy of the form must be submitted by email to landuse.applications@stellenbosch.gov.za.
6. The applicant will receive feedback per e-mail following a weekly internal technical discussion on the pre-application scrutiny submission.
7. A pre-application consultation meeting may be required in terms of Section 37 of the said Bylaw on receipt and consideration of a **Pre-Application Consultation Form**.

PART A: APPLICANT, OWNERSHIP & PROPERTY PARTICULARS

Applicant Name	Thoba Mkhongisi End Associates & HDA
E-Mail Address	admin@mkhongisi.co.za
Tel/ Cell Number	071 5622 726
Registered Owner	Dept of Public Works

Property Description (Erf / Farm Number)	Erf 64 Kylemore, Stellenbosch
Physical / Street Address	
Suburb & Town	Kylemore
Current Zoning	Agriculture
Current Land Use Activities / Buildings	Occupied by few informal buildings.

Are there existing buildings on the subject property(ies)?	Yes	No ☒
Are there any existing unauthorized buildings and/or land use on the subject property(ies)?	Yes	No ☒
If yes, is this application to legalize the building/ land use?	Yes	No ☒
Are there any pending court case(s)/ order(s) relating to the subject property(ies)?	Yes	No ☒
Is the property located in a heritage area or contains any heritage significant buildings?	Yes	No ☒
Does the property fall inside the urban edge?	Yes ☒	No

PART B: APPLICATION

1. WHAT LAND USE PLANNING APPLICATIONS ARE REQUIRED IN TERMS OF SECTION 15(2) OF THE SLUPB?

☒	Rezoning	☐	Removal / Suspension Amendment of restrictive conditions	☐	Permission in terms of condition of approval*	☐	Disestablishment of HOA*
☐	Permanent Departure*	☐	Permission in terms of zoning scheme*	☐	Determination of a zoning	☐	Rectify failure by HOA*
☐	Temporary Departure*	☐	Amendment of condition(s) of approval	☐	Closure of a public place*	☐	Permission required for the reconstruction of a building*
☒	Subdivision	☐	Extension of validity period of approval*	☐	Consent use*	☐	Other:
s15 (2)(e)	Consolidation	s15 (2)(k)	Amendment / cancellation of approved subdivision plan	s15 (2)(p)	Occasional use*	☐	Other:

OTHER	s13 ZSBL	Technical Approval*	24(2) SLUPB	Exemption*	Title Deed	Title Deed consent / permissions*	
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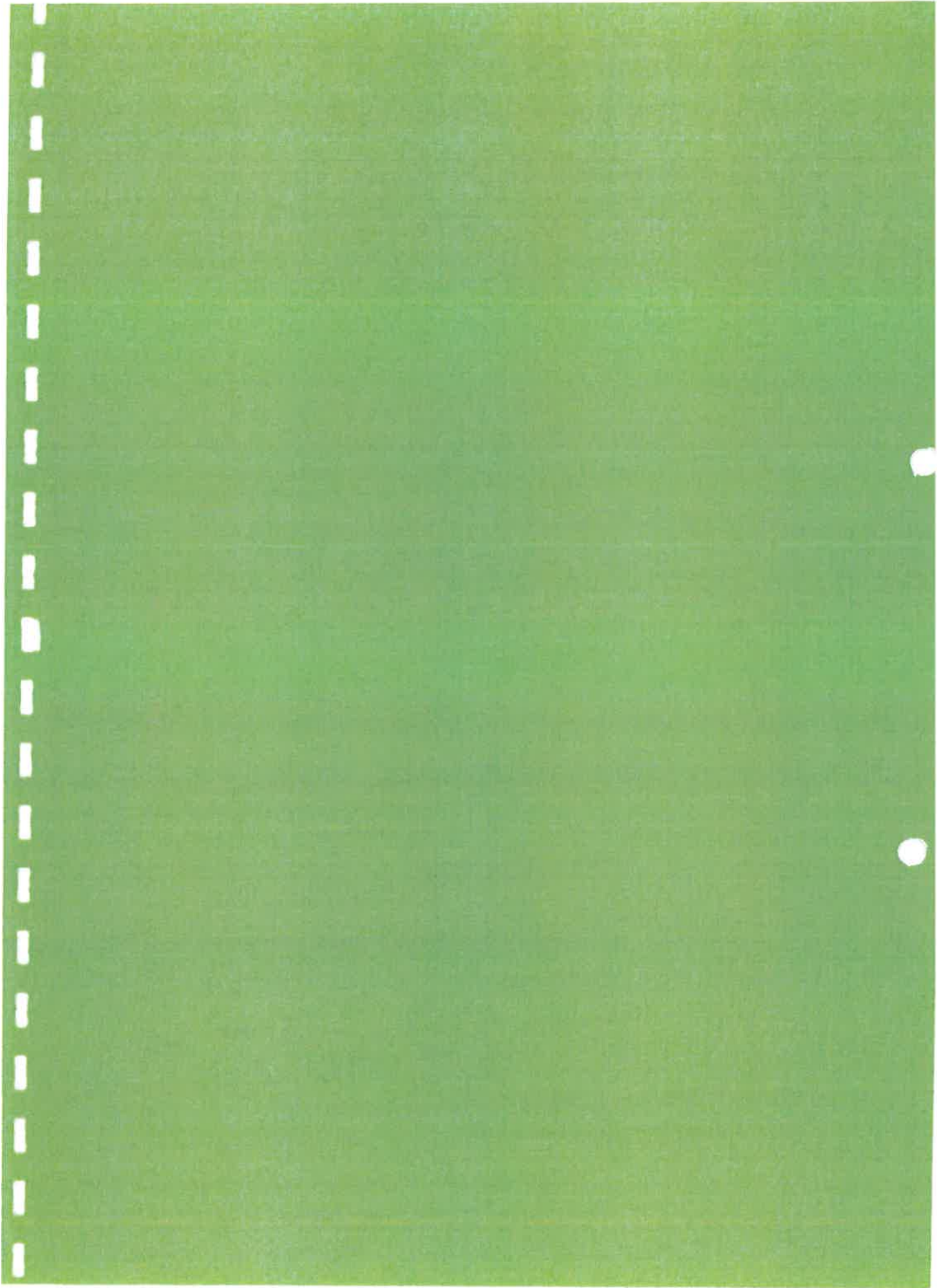
*The submission of a pre-application scrutiny is not compulsory for this land use application and a land use planning application form can be submitted, without completing the pre-application scrutiny form.

Details of the Proposal: (Brief description of development proposal. List expected land use activities. Short motivation of intended land use. Detail planned outcome. If change of zoning is required, list which zoning is applied for. Describe additional use planned for. List type of consent use applied for.)

Rezoning and Subdivision of Erf 64
Kylmore, Stellenbosch to develop
human Settlements.

2. RELEVANCE OF ANY PLANNING LEGISLATION/ POLICIES AND PLANS

RELEVANT PLANNING CONSIDERATIONS		
(a) Are any Municipal plans/policies/guidelines, or any restrictive title conditions, or other legislation / authorizations applicable to the application, and if yes, is the proposal consistent/ compliant with such?	Yes	No
	☒	
Details with reference to applicable plans/ policies/ guidelines: SDF, IDP, LUMS		
(b) Does the proposal require the following additional infrastructure / services? e.g. electricity; water; sewerage; road network; other?	YES	NO
	☒	
Details on required infrastructure: Roads		
(c) Does the development proposal include the provision of residential units, and if so, what is the target market re: range in income bracket/ selling price or rental for the units?	YES	NO
	☒	
Details on target market: BNG Beneficiaries		
(d) In addressing the SPLUMA principle of Spatial Justice and as it relates to prescripts on the provision of inclusionary housing, how will this development proposal target affordable market segments?	YES	NO
	☒	
Details on inclusionary housing provision: Poor people are going to be accommodated		
(e) Does the subject property fall within the Adam Tas Corridor?	YES	NO
		☒
Details on proposed densities:		





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DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/

SUBMIT COMPLETED FORM TO landuse.applications@stellenbosch.gov.za

LAND USE PRE-APPLICATION CONSULTATION FORM

1. Pre-application consultation is an advisory session and does not in any way pre-empt the outcome of any future application which may be submitted to the Municipality.
2. This **Land Use Pre-Application Consultation Form** is to be submitted along with the **Pre-application Scrutiny Form** prior to the submission of a Land Use and Land Development application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015 (SLUPB).
3. Relevant documents can be accessed at the Planning Portal - Stellenbosch Municipality
<https://stellenbosch.gov.za/planning-portal/>.
4. A signed copy of the form must be submitted by email to landuse.applications@stellenbosch.gov.za.

Applicant Details	
Name	Housing Development Agency / Thobis Mkenyisa and Associates
E-Mail Address	admin@mkenyisa.co.za
Proposal Details	
Property Description (Erf / Farm Number)	Erf 64 Kylemore, Stellenbosch.
Physical / Street Address or Business Name / Known as	
Details of the Proposal: (Brief description of development proposal. List expected land use activities. Provide details of previous land use approvals.) Subdivision and Rezoning of Erf 64 Kylemore, Stellenbosch, to develop integrated and sustainable human settlements.	

List documents provided for discussion at the meeting: (Attach copies of relevant documents.)

See Attachments on Motivation Report

Has pre-application consultation been undertaken for a land development application in terms of section 53 of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA) and regulation 10 of the Western Cape Land Use Planning Regulations, 2015 (LUP regulations)? (Provide details and attach a copy of the Minutes)

Attendees Required

Organisation / Department	Name & Surname	E-mail Address
HDA		
SM		

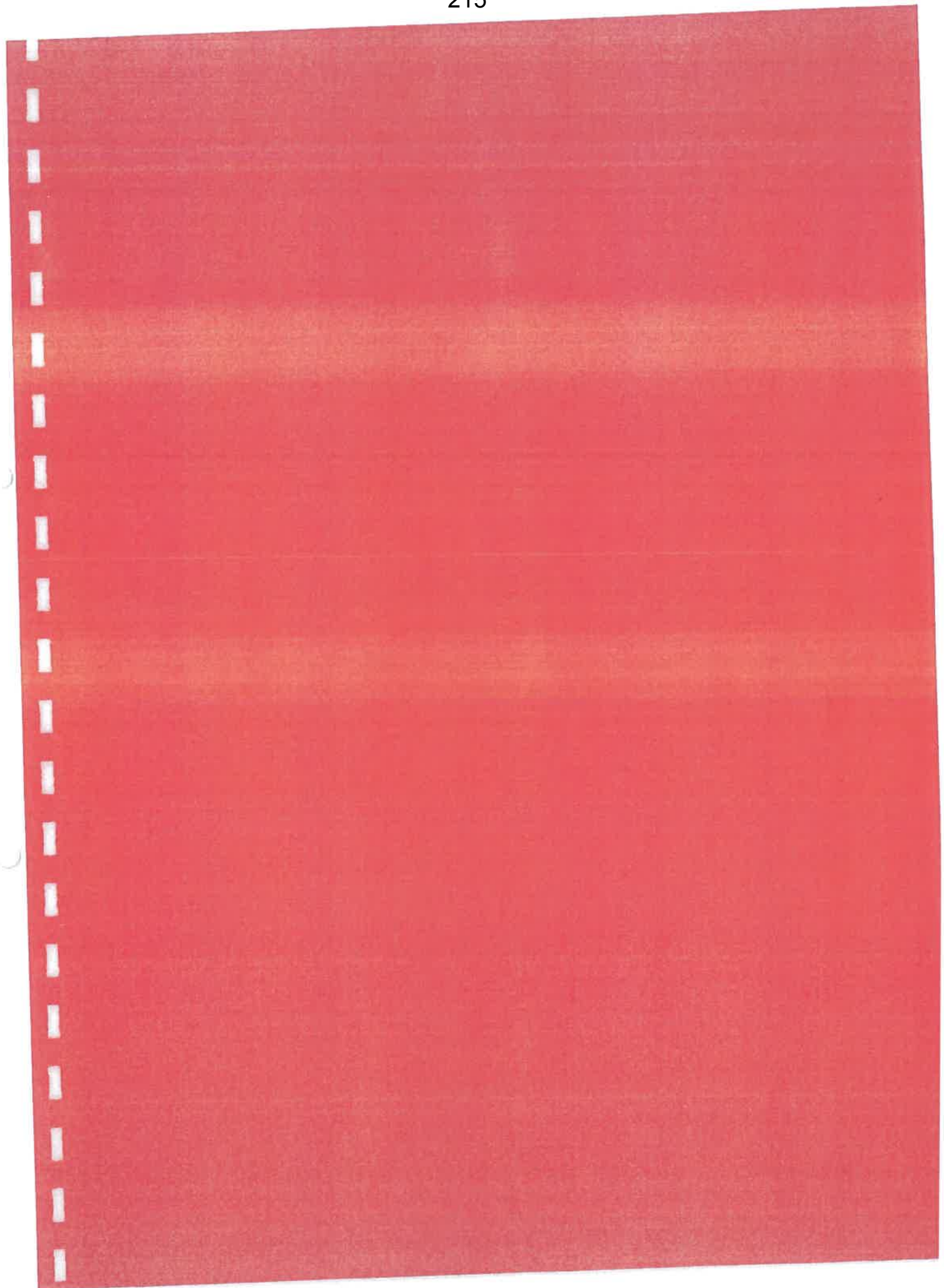
Proposed Date, Time & Venue

Applicant's signature: _____

[Handwritten Signature]

Date: _____

18-02-2025



ANNEXURE 7: APPOINTMENT LETTER



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22 February 2010

Our Ref : KY64
Contact per : C Alexander
Contact no : (021) 808 8856

ZONING CERTIFICATE – ERF NO. 64, KYLEMORE

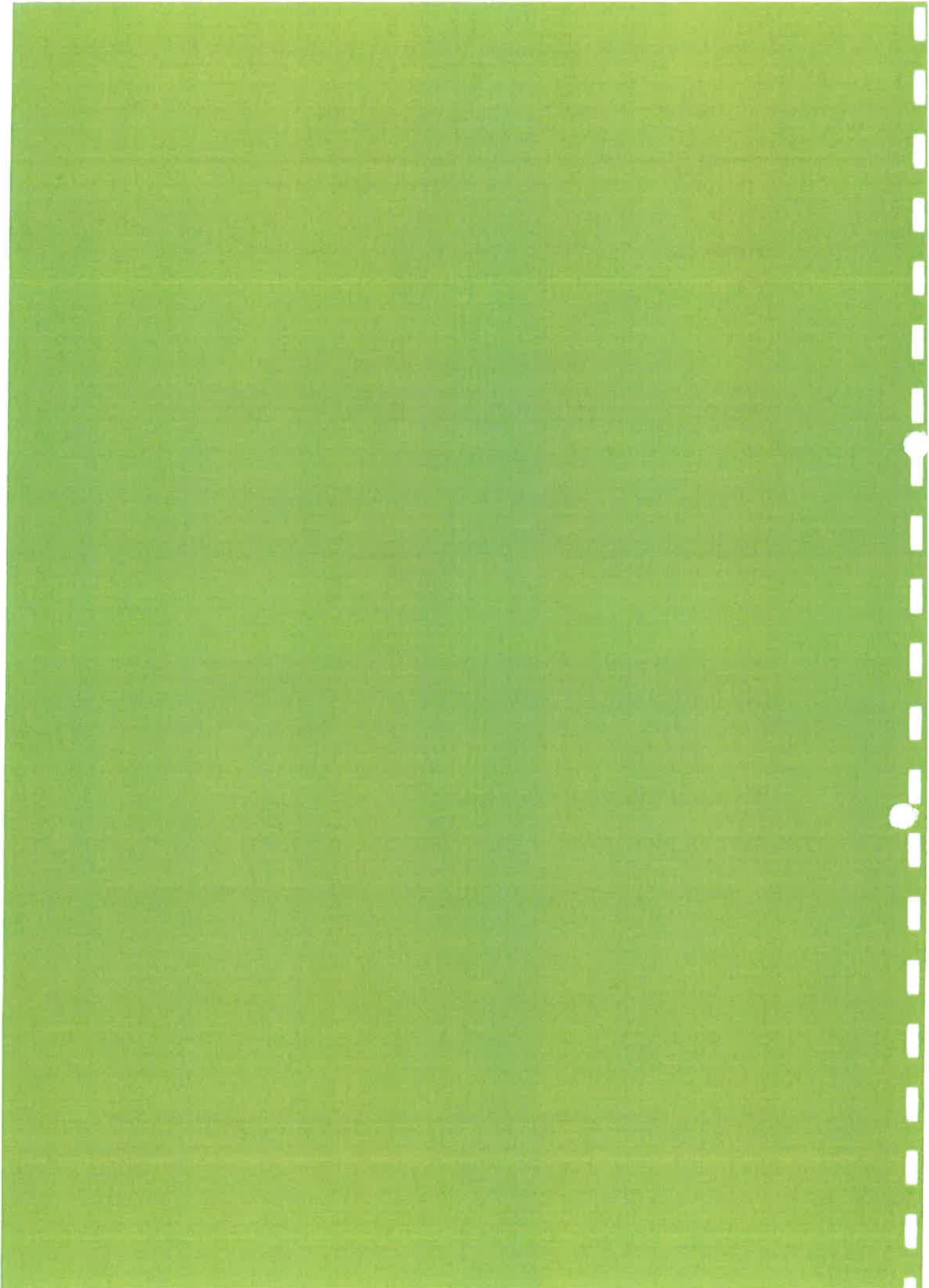
The Erf No 64, Kylemore, located in the Administrative District of Stellenbosch Municipality, in terms of section 14 of the Land Use Planning Ordinance No 15 of 1985 and the Scheme Regulations promulgated at PN 1048/1986, deemed to be zoned as:

Agricultural Zone I

ZONING	PRIMARY USE	CONSENT USES
(1)	(2)	(3)
Agriculture Zone I	Agriculture	Additional dwelling units Farmstore Farmstall Intensive-feed farming Riding school Nursery Service trade Tourist facility

Definition:- "Agriculture means the cultivation of land for crops and plants or the breeding of animals, or the operation of a game farm on an extensive basis on the natural veld or land, and includes only such activities and buildings as are reasonably connected with the main farming activities of the farm, but does not include the consent uses applicable to agricultural zone 1."

DEPARTMENT: PLANNING & DEVELOPMENT
ZD/ca



ANNEXURE 8: POWER OF ATTORNEY



public works
& infrastructure
Department
Public Works and Infrastructure
REPUBLIC OF SOUTH AFRICA

Special Power of Attorney

Signed at PA610MA on the 15 day of NOVEMBER 2021 in
the presence of the undersigned witnesses.

Signature
Acting Director General-
Department of Public Works &
Infrastructure (DPWI)

AS WITNESSES:

Full Name and Surname:

1. Molebogeng Masete
2. Sarah Magluane

Signature

MPD
SM

- Treasury prior to the construction or development of low cost houses on the Remainder of Erf 64 Kylemore,
- (v) the DPWI will fulfill or meet all prerequisite legal obligations or requirements specified by and arising from various pertinent legislation (including the Restitution of Land Rights Act, 1994), which may determine the transferability of the property, before transferring the Remainder of Erf 64 Kylemore to the HDA,
 - (vi) before accepting its specific role in this project, each party involved in the project will consider any financial, legal and other liability or implication associated with this project,
 - (vii) any prerequisite environmental impact assessment required by law or government policy will be conducted and considered before the formal construction or development of low cost houses on the Remainder of Erf 64 Kylemore, and
 - (viii) all costs incurred in the holding, transfer and subdivision of the land will be borne by the HDA.

3. The National Treasury remains available to provide any clarification that the DPWI might seek regarding the contents of this letter.

Kind regards



DR MAMPHO MODISE
DEPUTY DIRECTOR-GENERAL: PUBLIC FINANCE
FOR DIRECTOR-GENERAL
 Date: 27/10/2021

ANNEXURE 9: ENVIRONMENTAL AUTHORISATION

KYLEMORE

PRE-FEASIBILITY FOR PROPOSED DEVELOPMENT ON RESTANT ERF 64, KYLEMORE



Proposed development site indicated as "Kylemore housing"

Prepared by:
Pieter Badenhorst
December 2009

Prepared by:

Pieter Badenhorst Professional Services CC

Environmental management & engineering consultant

PO Box 1058

Wellington 7654

(pbps@iafrica.com)



Date: December 2009

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1 Background

This report, compiled for CK Rumboll and Associates, summarises the environmental aspects as part of the pre-feasibility for a proposed housing development on restant of erf 64 in Kylemore. The property is 15,5ha in size and about 10ha will be developed. The locality of the site is shown on the front page with a closer view in Figure 1.1 and initial layout in Figure 1.2.



Figure 1.1: Close-up view of Kylemore proposed housing site

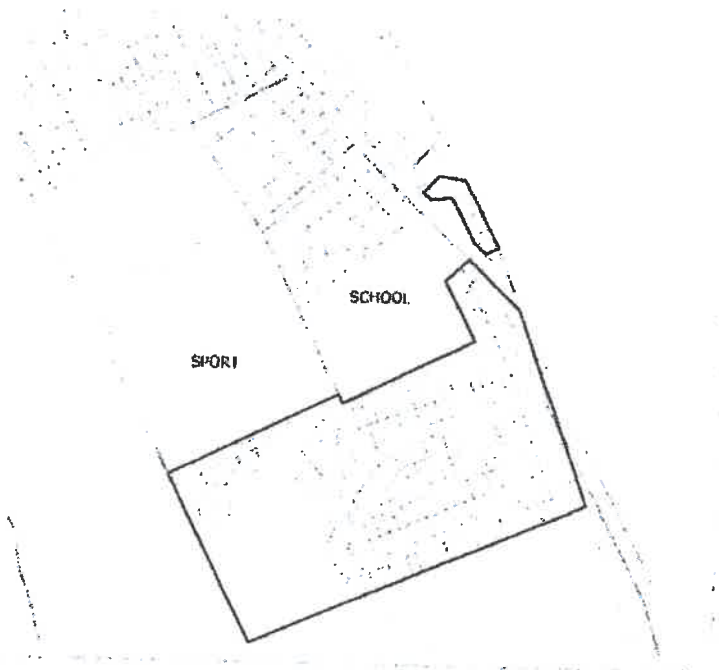


Figure 1.2: Initial layout for proposed Kylemore housing site

2 Discussion

2.1 General

The site was visited on 17 November 2009. It is relatively flat with an attenuation pond on the south western side. Existing school sport fields are located to the north of the high school. A few existing old houses are located on the site. Rumboll and Associates communicated with the existing tenants and findings of those discussions are included in other specialist reports.

2.2 Vegetation

A site visit was undertaken by Dr Dave McDonald on 14 December 2009. A short report is shown in the Appendix. The overall finding is that there is no sensitive vegetation that will negatively impact on the proposed development layout. A full report will be required for the Basic Assessment report that will form part of the application for environmental authorisation.

2.3 Heritage & archaeology

There are no major heritage or archaeological concerns but reports will be required for the environmental application. It is likely that a full HIA might be required.

2.4 Environmental application

The property is smaller than 20ha and therefore a Basic Assessment process will be required in order to obtain environmental authorisation. The listed activities that might potentially be activated are as follows:

Activity number	Activity description
1	The construction of facilities or infrastructure, including associated structures or infrastructure, for – (k) the bulk transportation of sewage and water, including storm water, in pipelines with – (i) an internal diameter of 0,36 metres or more; or (ii) a peak throughput of 120 litres per second or more; (m) any purpose in the one in ten year flood line of a river or stream, or within 32 metres from the bank of a river or stream where the flood line is unknown, excluding purposes associated with existing residential use, but including – 1. canals; 2. channels; 3. bridges; 4. dams; and 5. weirs;
12	The transformation or removal of indigenous vegetation of 3 hectares or more or of any size where the transformation or removal would occur within a critically endangered or an endangered ecosystem listed in terms of section 52 of the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004).
15	The construction of a road that is wider than 4 metres or that has a reserve wider than 6 metres, excluding roads that fall within the ambit of another listed activity or which are access roads of less than 30 metres long.
16	The transformation of undeveloped, vacant or derelict land to – (a) establish infill development covering an area of 5 hectares or more, but less than 20 hectares; or (b) residential, mixed, retail, commercial, industrial or institutional use where such development does not constitute infill and where the total area to be transformed is bigger than 1 hectare.
18	The subdivision of portions of land 9 hectares or larger into portions of 5 hectares or less.

2.5 Other studies

Other studies that will be required as part of the environmental application are as follows:

- Services report – indicating availability of services (water, sewage, electricity, waste and stormwater).

- Planning report -indicating existing use of the area as well as planning approvals required to implement the proposed project.
- Traffic report – it is likely that the Municipality will require a TIA to ensure that the additional traffic generated by the proposed development can be catered for or to identify additional measures required.
- Architecture report – indicating the proposed design and visual view of the proposed development.
- Socio- economic report – indicating the benefit to the community.

An additional report that might be required is a visual assessment. It will only be undertaken should an authority request it.

3 Environmental process

The environmental process would, apart from the studies listed above, include the following:

- Notice of intent (NOI) and submission to DEA&DP
- Receive details of neighbours (normally from the land surveyor)
- Finalise planning, layout, etc
- Complete baseline studies and impact of layouts
- Receive consultants reports
- Compile draft Basic Assessment Report (dBAR) and Environmental Management Plan (EMP - the latter now a requirement for all assessments)
- Advertisement for I&AP registration - local newspaper, distribute dBAR (40 day commenting period)
- Inform DEA&DP re applicable authorities; commenting period 40 days from DEA&DP notice.
- Complete Application Form (to be submitted with BAR)
- Receive comments on dBAR
- Arrange for responses from consultants as required
- Finalise BAR
- Distribute BAR to all I&APs – 40 day commenting period
- Submit BAR and application form to DEA&DP

DEA&DP normally allows 6 months for the process to be completed.

4 Conclusion

From the initial assessment undertaken no "red flags" were identified that might negatively impact on the proposed development.

5 Appendix



Bergwind Botanical Surveys & Tours CC.

14A Thomson Road

Claremont

Cape Town

7708

14 December 2009

Mr Pieter Badenhorst
PO Box 1058
Wellington
7654

Dear Pieter

Botanical Scan for the Proposed Affordable Housing Development on Remainder Erf 64 Kylemore, Stellenbosch Municipality

This brief report records my observations at Remainder Erf 64, Kylemore Stellenbosch Municipality during a visit to the property on 14 December 2009.

Remainder Erf 64, Kylemore, Stellenbosch is found at the south-east end of Kylemore Village at the base of the Groot Drakenstein mountains. On the north side is the Kylemore High School with its sports fields and on the south, west and east sides is agricultural land. A gravel road runs along the boundary between Remainder Erf 64 and Kylemore High School. The site is roughly rectangular in shape with the long-axis running NE – SW. Apart from a man-made dam that forms a depression towards the south-western end of the property, it is relatively flat. The substrate consists of colluvial soils with large sandstone boulders that lie shallowly just below the surface. The site has a slight slope to the north-west but is effectively exposed in all directions with no aspect dominating in particular. A few houses are found in the north-west quarter opposite the school. Another group of houses is found in the south-east corner of the property.

According to the national vegetation classification (VEGMAP) the original vegetation that would have occurred on the site is Boland Granite Fynbos, an ENDANGERED vegetation type according to the National Spatial Biodiversity Assessment (Rouget et al. 2004) which has now been superseded by the Draft National List of Threatened Ecosystems in which it is classified as VULNERABLE - D1. This means that the ecosystem where this vegetation is found has 'threatened plant species associations'.



tel +27 21 671-4056 mobile 082-876-4051 e-mail dave@bergwind.co.za
web www.bergwind.co.za

CK2009/123299/23

The site was visited to determine its state and whether there is any remaining natural vegetation. Having determined prior to the visit that the site was mapped as Boland Granite Fynbos I was mindful that it was possible that there could be Red Data plant species on the property. A foot-survey was conducted from the west corner, through the dam area (the dam has no water at present) then through the central area to the eastern corner. From there the route followed the roads along the boundary. Very small and derelict remnants of the fynbos vegetation persist in an area that is otherwise extremely disturbed.

In the western third of the property the historical construction and presence of the dam has introduced disturbance. The dam is presently empty but plant species such as *Pennisetum macrourum*, *Zantedeschia aethiopica*, *Juncus kraussii* and various sedges that favour wet conditions were evident. The dam wall or embankment is heavily encroached by black wattle (*Acacia mearnsii*) and long-leaf wattle (*Acacia longifolia*). Beefwood (*Casuarina equisetifolia*) is also seeding into this area from the nearby wind-breaks.

To the south of the dam is an open grassy area dominated by exotic but with relatively few invasive shrubs and trees. This grassy area extends down the west side of the property where there is a drainage ditch, to the south-west area (see accompanying annotated photograph). A few geophytes such as *Corycium* sp. and *Gladiolus* sp. were found here but these could not be positively identified since they were finished flowering and dried out.

East of the dam the central to west part of the erf is overwhelmingly invaded by a dense stand of acacias, mainly black wattle (*Acacia mearnsii*) but also some long-leaf wattle (*Acacia longifolia*). These trees form dense impenetrable stands that have shaded out all vegetation in the understorey. Occasionally there are openings with remnant fynbos species such as *Diospyros glabra*, *Searsia angustifolia*, *Cliffortia ruscifolia*, *Ehrharta villosa*, *Asparagus rubicundus*, *Lichtensteinia lacera* and the geophytes *Gladiolus* cf. *carneus*, *Ornithogalum* sp. and *Brunsvigia* sp. The grass *Merxmüllera stricta* dominates in some of these openings and restios (*Ischyrolepis* sp.) also contribute to the graminoid stratum. It appears that the area heavily infested with wattles was previously a plantation of pine trees that were cut down with the area subsequently being invaded by the aggressive black wattles. It also appears that despite the sandstone boulders and shallow soil the area was 'ploughed' in some way contributing to the disturbance. The wattles thus represent a second cycle of invasion and disturbance on this land and the chances of rehabilitation are low. No proteoid or ericoid shrubs typical of Boland Granite Fynbos were found on the erf and no other typical species of this vegetation type were located. From the small fragments of fynbos present and the nature of the substrate it is doubtful if this area would have supported typical Boland Granite Fynbos

but that the natural vegetation would more likely have been transitional between Boland Granite Fynbos and Swartland Alluvium Fynbos.

The eastern corner of the property has a few old houses that are currently still occupied. The area around these houses is highly disturbed with yards around the houses, a large amount of litter and large areas invaded by Kikuyu grass (*Pennisetum clandestinum*).

No threatened plant species (Red Data) were found in the survey.

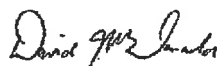
My observations indicate that Remainder Erf 64, Kylemore, Stellenbosch has been almost completely transformed from the original vegetation that would have occurred there. The condition of the site is very poor. A few remnant fynbos species survive in the habitat which is now dominated by alien invasive *Acacia mearnsii* and to a much lesser extent *Acacia longifolia*. Considerable effort, time and money would be required to rehabilitate this land and there appears to be no reasonable chance that the site would return to the original vegetation even if the alien vegetation was to be removed and attempts made to restore the original fynbos. The site is also surrounded by agriculture – fruit orchards – and Kylemore Village. It has very low connectivity with any other natural areas and does not form part of a natural corridor. Its isolation therefore does not indicate the possibility of a sustainable future for the site in a natural condition.

The poor condition of the site and lack of botanical 'red flags' indicate that no constraints should be placed on the proposed housing development.

Reference should be made to the accompanying annotated aerial photograph (Figure 1) which complements this short report.

Should more detail be required a set of photographs taken during the survey and more detailed survey information can be supplied.

Yours sincerely



Dr D.J. McDonald Pr. Sci. Nat.
Specialist Botanist

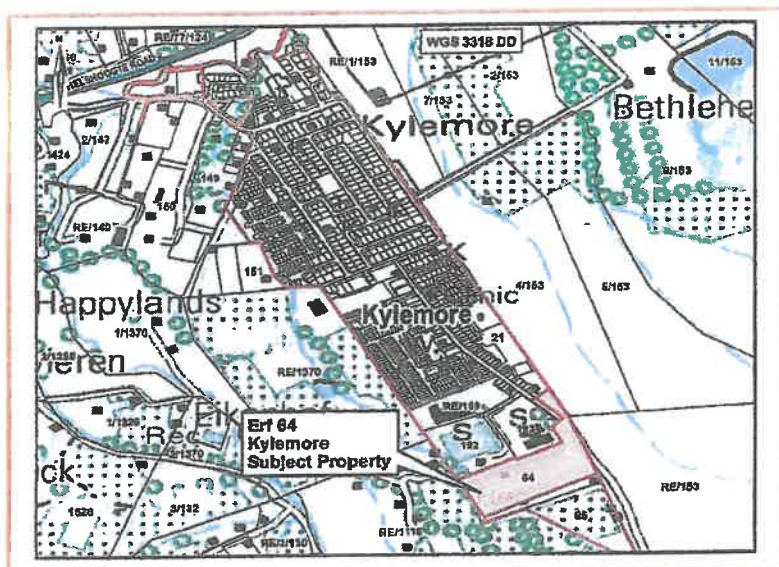
Figure 1. Aerial photograph of Erf 64 Kylemore, Stellenbosch.
 The blue area represents the dam inundation area (currently empty); the yellow area is the dam wall / embankment that is completely overrun with alien invasive *Acacia* spp. The red area is the central to west area with a jungle of very dense black wattle (*A. mearnsii*). The brown areas to the west and east are dominated by exotic grass. The disturbed area around the houses are shown in purple and the area of dense encroachment by *Kikuyu* grass is shown in green. The blue line with waypoints (Ky#) is the survey track.



ANNEXURE 10: GLS - CIVIL ENGINEERING STUDIES REPORT

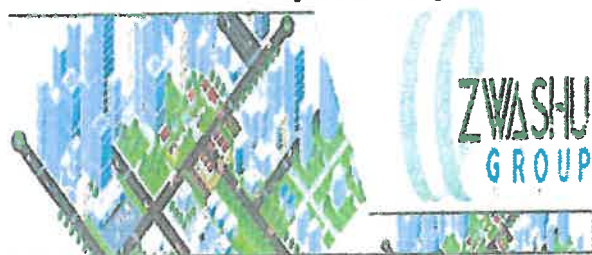
**CAPACITY ANALYSIS OF BULK
WATER AND SEWER SERVICES:
PROPOSED RESIDENTIAL
DEVELOPMENT ON ERF 64
KYLEMORE,
STELLENBOSCH MUNICIPALITY**

(FINAL DRAFT)



04th October 2024

Prepared by:



Prepared for:



STELLENBOSCH

STELLENBOSCH • FRANK • FRANKHIDEK

MUNICIPALITEIT • UMASIPALA • MUNICIPALITY



**Western Cape
Government**

Human Settlements



human settlements

Department:
Human Settlements
REPUBLIC OF SOUTH AFRICA

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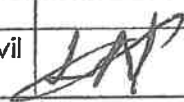
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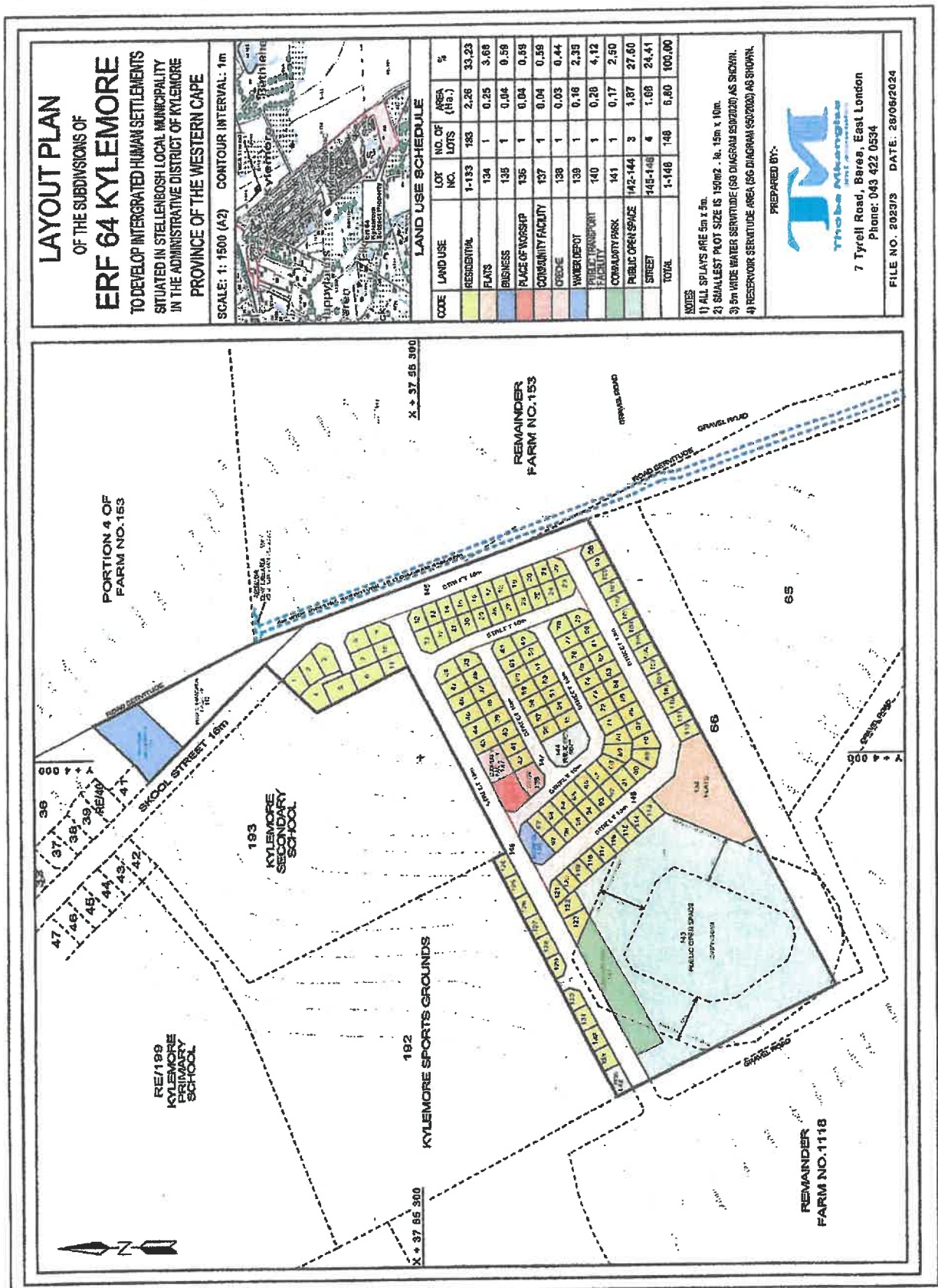
ANNEXTURE A: EXISTING AND PROPOSED WATER PIPELINES

DOCUMENT CONTROL SHEET

	RESOURCE	CAPACITY	SIGNATURE
Compiled By:	Lungisani Ndhlovu	PR Eng, Civil 202001466	
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This report has been prepared in accordance with B Engineering Consultants Quality Managing System.

PROPOSED LAYOUT PLAN FOR ERF 64, KYLEMORE, STELLENBOSCH MUNICIPALITY



1 INTRODUCTION

The Housing Development Agency appointed Thoba Mkangisa and Associates to undertake the subdivision and rezoning of erf 64 Kylemore, Stellenbosch Municipality in which they were requested to source out the services of engineers to prepare a **Capacity Analysis of the Bulk Water and Sewer Services** for the erf 64 Kylemore proposed residential development. Through the request of Housing Development Agency, **Andisa Zwashu Group Pty (Ltd)** has been appointed to undertake the project. Currently, the site is a Greenfield and has no municipal services.

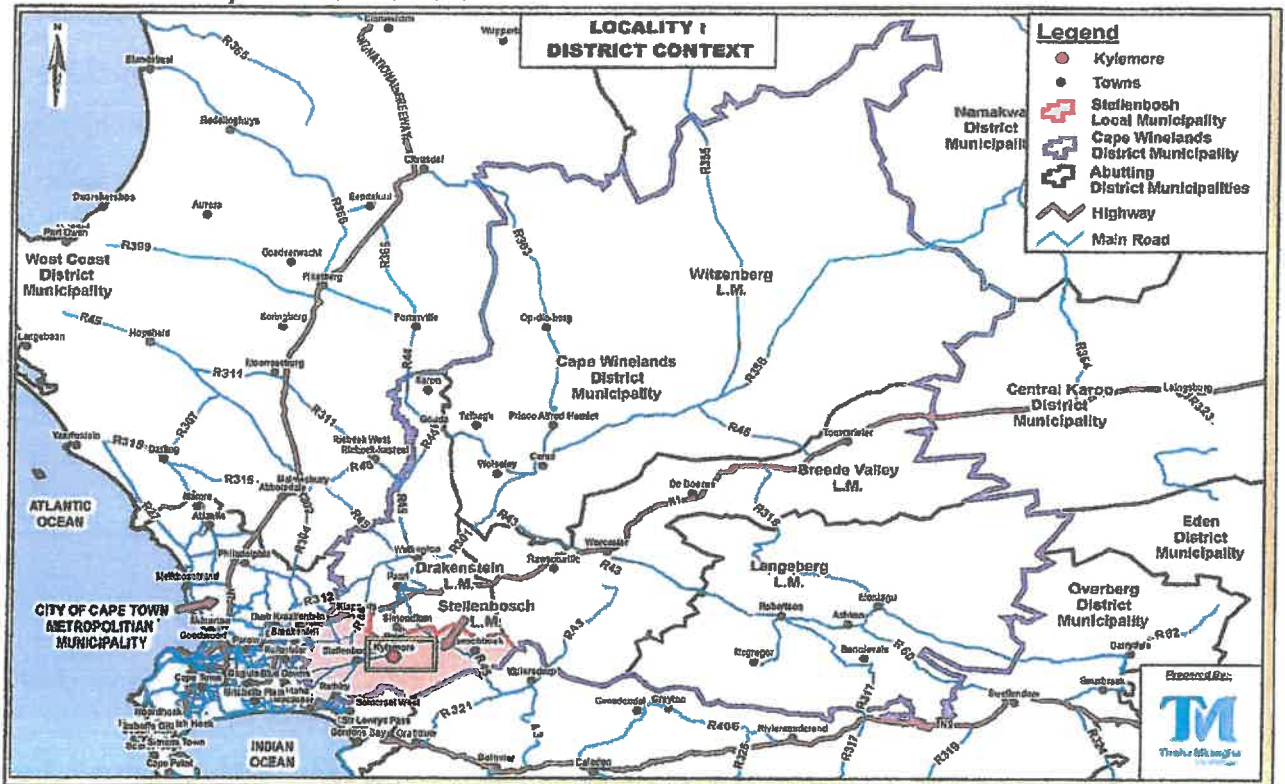
This document must be read in conjunction with the Water Master Plan (performed for the Stellenbosch Municipality) dated June 2018 and the Sewer Master Plan dated June 2018.

1.1 Study Area

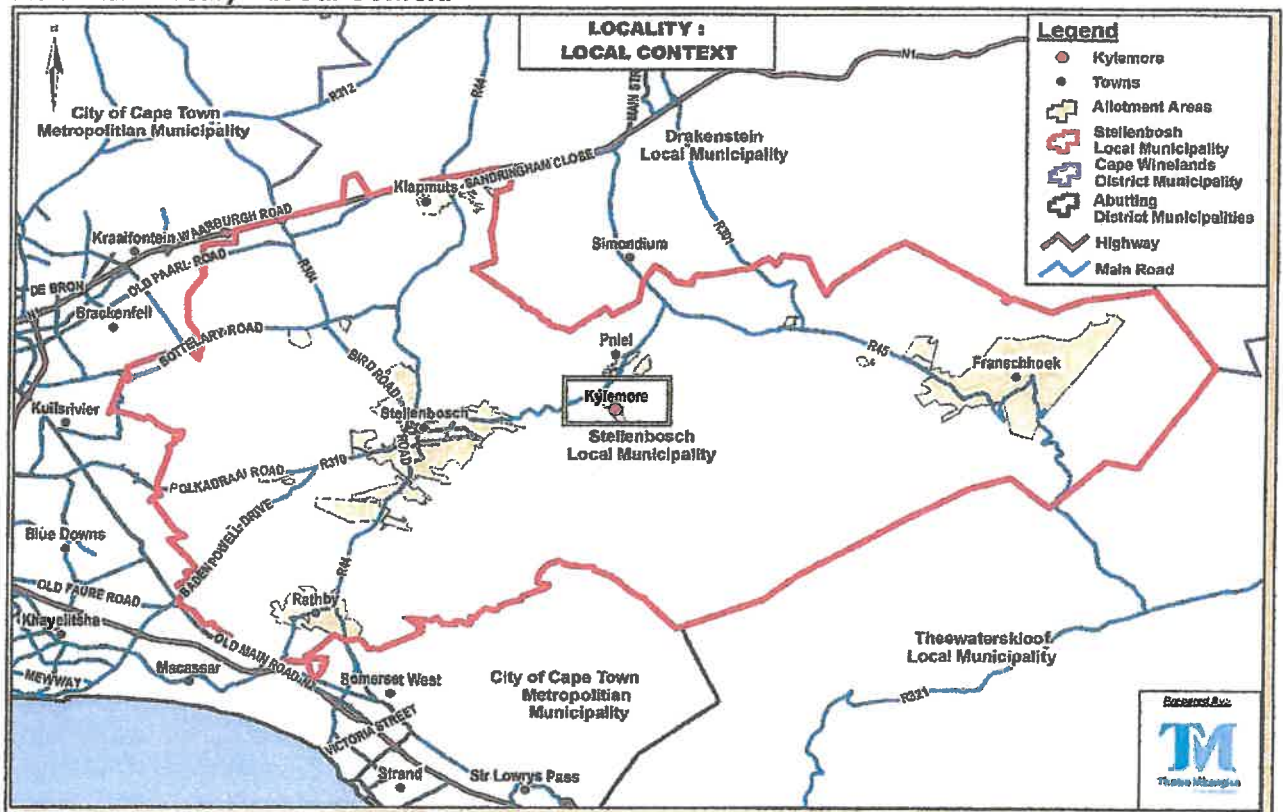
Stellenbosch Local Municipality is located in the heart of the Cape Winelands and adjacent to the City of Cape Town and Drakenstein Municipality. As a local authority Stellenbosch Municipality governs the towns of Stellenbosch, Franschhoek and Pniel, and the surrounding rural areas. The area covers 831 square kilometres and adjoins the City of Cape Town (CCT) to the west and south and the Breede Valley, Drakenstein and Theewaterskloof Municipalities to the east and north. Functionally, Stellenbosch Municipality (SM) forms part of the Greater Cape Town metropolitan area.

Kylemore is a town in the Stellenbosch Local Municipality. It is located in the Cape Winelands within Helshoogte Pass on the route from Stellenbosch to Franschhoek. The town is surrounded by mountains and rivers, with walking trails into the neighbouring countryside. This is where the project is going to be conducted. There is a need for the provision of adequate and reliable infrastructure services (water and sewer) in the proposed sustainable and integrated human settlements in Kylemore (erf 64).

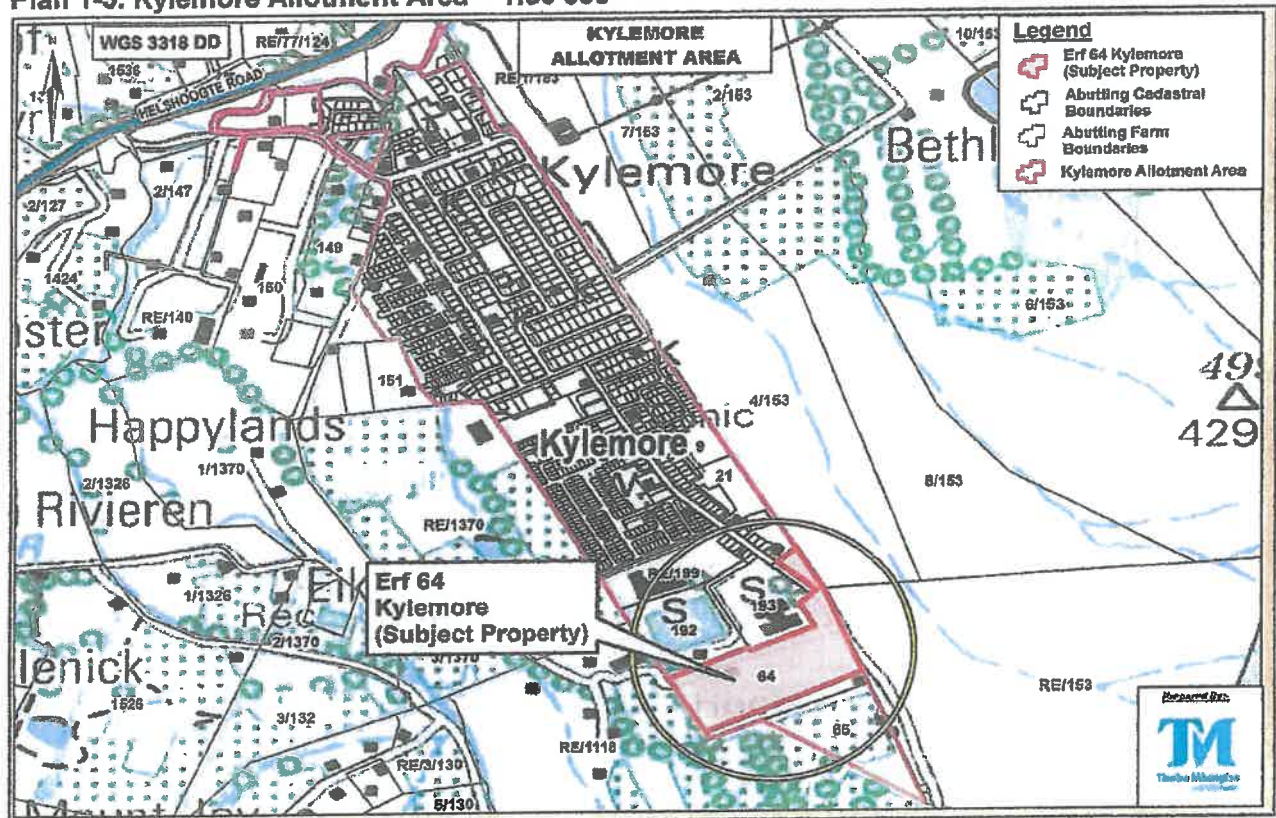
Plan 1-1: Locality - District Context



Plan 1-2: Locality - Local Context



Plan 1-3: Kylemore Allotment Area – 1:50 000



Plan 1-4: Subject Property



2 INFRASTRUCTURE SERVICES (WATER & SANITATION)

The development will access portable water, adequate sanitation facilities, and energy supply. The following minimum levels of services are permitted in terms of the National Norms and Standards.

Table 1: Minimum Level of Services Permitted

Type of Services	Minimum Level
Water	Supply for commercial and residential development as per (FSR)
Sanitation	Waterborne Sewer System
Roads	Paved Roads
Stormwater	Concrete-lined open channels

2.1 Water Distribution System

2.1.1 Distribution Zone

The desktop study revealed that the proposed residential development is accommodated by the existing Kylemore Lower reservoir. The accessibility of establishments to piped water within erf 64 Kylemore, Stellenbosch Municipality is evident from desktop studies and the onsite investigations. The property (erf 64, Kylemore, Stellenbosch Municipality) has a water source and the water treatment works which is sufficient to support the proposed development. However, it will necessary to provide a new pumpstation at Kylemore Lower reservoir, a 160 mm diameter rising water main from Kylemore Lower reservoir to Kylemore Upper reservoir, a new 2.5 Ml Kylemore Upper reservoir (at 360m MSL) and a new 160mm diameter delivery waterline from the Kylemore Upper reservoir.

The proposed residential area is located inside the water priority area.

2.1.2 Existing Bulk Water Supply Schemes

The sources for water in erf 64, Kylemore, Stellenbosch Municipality are reservoirs. Water to erf 64, Kylemore will be supplied through a main supply line from the Kylemore Lower reservoir and Kylemore Upper reservoir (3x2.5ML). The current water sources and water treatment capacities are sufficient to meet the water demands of the future residents of erf 64 Kylemore, Stellenbosch.

2.1.3 Internal Water Services

A definition of the levels of water and sanitation services

The levels of service delivery have been derived from acceptable national policy frameworks applicable for water and sanitation services separately. Definitions are drawn from the National Department of Water and Sanitation. The local municipality will provide the minimum norms specified, as the development is urban.

2.1.4 Proposed Water Demand

It is not easy to quantify the reticulation needs for the proposed project area since the town planning layout has not yet been approved. New bulk water pipelines must be constructed to service the site on approval of the town planning layout. The area demands will be calculated to assist with infrastructure sizing. From information given by the Stellenbosch Local Municipality, the current water sources and water treatment capacities are sufficient to meet the water demands of the future residents of erf 64 Kylemore, but additional water infrastructure is required. It is however, proposed that there is a need to provide a new pumpstation at Kylemore Lower reservoir, a 160 mm diameter rising water main from Kylemore Lower reservoir to Kylemore Upper reservoir, a new 2.5 MI Kylemore Upper reservoir (at 360m MSL) and a new 160mm diameter delivery waterline from the Kylemore Upper reservoir.

2.1.5 Hydraulic Analysis and Design

- Salient Planning Parameters
- Design horizon: 10 years after commissioning (2033)
- Population: Stellenbosch Municipality IDP & Census 2022
- Growth Rate: 1% per annum
- Typical Daily Consumption: Commercial Use (Red book) (AADD) Design
- Loss Factors-Total conveyance losses (LFr): 15%
- Summer Peak Factor (SPF): 1.2
- Gross Average Annual Daily Demand (GAADD): $(1+LFr) \times AADD$
- Summer Peak Demand (SPD): $SPD = SPF \times GAADD$
- Summer Daily Demand Connector Mains: $SDDpl = SPF \times GAADD$
- Design Peak Factor (DPF): 2
- Design Flow Rate
- Bulk Pumping Mains = Summer Peak Demand (SPD)
- Maximum Static Pressure & Velocity: 250m & 1m/s (where possible)
- Minimum reticulation residual pressure: 15m where possible
- Design pumping period: 20 hours/day (Max period)
- Minimum reticulation size: 75mm for connector mains
- Reservoirs: 48 hours AADD: pumped from one source 24 hours AADD: gravity from the source.

2.2 Sanitation Network

2.2.1 Drainage Area

From the desktop study, indications are Kylemore town has residents who have accessibility to formalized hygienic sanitation. However, there are no existing sewer reticulation networks in the proposed residential development area.

The proposed residential area is located inside the sewer priority area.

2.2.2 Existing Bulk Sanitation Infrastructure & Sewer flow

The sewer connection point for the project area is at Gouwsblom Street. The 160 mm diameter link sewer line will have to be installed from the development to the connection point. The project area will be serviced by the Dwarsrivier Water Treatment Works which have the capacity of 1.35 Ml per day. The expected sewage flow from the development is approximately 100 kl/day and it is assumed that no upgrading of the treatment works will be required to accommodate the proposed Township Establishment on erf 64 Kylemore, Stellenbosch.

The positioning of the project area will make it easy for connection to the existing bulk sewer mains running in close proximity to the site.

2.2.3 Internal Sanitation Services

The sanitation service solution needs to be provided for the proposed residential development area (erf 64 Kylemore, Stellenbosch Municipality). The National minimum sanitation standards in South Africa need to be observed. There is no sewer reticulation network in the area currently, but bulk main routes/servitudes will need to be identified during the preliminary design stages.

3 CONCLUSION

The natural reaction, from a technical perspective, would be to primarily provide a sustainable complete services package for the proposed township establishment through providing the services which not only comply with the norms and standards which match the socio-economic profile of the future residents of erf 64 Kylemore but are essentially "better" than the standards which are set out in the minimum requirements for a development of this nature.

These engineering services play a key role in promoting sustainable and integrated human settlement in Kylemore area. Furthermore, they have a bearing on the economic and social development of the area.

4 RECOMMENDATIONS

The following Level of Service should be adopted for the proposed development areas wherever financially and technically feasible.

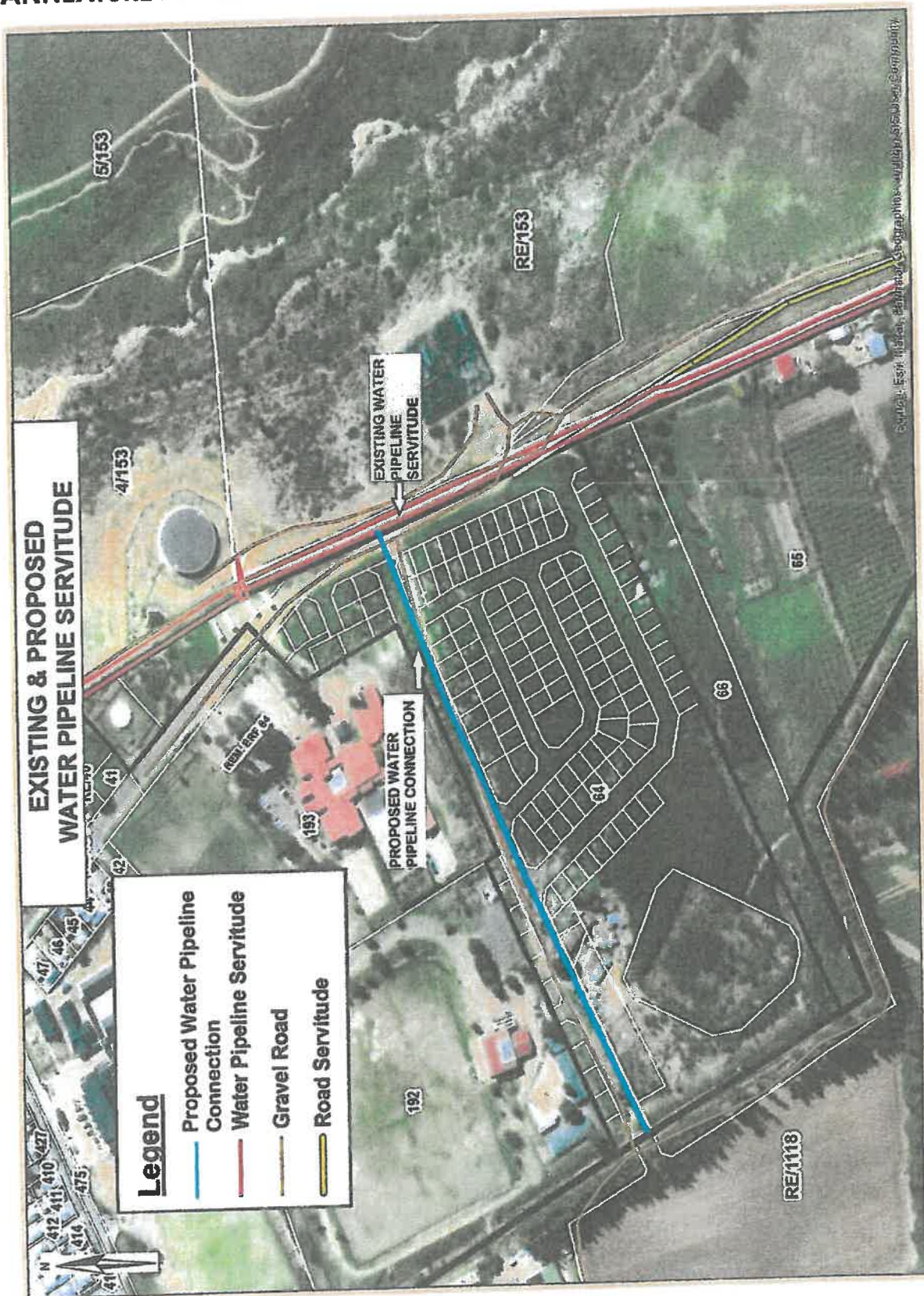
4.1 Water

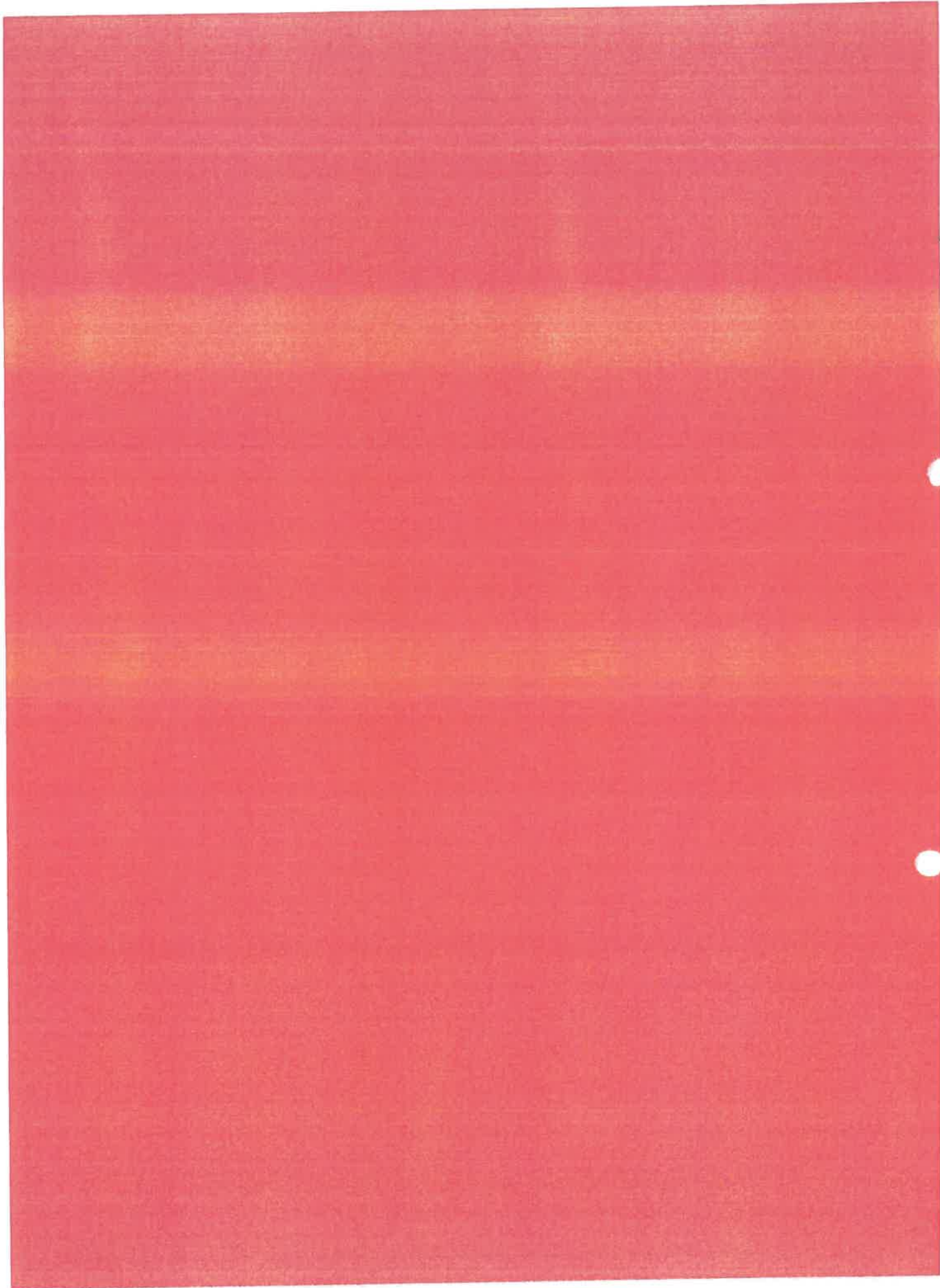
The provision of internal services will have to be provided during the implementation of the project. It will be necessary to provide a new pumpstation at Kylemore Lower reservoir, a 160 mm diameter rising water main from Kylemore Lower reservoir to Kylemore Upper reservoir, a new 2.5 MI Kylemore Upper reservoir (at 360m MSL) and a new 160mm diameter delivery waterline from the Kylemore Upper reservoir.

4.2 Sanitation

The provision of internal services will have to be provided during the implementation of the project.

ANNEXTURE A: EXISTING AND PROPOSED WATER PIPELINE

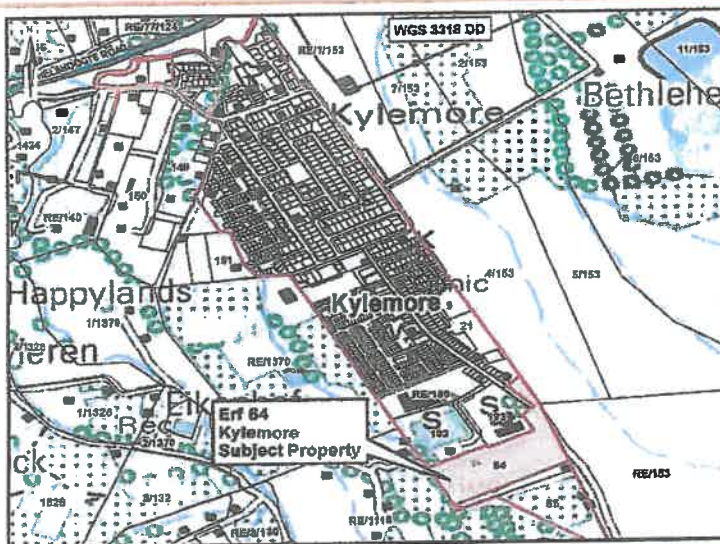




SUBDIVISION AND REZONING OF ERF 64 KYLEMORE, STELLENBOSCH MUNICIPALITY

BULK INFRASTRUCTURE AND SERVICES REPORT

(FINAL DRAFT)



26th February 2024

Prepared by:



Prepared for:



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNICIPALITEIT • EMASIPALA • MUNICIPALITY



**Western Cape
Government**
Human Settlements



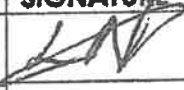
human settlements

Department:
Human Settlements
REPUBLIC OF SOUTH AFRICA

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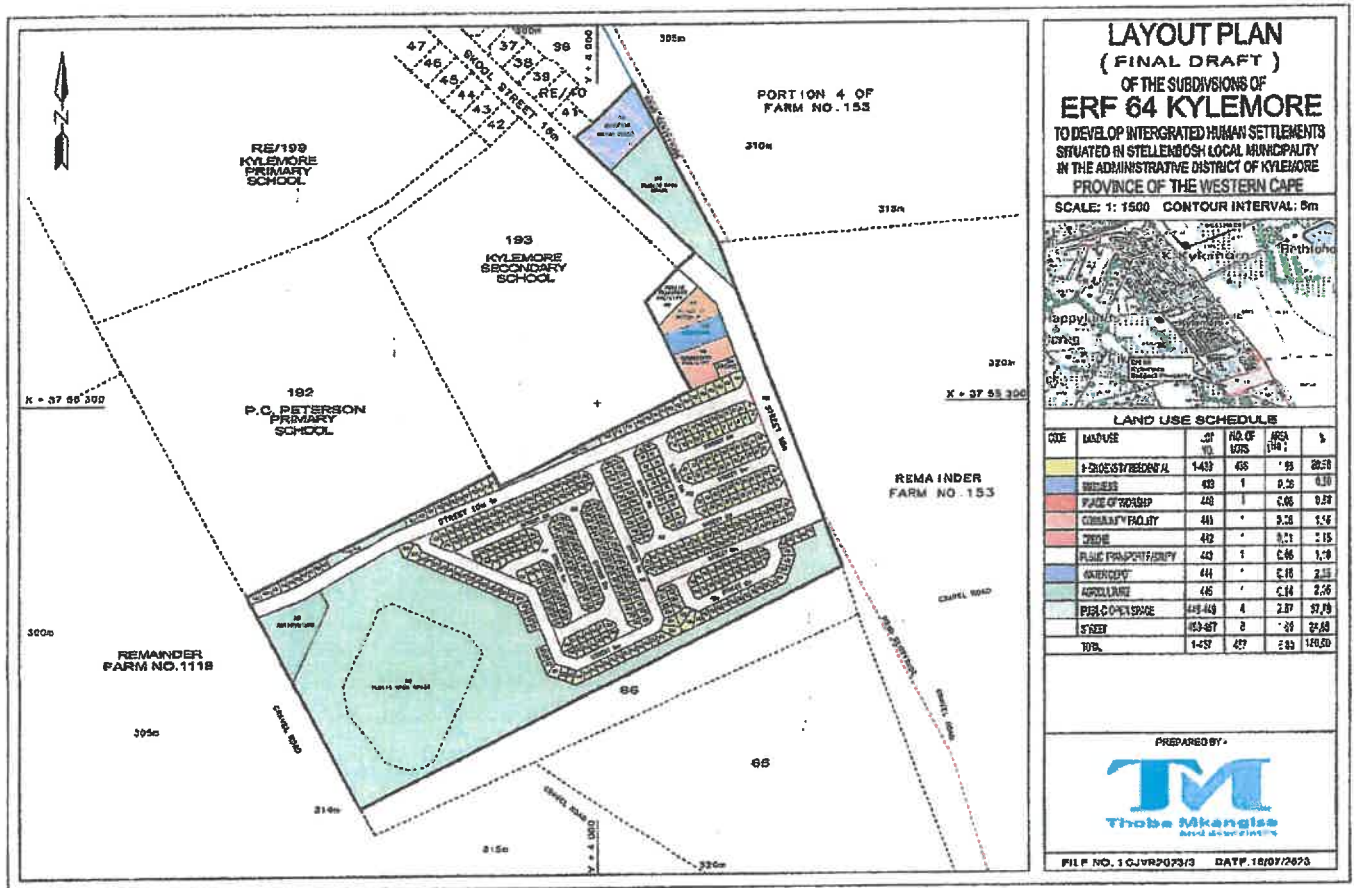
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1 INTRODUCTION

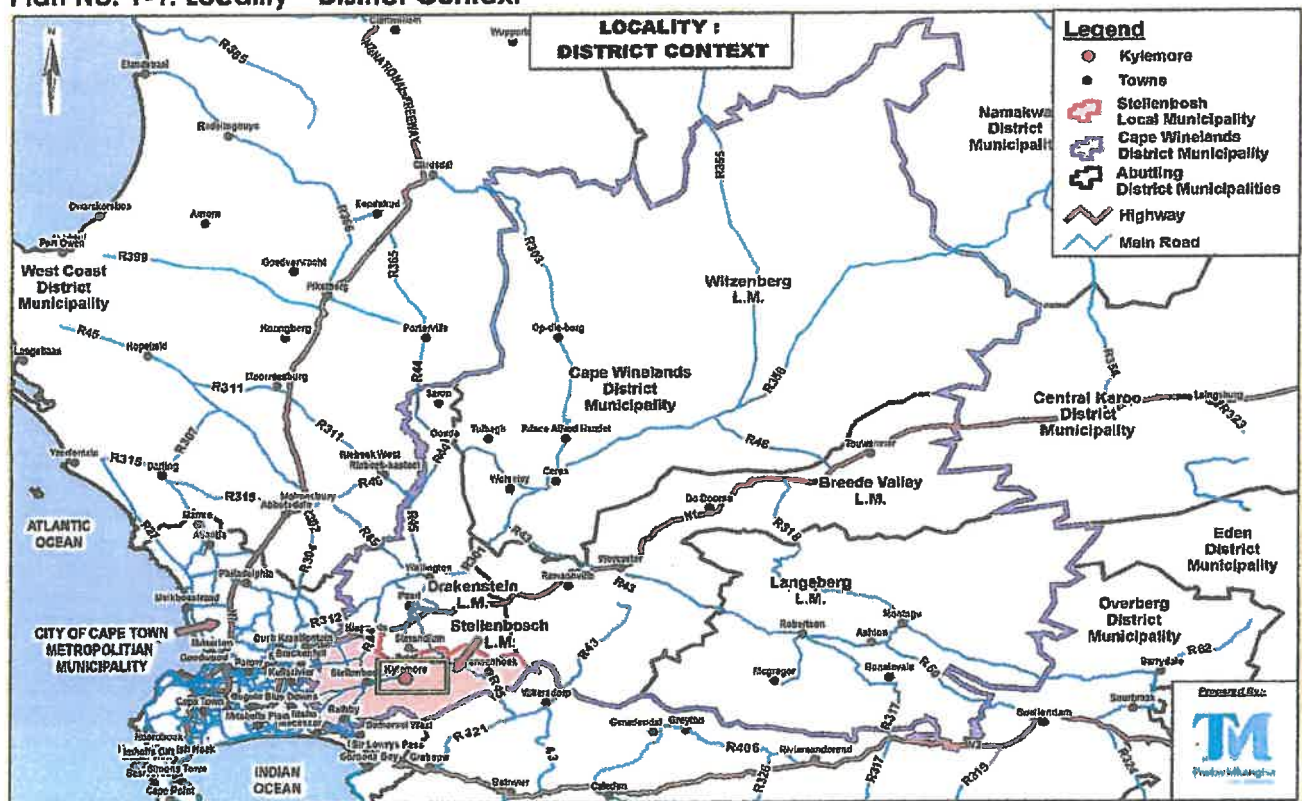
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1.1 Study Area

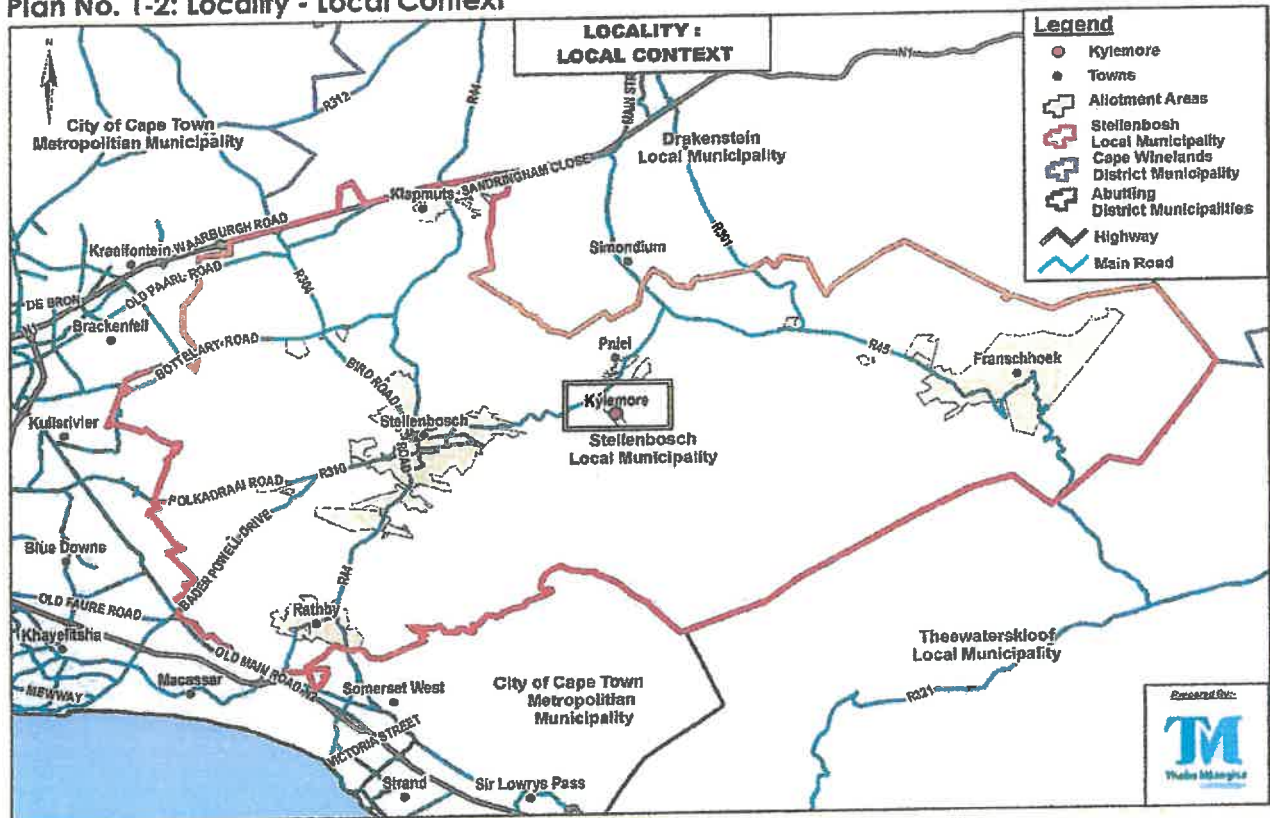
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Kylemore is a town in the Stellenbosch Local Municipality. It is located in the Cape Winelands within Helshoogte Pass on the route from Stellenbosch to Franschhoek. The town is surrounded by mountains and rivers, with walking trails into the neighbouring countryside. This is where the project is going to be conducted. There is a need for the provision of sustainable and integrated human settlements in Kylemore.

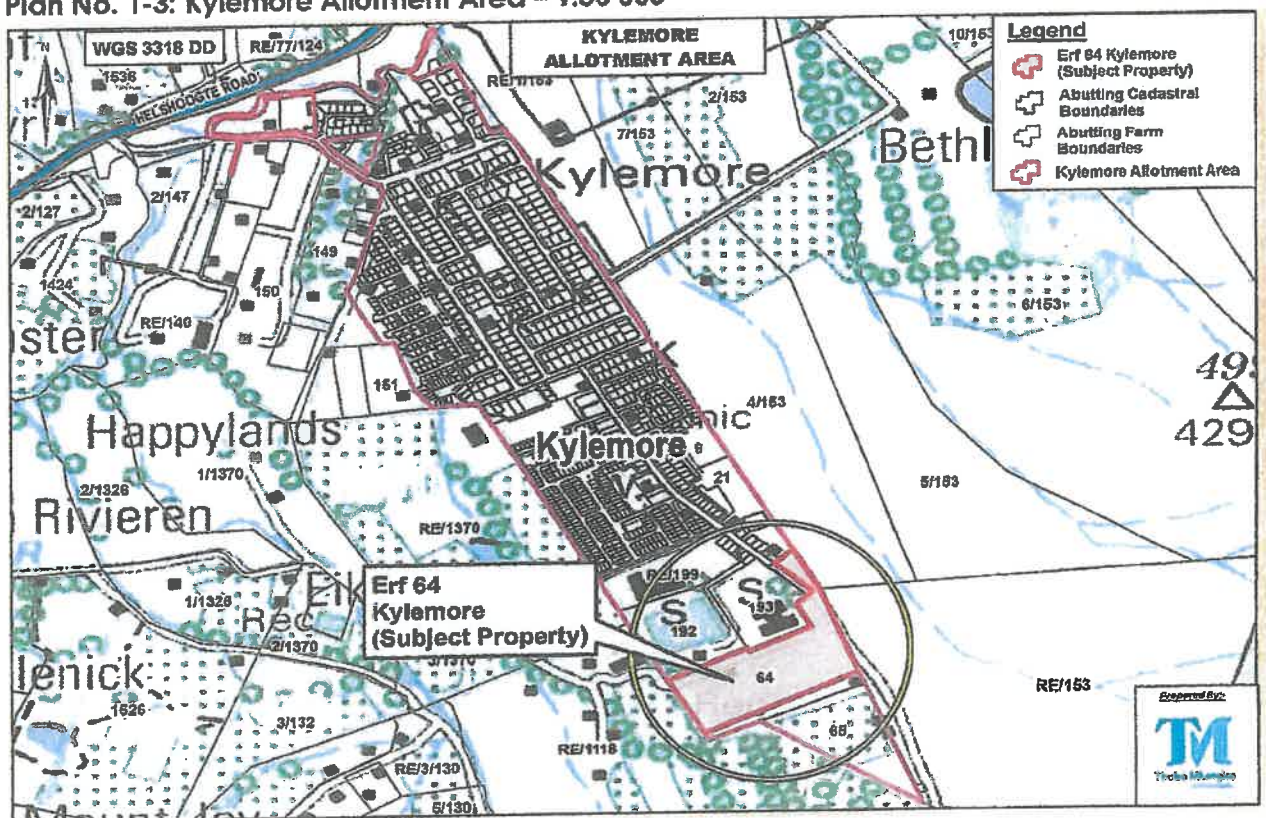
Plan No. 1-1: Locality - District Context



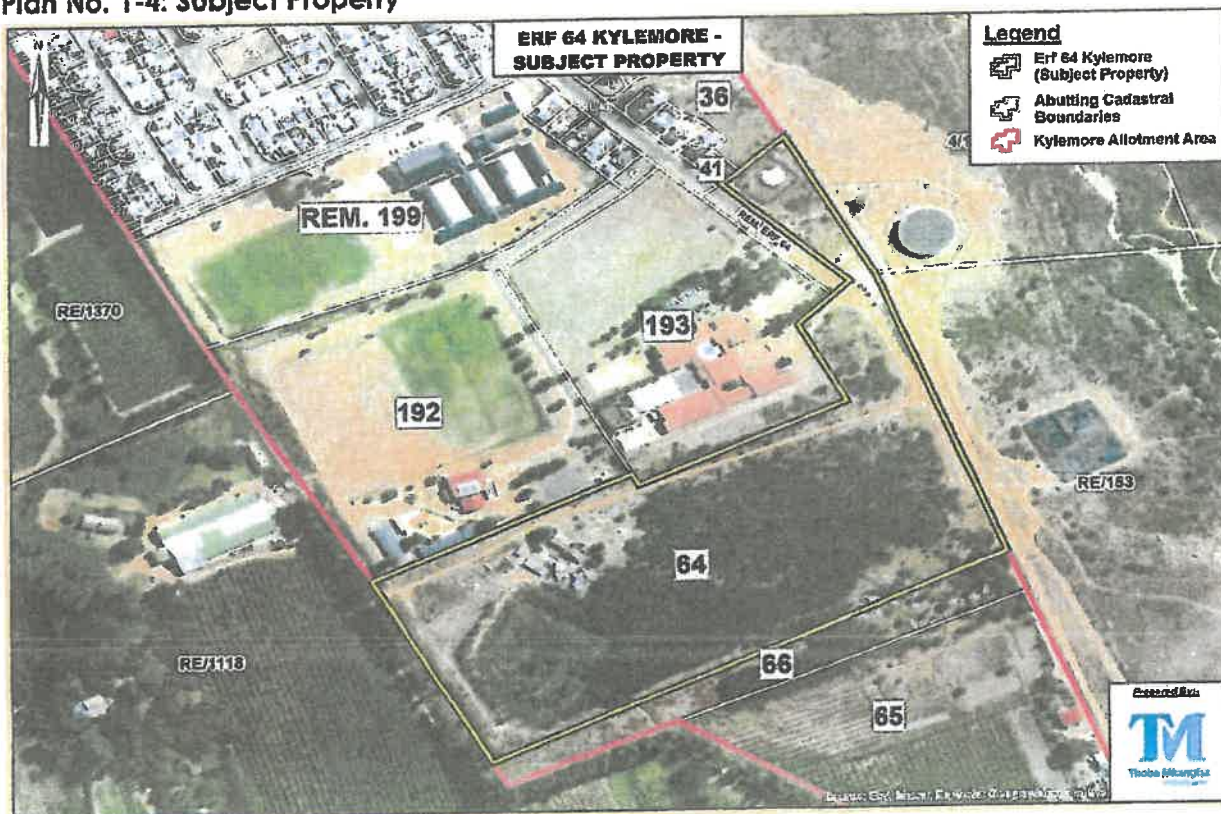
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The accessibility of establishments to piped water within erf 64 Kylemore, Stellenbosch Municipality is evident from desktop studies and the onsite investigations. The property (erf 64, Kylemore, Stellenbosch Municipality) has a water source and the water treatment works which is sufficient to support the proposed development. However, it will necessary to provide a new pumpstation at Kylemore Lower reservoir, a 160 mm diameter rising water main from Kylemore Lower reservoir to Kylemore Upper reservoir, a new 2.5 MI Kylemore Upper reservoir (at 360m MSL) and a new 160mm diameter delivery waterline from the Kylemore Upper reservoir.

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2.1.2 Internal Water Services

A definition of the levels of water and sanitation services

The levels of service delivery have been derived from acceptable national policy frameworks applicable for water and sanitation services separately. Definitions are drawn from the National Department of Water Affairs. The local Municipality will provide the minimum norms specified, as the development is urban.

2.1.3 Proposed Water Supply Schemes

It is not easy to quantify the reticulation needs for the proposed project area since the town planning layouts have not yet been approved. New bulk water pipelines must be constructed to service the site on approval of the town planning layouts. The area

demands will be calculated to assist with infrastructure sizing. From observations and information given by the Stellenbosch Local Municipality, the current water sources and water treatment capacities are sufficient to meet the water demands of the future residents of erf 64 Kylemore, but additional water infrastructure is required. It is however, proposed that there is a need to provide a new pumpstation at Kylemore Lower reservoir, a 160 mm diameter rising water main from Kylemore Lower reservoir to Kylemore Upper reservoir, a new 2.5 Ml Kylemore Upper reservoir (at 360m MSL) and a new 160mm diameter delivery waterline from the Kylemore Upper reservoir.

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- Bulk Pumping Mains = Summer Peak Demand (SPD)
- Maximum Static Pressure & Velocity: 250m & 1 m/s (where possible)
- Minimum reticulation residual pressure: 15m where possible

- Design pumping period: 20 hours/day (Max period)
- Minimum reticulation size: 75mm for connector mains
- Reservoirs: 48 hours AADD: pumped from one source 24 hours AADD: gravity from the source.

2.2 Sanitation

From the site investigations conducted on 30 August 2023, indications are Kylemore town has residents who have accessibility to formalized hygienic sanitation. However, there are no existing sewer reticulation networks in the project area.

2.2.1 Existing Bulk Sanitation Infrastructure

The sewer connection point for the project area is at Gouwsblom Street. The 160 mm diameter link sewer line will have to be installed from the development to the connection point. The project area will be serviced by the Dwarsrivier Water Treatment Works which have the capacity of 1.35 Ml per day. The expected sewage flow from the development is approximately 100 kl/day and it is assumed that no upgrading of the treatment works will be required to accommodate the proposed Township Establishment on erf 64 Kylemore, Stellenbosch.

The positioning of the project area will make it easy for connection to the existing bulk sewer mains running in close proximity to the site.

2.2.2 Internal Sanitation Services

One of the following will be assessed as a sanitation service solution for the proposed project. The National minimum sanitation standards in South Africa need to be observed. There is no sewer reticulation network in the area currently, but bulk main routes/servitudes will need to be identified during the prelim design stages.

2.3 Roads

Stellenbosch Municipality is Service Authorities within the project area and will be responsible for routine maintenance and upgrading all internal streets. The site will be accessed via the existing Skool Street. This road currently provides access to Kylemore High School, two farms, a couple of houses and a property of the Department of Sanitation and Water Affairs. Skool Street road reserve is 16 meters wide and the street has a black top width of 5.6 meters with mountable concrete kerbs and channels on both sides. Considering the low expected trip generation from the low cost erven, the existing road network will be able to accommodate the development.

2.3.1 Internal Access Roads Design

New access roads will be constructed for the development as roads are currently needed within the project area. A new stormwater system will be implemented to manage stormwater. The road width varies from 8m wide to 10m wide.

- The upgraded road will conform to the TRH 4 design guidelines wherever possible.
- Topsoil and grass on the verges and shoulders will be removed, stockpiled, and later used for the rehabilitation (top soiling and grassing) of the banks;
- A maximum width of 15 meters will be cleared and grubbed for construction purposes;
- Excavated material from the earthworks box will be used for cut-to-fill purposes, as well as for the construction and fill to the shoulders of the road;
- The in-situ material below the earthworks box will be used as subgrade and will be ripped and re-compacted to a density of 93% Mod AASHTO;
- All clay material will be removed up to a depth of 1m below the earthworks box to ensure that optimum densities are archived in all road layer works;
- Stormwater facilities and culverts will be constructed.
- Road signage and markings will be provided along the total length of the road.

2.3.2 Road Material Sources

Based on the Geotechnical findings, materials for the subgrade, sub-base, and base course will be obtained from approved sources identified by the design engineers. It is recommended for a development of this nature that all construction materials be imported from local commercial sources.

2.3.3 Design Life, Speed, and Traffic

The road design would be done following the relevant TRH 4 guidelines and the Guidelines for Human Settlement Planning and Design (Red Book). An analysis period of 5 years and a design period of 10 years would be used for design purposes.

2.3.4 Pavement Structure

The minimum pavement structure would be designed based on the Catalogue Method (TRH 14 guidelines).

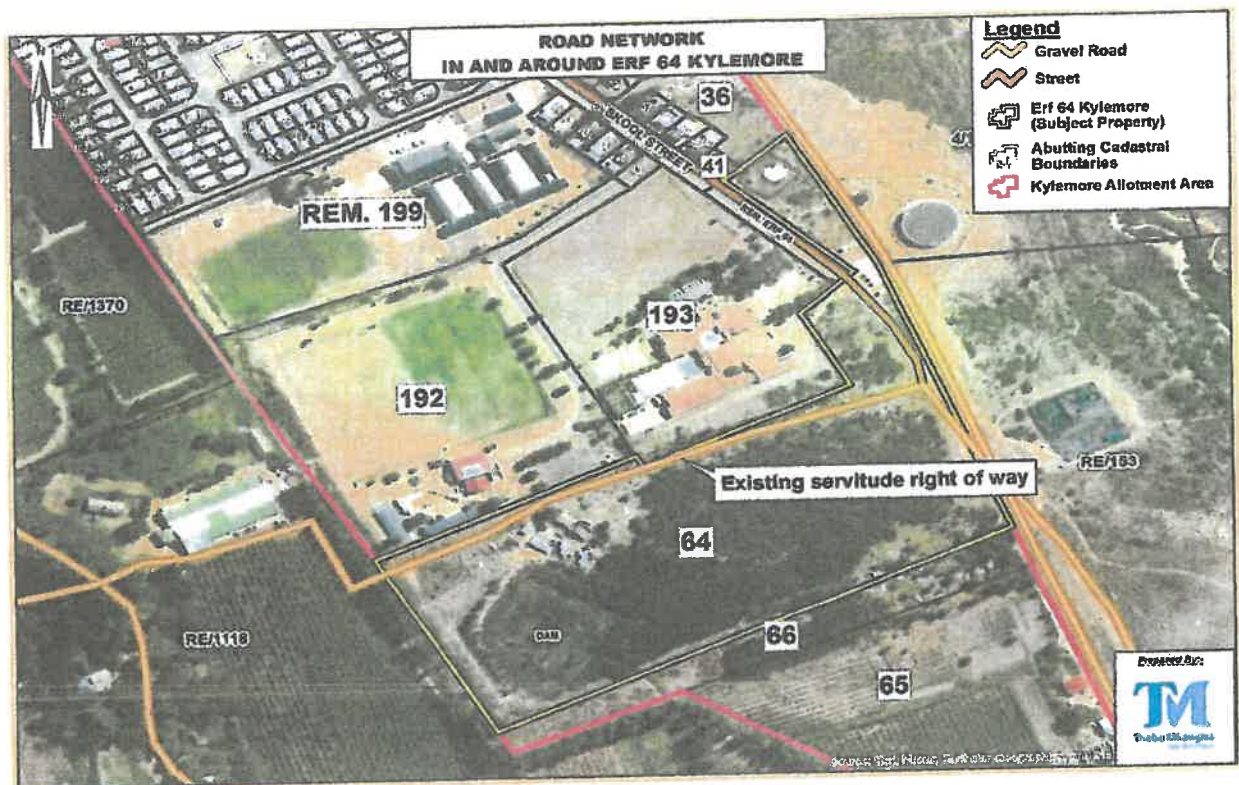
2.3.5 General Cross-section Design

The proposed roads will have a carriageway width of 8m - 10m with sidewalks where practicable. The cross-sectional slope of the road will be cambered with 3%, with falls on either side of the road. A combination of earth drains, earth channels, and Concrete Culverts will be provided to assist with stormwater drainage.

2.3.6 Vertical Alignment

The roads will be designed to follow the existing vertical alignment but within standards to:

- Avoid batters interfering with houses,
- Facilitate stormwater flow and avoid the ponding of water and,
- Improve the quality of the ride.
- Vertical gradients adopted within this alignment will vary with a maximum gradient of 6%, satisfying the following vertical alignment minimum standards:
 $K_{min} = 16$
 $L_{min} = 100 \text{ mw}$
 $A_{max} = 7\%$



2.4 Stormwater

An existing stormwater detention pond is situated on the southern portion of the project site. This detention pond is required as part of the stormwater management system of Kylemore and it cannot be done away with.

The objectives of the stormwater management system should be as follows:

- To adequately dispose of runoff from development areas without causing soil saturation or erosion. This is particularly important on any sites underlain by erosion or collapsible soils;
- To provide overland flow routes through development to cater for significant storms and thereby minimize any risk of damage to property and other immovable assets;
- The stormwater system should be designed to function adequately with low maintenance in the long term and should cater to silting etc.

2.5 Geology and Soils

Geotechnical Site Investigation study of Erf 64, Stellenbosch Municipality was conducted by Nortje and De Villiers Consulting Engineers and the findings of the study are as follows:

- The soil investigation that is found in the site is suitable for the construction of housing, roads, services and other development that support integrated and sustainable human settlements in erf 64, Kylemore, Stellenbosch Municipality.
- The investigation concluded that the site is suitable for the proposed development, provided that the recommendations provided in the report are adhered to.

2.6 Electricity

Stellenbosch Municipality is responsible for planning, supplying, and distributing electricity within the proposed development area. The proposed development can be supplied with electricity from the existing 11kV overhead network in the area. A 11Kv cable has to be installed from the end of the existing line (approximately 30m from the northern boundary of the erf 64, Kylemore, Stellenbosch Municipality) to supply two new miniature substations inside the proposed development.

2.6.1 Existing Infrastructure

Currently, several Medium Voltage transmission lines are running within the project area. The proposed development can be supplied with electricity from the existing 11kV overhead network in the area.

2.6.2 Planned Infrastructure

The provision of electricity supply and metered reticulation to the project area will rest with Stellenbosch Municipality and Eskom, the services authority responsible for the area's planning, supply, and network distribution.

2.7 Telecommunication

Telkom is the fixed landline services authority responsible for planning, supplying, and distributing the fixed landline telecommunication network within the proposed development area. However, all four registered national mobile wireless network license holders, namely, Vodacom, MTN, Cell C, Telkom Mobile, etc., have varying network coverage over the development area.

2.7.1 Planned Infrastructure

No future planning information has been made available – private or semi-private owned infrastructure.

3 CONCLUSION

The natural reaction, from a technical perspective, would be to primarily provide a sustainable complete services package for the proposed township establishment through providing the services which not only comply with the norms and standards which match the socio-economic profile of the future residents of erf 64 Kylemore but are essentially "better" than the standards which are set out in the minimum requirements for a development of this nature.

These engineering services play a key role in promoting sustainable and integrated human settlement in Kylemore area. Furthermore, they have a bearing on the economic and social development of the area.

4 RECOMMENDATIONS

The following Level of Service should be adopted for the proposed development areas wherever financially and technically feasible.

4.1 Water

The provision of internal services will have to be provided during the implementation of the project.

4.2 Sanitation

The provision of internal services will have to be provided during the implementation of the project.

4.3 Roads

Paved wearing course for all internal roads where funding permits this operation to be undertaken should be conducted in the erf 64 Kylemore area.

4.4 Stormwater Drainage

Open stormwater drainage system along road reserves, box or pipe culverts at perennial streams, and stormwater control structures at all access road crossings. All stormwater facilities will be designed for minor floods only. A 1:5-year recurrence period will be used for design purposes.

Further, for a development of this nature, the total product (i.e., essential services package) must be in keeping with the minimum norms and standards, where the needs and aspirations of the prospective end-user/beneficiaries, under the guidance of the Local Municipality, are considered.

ANNEXURE 11: GEO-TECHNICAL STUDIES REPORT



STELLENBOSCH MUNICIPALITY

**PROPOSED NEW HOUSING DEVELOPMENT –
ERF 64, KYLEMORE**

**REPORT ON
PRELIMINARY AND PHASE 1 GEOTECHNICAL INVESTIGATIONS**

September 2011

Compiled by:

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Document No: W1479/3.5-01

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1 EXECUTIVE SUMMARY

SKCMasakhizwe Engineers (Pty) Ltd (SKCM) was appointed by Stellenbosch Municipality to perform geotechnical investigations for the development of housing on erf 64, Kylemore.

The current investigation comprised a desk study followed by trial pitting and sampling for laboratory testing.

The geotechnical investigation were undertaken in accordance with the requirements of the Department of Housing's Generic Specification GFSH-2, Geotechnical Site Investigations for Housing Developments, and the National Home Builders Registration Council (NHBRC). This report can be used in the future as supplementary, statutory information to accompany applications for subsidised low cost housing.

The site is situated on the southern extremities of the village of Kylemore, approximately 10km from Stellenbosch. The site is approximately 6.8 Ha in size. Approximately 1.8 Ha of the site is covered by an existing retention pond. This pond, together with existing drainage channels along the northern and western boundary of the proposed site, is an essential part of the greater Kylemore stormwater management system.

The gentle slopes and relatively high permeability of the soils will facilitate good stormwater drainage and prevent ponding of water. In the areas immediately downstream of the retention pond and adjacent to the inlet stream, a perched water table (up to 1m below the surface) may occur for short periods of time. Houses constructed in these areas must be provided with adequate damp proof membranes under floors and in walls. The installation of subsurface drains should also be considered. Dewatering of services trenches may be required during construction.

The soil profile consists of alluvial coarse grained sand in a matrix of stones and large sand stone boulders of the Table Mountain group. The soil matrix is loose when excavated and the sides of excavations are prone to collapse. When undisturbed the soil matrix will not collapse. The soils are cohesionless and have very low potential for expansiveness. The soils will not heave or disperse.

The general NHBRC classification for the area is predominantly C1-R, with the exception of the retention pond embankments which are classified as P – Uncontrolled Fill. The geotechnical classification for the bulk of the site is 1BDEIFJ 3K, representing a general favourable classification. The area immediately below the retention pond embankment and adjacent to the inlet stream is classified as 1DEIFJ 2B 3K, representing generally favourable classification with an occasional perched water table up to 1m below ground level. The areas along the embankments of the retention pond and inside the retention pond are not suitable for housing, as is reflected in the classifications of 1DFJ 2BE 3IK and 1DEIFJ 2B 3LK respectively, indicating occasional flooding and possible unstable and steep slopes.

The sandy soils of the site are classified as a G6/G7 material according to COLTO. As a result the material will be suitable for use as Subbase layers in road construction. The prevalence of large stones and boulders will necessitate extensive material selection in order to render the material suitable for use. Material for the principal road layers will have to be imported, as would material used for bedding of pipes. The in-situ material will be suitable for backfilling of trenches after removal of large stones and boulders.

House foundations must be provided with nominal reinforcement to prevent differential settlement due to the presence of large boulders in the soil matrix. The acidity of the soil increases the risk of concrete corrosion; therefore cover on all reinforcement must be a minimum of 50mm where concrete is cast in contact with the ground. The concrete compressive strength of the foundations must be at least 25MPa.

The main factors to be considered in the evaluation of the subsidy variation are the following:

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1. Perched water tables will necessitate dewatering of trenches during construction and possible installation sub soil drainage
2. The use of nominally reinforced foundations with a concrete compressive strength of 25MPa will be required
3. The prevalence of large stones and boulders in the soil matrix resulting will result in over excavations of trenches and road layers, as well as associated backfilling
4. Extensive material selection will be required to remove large stones and boulders to render the material suitable for use in Subbase road layers and service trench backfill.
5. Material for the principal road layers and bedding blankets will have to be imported.

No significant geotechnical constraints were identified in the study area that will be utilised for the proposed subsidy housing. The site is therefore suited for human settlement and subsidy based housing.

2 INTRODUCTION AND TERMS OF REFERENCE

Stellenbosch Municipality is investigating the feasibility of developing low cost housing of erf 64 Kylemore. Initial planning indicates a total of approximately 160 residential erven to be developed.

Stellenbosch Municipality requested SKCM to undertake a geotechnical investigation for the development and to submit a report which would be suitable for use in the various phases of application for low cost housing. The investigations were therefore undertaken in accordance with the requirements of the Department of Housing's Generic Specification GFSH-2, Geotechnical Site Investigations for Housing Developments, and the NHBC.

The requirements of GFSH-2 for both preliminary and Phase 1 geotechnical investigations, as summarised below, were considered during the investigation.

The objectives of a preliminary geotechnical investigation, as specified in GFSH-2, are to ascertain whether the site is fit for human settlement and suitable for project linked subsidy housing development.

In contrast, a Phase 1 investigation is conducted to:

- identify any potential hazards,
- define the ground conditions,
- provide the Site Classifications and the geotechnical basis for safe and appropriate land use planning, infrastructure and housing design,
- formulate precautionary measures and risk management procedures.

This report presents the results of field investigations, which were undertaken on 22 and 24 August 2011, and the associated laboratory testing. The headings in this report most closely follow the headings prescribed by GFSH-2 for Phase 1 reports, although the work undertaken encompasses both Preliminary and Phase 1 geotechnical investigation.

3 INFORMATION USED IN THE STUDY

3.1 List of Information

The following maps and supplementary information was consulted:

- 1:50 000 Topographic series map 3318DD, Stellenbosch, Fifth Edition, 2000
- 1:10 000 Orthophoto series map 3318DD20, Kylemore, Second Edition, 1990
- Google Earth Images with varying dates from February 2005 to September 2009
- 1:250 000 Geological Series Map, 3318 Cape Town, and the associated explanation sheet entitled "The Geology of the Cape Town Area". Geological Survey of South Africa, 1992.
- National Department of Housing. Project Linked Greenfield Subsidy Project Developments. Geotechnical Site Investigations for Housing Developments. Generic Specification GFSH-2, September 2002.
- National Department of Housing. Home Building Manual, Parts 1, 2 and 3. National Home Builders Registration Council, Revision 1, February 1999.
- Geotechnical Site Investigation erf 64 and erf 199 Kylemore – Report prepared by Messers Nortje and De Villiers Consulting Engineers, January 2010
- Engineering Services Report prepared by Messers Nortje and De Villiers Consulting Engineers, February 2010

- Evaluation of soil suitability for the expansion of the existing cemetery at Kylemore – Report compiled by Dr. JE Hoffman, May 2010
- Proposed Extensions to Kylemore Cemetery, erf 21 Kylemore – Report on Geotechnical and Geohydrological Investigations, as prepared by SKCM, June 2010
- Kylemore Pre-feasibility assessment – Environmental, a report compiled by Messers Pieter Badenhorst Professional services cc

Discussions were also held with Ms. M Francis of Stellenbosch Municipality.

During the site visits a cursory inspection was made of structures on and close to the site to determine if any structural defects are present that could be attributed to geotechnical factors.

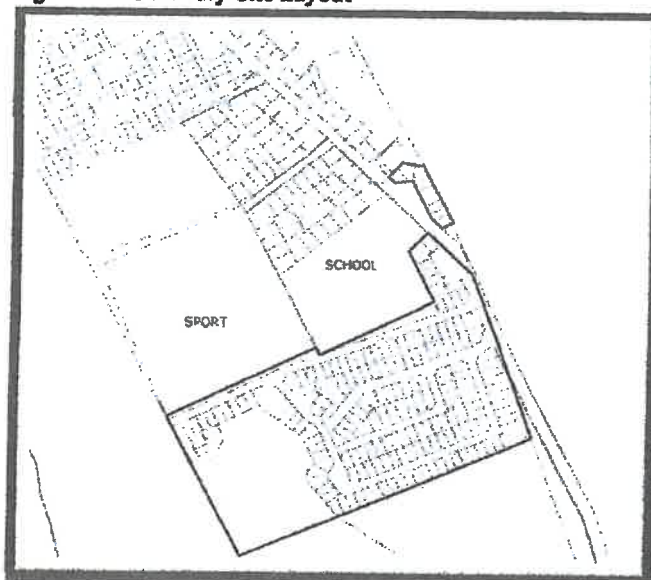
3.2 Evaluation Procedures

The standard specifications, GFSH-2 from the National Department of Housing, as well as guidelines from the NHBRC were considered during the compilation of this report.

Initial evaluations were made using the topographic map (3318DD Stellenbosch) and aerial photograph (3318DD20 Kylemore) and by studying the geological map (3318 Cape Town) and associated explanation sheets.

A proposed site layout, as included in the Environmental assessment report by Messers Pieter Badenhorst Professional Services, was also considered. The proposed layout is reproduced in this report as Figure 1.

Figure 1: Preliminary Site Layout



Discussions with Stellenbosch Municipality indicated that this layout would in all likelihood be changed, therefore the positions of the trial pits were chosen based on prevailing site conditions and information gained from the topographic map and aerial photograph. Dense vegetation resulted in restricted access to parts of the site. Trial pit positions were chosen to provide the best possible representation of soils on the site.

Should the positions of the trial pits coincide with the final positions of roads, service trenches or house foundations, the trial hole must be excavated and recompacted to eliminate the risk of settlement.

No open excavations were found on or near the site where the soil profile could be inspected. Final geotechnical assessments in this report are therefore based on the results of trial pitting, DCP and laboratory testing, as well as the soil investigations conducted in the area by Messers Nortje and De Villiers Consulting Engineers in January 2010 and by SKCM at the nearby Kylemore Cemetery in June 2010.

4 SITE DESCRIPTION

The proposed site for the development is situated on the southern extremities of the village of Kylemore in the Dwarsrivier valley, approximately 10km from Stellenbosch, as indicated in Figure 2.

The site is bordered by the existing Kylemore High School and sportsfields to the North, cultivated farm land to the South and West and open land to the East. Existing residential housing borders the school north of the proposed site.

An existing stormwater retention dam is situated on the western side of the proposed site. The dam collects surface runoff from mainly upstream of the site. This runoff is directed into the dam via an existing channel. The dam has an outlet on the western side in the form of a catchpit draining into a concrete stormwater pipe running below the dam wall. This pipe discharges into an existing stormwater channel on the western boundary of the site, from where the water is ultimately directed into the Dwarsrivier. A concrete overflow structure is situated approximately 50m south of the catchpit outlet, also draining into the existing stormwater channel on the western boundary of the site. An existing stormwater channel is evident on the northern boundary of the proposed site that collects surface runoff from the site and directs it towards the main stormwater channel on the western boundary of the site. The retention pond and drainage channels form an important part of the overall stormwater management of the village of Kylemore and is indicated on Figure 3.

Existing houses occur in the south-eastern corner, as well as the north western portion of the site, immediately below the existing dam, also indicated on Figure 3. These houses seem to be in a reasonable structural condition considering the general lack of maintenance. Existing cracking of these structures are not attributed to geotechnical factors. For development to proceed, the residents of these houses will need to be given temporary housing elsewhere, until such time as the development is complete.

The proposed site is situated in a winter rainfall region, receiving approximately 700 to 750mm precipitation per annum. The bulk of this rainfall occurs from June to September.

The site is essentially rectangular in shape and approximately 6.8 Ha in size, of which approximately 1.5Ha is utilised for the retention pond. The ground slopes from south-east to north-west at approximately 2.4°. Altitude varies between approximately 320 and 300m above mean sea level.

Vegetation cover consists of various alien invasive wattle species and isolated areas of kikuyu grass around the existing houses found on the south-eastern and north-western extremities of the site. The wattles form a dense, almost impenetrable bush over large parts of the site. The inside area and banks of the retention pond is substantially overgrown with the invasive wattle trees.

Access to the property is via Skool street, a tarred road up to the school. The final approximately 300m of roadway to the site is currently unpaved. The unpaved road becomes a gravel track that runs along the eastern boundary of the site towards a existing farm house. A gravel track also runs along the northern boundary between the proposed site and the existing school. An existing servitude is registered on this track.

No signs of excessive surface erosion were noticed on the site.

The site is substantially polluted with builder's rubble and domestic waste such as plastic and paper. The pollution is concentrated mainly around the areas surrounding the two groups of existing houses on either end of the site, as well as along the northern boundary of the site. This rubble will need to be cleared and transported to a suitable landfill site during site clearance operations.

5 NATURE OF THE INVESTIGATION

5.1 Desk Study

Prior to the site investigations, a desk study was conducted which entailed gathering information regarding previous soil investigations conducted on or near the proposed site. An initial geotechnical evaluation was done using the information contained in the 1:250 000 geological series map 3318 Cape Town and the associated explanation sheet, as well as information obtained from previous studies in the area.

Site investigations were planned using Google Earth imagery and available Orthophoto maps after discussions with Stellenbosch Municipality indicated that the existing proposed layout (Figure 1) for the development would in all likelihood be changed.

5.2 Site Investigations and Laboratory Testing

Site investigations were conducted by Mr WL Vosloo and Mr GT Agulhas of SKCM on 22 and 24 August 2011. Trial pitting was conducted on 22 August 2011 using a Bell 315S-J Turbo 4x4 digger/loader hired from Messers Blue Earth Moving.

Laboratory testing was conducted by Messers Matrocast Laboratories (Pty) Ltd at their laboratory in Brackenfell, Cape Town.

5.2.1 Trial Pitting

Seven trial pits were excavated with the digger/loader across the site. The positions of the trial pits are indicated on Figure 4.

Trial pits were excavated up to where the water table was encountered, or excavations with the digger/loader became grossly inefficient due to the presence of large stones and boulders. Excavation was made up to a maximum depth of 2.7m below ground level.

Trial pits were profiled according to standard South African practice and described in terms of the moisture content, colour, consistency, structure, soil type and origin (MCCSSO). The profile descriptions are included in Annexure A.

5.2.2 DCP Testing

DCP testing is normally conducted to determine the consistency of the shallow soil profile. Due to the high prevalence of large boulders on the site, DCP readings taken will not be an accurate reflection of the shallow soil profile consistency, since refusal will inevitably be encountered at relatively shallow depths on a large boulder. As a result the soil profile would appear excessively hard. Consequently, SKCM did not perform DCP tests next to the trial pits excavated in August 2011.

DCP testing was however conducted by Messers Nortje and De Villiers during compilation of their geotechnical report completed in January 2010. From these readings it is clear that DCP penetration was in the order of 150 to 200mm before refusal was encountered. The results of these tests and the positions they were conducted at are represented in Appendix B, comprising extracts of the report prepared by Messers Nortje and De Villiers.

5.2.3 Laboratory Testing

Four disturbed samples were taken for foundation indicator tests including grading and CBR tests. Conductivity and PH tests were also undertaken on four samples.

Due to the cohesionless nature of the soil, undisturbed sampling was not possible.

The result of the laboratory testing is included in Appendix C.

6 SITE GEOLOGY AND GROUNDWATER CONDITIONS

6.1 General Geology

A portion of the 1:250 000 Geological Series Map 3318 Cape Town, showing the location of the site, is presented as Figure 5.

Based on the Geological Series Map, the area in the vicinity of the site is masked by Alluvial soils of Ordovician age (coarse grained sands – Qt) which are underlain by soils and weathered sandstone (quartzitic) rock of the Cape Supergroup, Table Mountain Group (Os), with occasional Granite (N-Cs) outcrops that may occur.

The soils in the general area of the proposed development are classified as weathered transported soils of Clovelly and Oakleaf soil forms, with a medium to high agricultural potential. The prevalence of large boulders on the proposed site results an agricultural potential of medium to low on the proposed site.

6.2 Site Geology and soil profile

The site is situated on the old river terrace and the soil contains a lot of stones and boulders of varying sizes through the profile. The stones and boulders are of Table Mountain Sandstone origin (Os) and are part of the alluvial material deposited here. The sand is generally dark brown in colour and coarse grained (Qt).

The coarse grained sand in a matrix of stones and boulders were encountered in all trial pits across the site, as evident in the profile descriptions included as Annexure A.

6.3 Water Table

The water table was encountered in Trial Pit no 4 at a depth of 1,9m, Trial Pit 6 at depth 1,7m and Trial Pit 7 at depth 1,3m.

Trial Pit no 4 is located downstream of the existing retention pond on the site. The high water table indicates possible water seepage below the dam embankment.

Observations indicate that a perched water table may exist for short periods of time in the areas around the following trial pits:

Table 1: Perched Water Table Depth

Trial Pit No	Trial Pit Depth (m)	Perched water table depth (m Below Ground Level)
1	2.5	2.4
2	2.7	2.6
4	1.9	1
5	2	1.75

7 GEOTECHNICAL EVALUATION

7.1 Engineering and material characteristics and constraints

7.1.1 Site Topography

Field Observation

The general slope of the ground on the site is in a north-westerly direction at an average slope of 1:25. Apart from the existing retention pond embankments, which are sloped at approximately 1 vertical to 2,5 horizontal, no other steep slopes were observed on the site.

Effect on Development

No special measures will be required for the construction of houses and roads due to steep slopes. The gentle and uniform slope of the site will facilitate surface stormwater drainage and prevent ponding.

Dependant on the orientation of the houses, foundation walls as high as 500mm may be required with associated underfloor filling in order to ensure that the house footprint remains above the natural ground level. Alternatively the internal floor level of individual houses may be stepped. The creation of earthworks platforms for individual or groups of houses will not be required.

7.1.2 Soil Profile

Field Observation

The general soil profile comprises coarse grained sandy soils in a matrix of numerous stones and boulders larger than 200mm. This arrangement occurs up to depths of 2.7m excavated across the entire site.

Effect on Development

The presence of numerous stones and boulders in the soil matrix will necessitate the use of lightly reinforced strip footings to eliminate possible differential settlement of the structure.

In general, the footings should be 600mm wide and placed at a depth of 500mm below the surface. Six Y12 bars (Three at the top and three at the bottom) must be placed in the strip footings in the longitudinal direction with one Y10 stirrup at 500 mm distances across. The concrete compressive strength of the foundation must be at least 25MPa.

7.1.3 Grading and Atterburg limits

Laboratory Test Results

The results of the indicator testing is summarised in Table 2 below.

The results of the Grading and Atterburg Limits Tests indicate that the sand from all Trial Pits is non plastic, except the material from Trial Pit No 6 which is slightly plastic.

Sand from Trial Pits No 1 and 3 contains 9% and 7% fines (material passing the 0,075mm sieve) respectively. According to the Unified Soil Classification System this material is classified as SW-SC. Sand from Trial Pits No 5 and 6 contains 13% and 16% fines (material passing the 0,075mm sieve) respectively. According to the Unified Soil Classification System this material is classified as SC.

Table 2 – Summary of Grading and Atterburg Limit Test results

Trial Pit No	Soil Type	Depth (m)	Particle Size Distribution ¹				UCS Classif.	Atterburg Limits		
			4,75mm	0,425mm	0,075mm	0,002mm		LL	PI	LS
1	Sand	0,2 – 1,7	75	41	9	6	SW-SC	-	NP	-
3	Sand	0,25 – 2,5	77	41	7	5	SW-SC	-	NP	-
5	Sand	0,15- 2,0	84	46	13	8	SC	-	NP	-
6	Sand	0,15 – 2,0	83	53	16	11	SC	-	SP	0,05

¹ - % of soil fraction passing the indicated sieve size
LL – Liquid Limit (%)
LS – Linear Shrinkage (%)
SP – Slightly Plastic

UCS – Unified Classification System
PI – Plasticity index
NP – Non Plastic

Effect on Development

The laboratory testing indicates that the sandy soils of the site contain very little clay/silt material, are cohesionless and have low potential for expansiveness, as can be seen from the respective activity diagrams included with the laboratory test results in Annexure C.

7.1.4 Conductivity and PH**Laboratory Test Results**

The results of chemical testing are represented in Table 3 below.

Table 3: PH and Conductivity Test Results

Trial Pit No	Soil Type	Depth (m)	PH	Conductivity (mS/m)
1	Sand	0,2 – 1,7	4,2	15,9
3	Sand	0,25 – 2,5	4,3	16,5
5	Sand	0,15-2,0	4,2	21,4
6	Sand	0,15 – 2,0	4,5	28,2

The sand on the proposed site is strongly Acidic (PH <5) and have low conductivities

Effect on Development

The acidic nature of the soils indicate that corrosion of metal elements in the soil will occur. In zones of fluctuating water table levels, the corrosion will be more pronounced than in areas where metal elements are placed above the perched water table. In these areas corrosion are expected in the long term. (10 – 15 Years).

A PH Value of less than 4.3 results in a significant risk of concrete corrosion. A minimum concrete cover of 50mm must be maintained on all reinforcement for concrete cast on or below ground level. Concrete compressive strengths should be at least 25Mpa.

7.1.5 Moisture-Density relationship and CBR

Laboratory Test Results

The results of the CBR tests are summarised in Table 4 below.

Table 4: CBR Test Results

Trial Pit No	Soil Type	Mod A.A.S.H.T.O. Data		CBR @						Max. Swell (%)
		M.D.D. (kg/m ³)	o.m.c. (%)	90	93	95	97	98	100	
1	Sand	1966	4.9	14	16	17	21	27	42	0
3	Sand	1908	7.6	16	20	23	28	33	46	0
5	Sand	2067	6.9	19	31	43	51	53	57	0
6	Sand	2038	9.0	28	38	47	58	63	71	0

The sands of Trial Pits No 1 and 3 are classified as G7 material according to the COLTO classification, and those of Trial Pits No 5 and 6 as G6.

Effect on Development

The sands of the area are suitable for use in subbase layers of roadworks when compacted to at least 93% Mod AASHTO maximum density. The prevalence of cobbles and boulders in the soil matrix will however necessitate an extensive selection process of the material to obtain material free of large boulders to use as subbase. Sufficient material should be obtained to use as subbase after selection.

Bedding material for pipework will have to be imported from other sources. After removal of the large boulders, the material found on site should be suitable for use to backfill services trenches.

7.1.6 Compressibility of the soils

Field Observations

Field assessment indicated that the coarse sand/boulder matrix is very loose/loose for the entire depth of excavation if disturbed and excavated near vertical. If undisturbed, the presence of numerous boulders in the matrix will prevent significant compression of the matrix when subjected to the relatively light loads expected from house foundations.

Effect on Development

No significant settlement is expected due to the compression of the soil matrix, provided that the foundations are not founded on disturbed soil. Differential settlements may occur due to the presence of numerous large boulders in the soil matrix. This differential settlement can be eliminated by providing light reinforcement in the strip foundations as discussed in section 7.1.2.

7.1.7 Heave

Field Observations and Laboratory Test Results

The soils on the site are cohesionless and non-plastic. As a result the soils will have a very low potential for expansiveness. This is confirmed by the activity diagrams included with the Foundation Indicator test results.

Effect on Development

The sands of the area are inactive and will not affect the design of foundations for houses.

7.1.8 Collapse Potential

Field Observations

No features indicative of an open soil fabric were observed in the trial pits.

Effect on Development

The collapse potential of the soil is very low and is considered a insignificant factor in the foundation design of the houses.

7.1.9 Dispersivity

Field Observations

The soils on the site are cohesionless and therefore not dispersive.

Effect on Development

Dispersivity will not influence the foundation design of the houses.

7.1.10 Permeability

Field Observations

Studies conducted for extensions to the existing cemetery in close proximity to erf 64 indicated relatively high permeability values. The sand and boulder matrix encountered on erf 64 is similar to that found on the site where the proposed cemetery extension was investigated. The permeability of the soils is expected to be in the region of 1×10^{-4} cm/sec.

Effect on Development

Surface water will infiltrate the soil quite easily and water logging is not expected to occur, provided that adequate measures are implemented to prevent excessive ponding of water. Seepage water may be present in the area immediately downstream of the existing dam and around the inlet channel to the dam. Observations in Trial Pit No 4 and 7 indicate a water level as high as approximately 1,0m below the existing ground level. In these areas the installation of sub surface drainage may be considered where appropriate.

7.1.11 Condition of structures on adjacent developments

Field Observations

Various structures exist adjacent to and in close proximity to the site. To the north the site is bordered by the Kylemore High School and numerous houses beyond that. Isolated structures exist on the site itself as previously described and various farm buildings are situated close to the site. All these structures are built using bricks and mortar, together with timber and galvanised sheeting at places.

Some superficial cracking is present in the brick structures, all structurally insignificant and indicative of normal settlement and movement expected in any structure.

Effect on Development

The general lack of cracking in these structures suggests that the founding conditions are fair to good and/or suitable foundation layouts have been used to date.

7.2 Slope Stability, Erosion and inundation

The average slope of the site is fairly constant and therefore no instability is expected on the site. The banks of the existing retention pond seem stable at present.

Vegetation clearing inside and on the embankments of the pond will be required. Vegetation to be cleared includes mainly invasive Wattle trees, the roots of which should also be removed from the pond embankments. This clearing of vegetation may result in local instabilities, especially where large trees and roots must be removed from the embankment.

The coarse sand and stone/boulder matrix is unstable when excavated and the sides of trench excavations will cave in. Excavations deeper than approximately 500mm will require a batter of 1:0.75 or shoring. The batters should be evaluated on site during construction, especially where ground water is encountered, since flatter slopes may be required. Statutory requirements to ensure safety of workers in trenches must be adhered to at all times.

No notable erosion was observed on the site during the site investigation. The soils on the site are however potentially erodible by wind and water. Suitable erosion control measures must be implemented to prevent erosion until such time as the vegetation cover has re-established.

The high permeability of the soils and the gentle slope of the site will generally prevent the ponding of stormwater.

Seepage water may occur downstream of the existing dam, as well as the area immediately adjacent to the inlet channel to the dam, up to 1,0m below the natural ground level. Construction of houses in these areas must therefore allow for adequate ground water control measures. The only area where inundation will occur is inside the existing retention pond.

7.3 Excavation Classification with respect to services

According to Tables 2.1 and 2.2 of the Generic Specifications, excavation in all the soils would be classified as Soft to Intermediate Excavation Class according to SABS 1200D for restricted excavations and Boulder Excavation Class B for non-restricted excavation. Restricted excavation may include Boulder Class B excavation.

Bedrock might be encountered in deeper excavation (>3m) and would probably be classed as Hard Excavation Class. No rock outcrops were observed on the site and no hard rock formations were encountered during Trial Pit excavations.

Hand excavation will be possible with some difficulty due to the prevalence of large rocks and boulders in the matrix.

7.4 Impact of the geotechnical character of the site on subsidy housing development**7.4.1 Land usage**

With the correct preparation, site clearance and founding methods, the entire study area will be suitable for human settlement and subsidy based housing, with the exception of the existing retention pond area. Subsoil drainage should be installed in areas downstream of the pond and immediately adjacent to the inlet stream to protect the structures from possible water damage.

7.4.2 Subsidy variations

In considering the site (excluding the retention pond area) and using Annexure 1 Schedule of Generic Subsidy Variations for Site and Founding Conditions of the General Specification, the following generic subsidy variations for the site and founding conditions are applicable:

Table 5: Generic Subsidy Variations

Category of Subsidy Variation	Verification Criteria	Factors to consider in establishing quantum of subsidy variation
II: Site Conditions		
1. Seepage/ Ground Water		
1.2. Category 2	Permanent or perched water table less than 1.5m below ground surface	Service trenches to be de-watered during construction
<i>This condition may occur in winter in the area immediately below the existing retention pond embankment and in the area adjacent to the stream bisecting the site flowing into the dam. Sub-surface drainage and de-watering of service trenches during construction may be required in these areas. The installation of permanent subsoil drains upstream of the new houses may also be required. The correct installation of damp proofing must be ensured during construction of houses in these areas.</i>		
III: Founding Conditions		
2. Compressible and potentially collapsible soil		
2.1. Class C1	Site Class designations classified in accordance with 2.5 of Part 1 Section 2 of the NHBRC Home Building Manual	Masonry Houses will require foundation design
<i>Due to the prevalence of large boulders on the site, differential settlement between the boulders are possible. Foundations should therefore be reinforced as described in Section 7.1.2</i>		

Additional factors that are not categorised in Annexure 1 but will affect construction costs and therefore subsidy variation include:

- Generally slopes flatter than 1:10 occur across the site but material classified as Boulder Class B excavation occur for the full depth of trial pits excavated up to 2.7m deep. A wheeled digger loader as used during the trial pitting is not an efficient method of excavation. Larger, tracked excavators will be required to excavate roads and service trenches, the cost of which should be reflected in the costing of the excavations.

- Over-excavation of trenches will be required to ensure the stability of excavated sides. The cost of the extra excavation as well as replacing and compacting of the over-excavation must be included in the costing for the excavations.
- Allowance for over excavations of road layers must be made due to the prevalence of large boulders on the site. The associated backfilling with suitable material must also be allowed for in the costing of the development.
- In situ material will only be suitable as backfill material after extensive material selection to remove all boulders and large stones. The cost of material selection and importing of bedding material as well as spoiling of stones and boulders must be included in the costing for the excavations.
- Material for principal road layerworks will need to be imported from elsewhere.
- The acidic nature of the soil necessitates a concrete compressive strength of at least 25MPa for the foundations.

Soil conditions may vary between trial holes. Consequently, subsidy variations could also vary depending on the ground conditions actually encountered on site.

8 SITE CLASSIFICATION

8.1 NHBRC Classification

According to Table 5 in the Generic Specifications and Table 7, Section 2 of the NHBRC Home building Manual, Part 1, and based on the assessments given above, the NHBRC classifications are as follows and indicated on Figure 7:

Site Class C1-R occurs over the entire area with the exception of the existing dam embankments which are classified as Class P – Uncontrolled Fill.

8.2 Geotechnical Classification for urban Development

Four mapping units have been identified at the site. These units have been classified below using the Geotechnical Classification for Urban Development in Table 3 of the GFSH-2 Generic Specifications, partially reproduced as Table 6 below. The distribution of the geotechnical mapping units is also shown on Figure 7 and the units can be described as follows:

1BDEIFJ 3K: This unit represents the bulk of the proposed area and reflects the absence of a perched water table, low anticipated soil compressibility, low erodibility, difficulty of excavation due to the prevalence of large boulders and the moderate slopes of the site. The site also falls in a zone of periodic natural seismic activity where ground accelerations could exceed 100cm/sec^2

1DEIFJ 2B 3K: This unit represents the area immediately downstream of the retention pond embankments and the area immediately adjacent to the inlet stream to the pond. The classification is the same as that described above with the exception that a perched water table may occur occasionally up to 1m below the ground surface.

1DEIFJ 2B 3LK: This area represents the inside of the retention pond. This zone is located inside a known drainage channel. In all other respects it is the same as that for the area immediately downstream of the retention pond embankment.

1DFJ 2BE 3IK: This area represents the retention pond embankments having increased erodability risk and steep slopes. The embankments are predominantly man made fill.

Table 6: Geotechnical Site Classification

CONSTRAINT		Most favourable (1)	Intermediate (2)	Least favourable (3)
A	Collapsible Soil	Any collapsible horizon or consecutive horizons totalling a depth of less than 750mm in thickness	Any collapsible horizon or consecutive horizons with a depth of more than 750mm in thickness	A least favourable situation for this constraint does not occur
B	Seepage	Permanent or perched water table more than 1,5m below ground surface	Permanent or perched water table less than 1,5m below ground surface	Swamps and marshes
C	Active Soil	Low soil-heave potential anticipated	Moderate soil heave potential Anticipated	High soil-heave potential Anticipated
D	Highly compressible Soil	Low soil compressibility anticipated	Moderate soil compressibility Anticipated	High soil compressibility Anticipated
E	Erodability of soil	Low	Intermediate	High
F	Difficulty of excavation to 1,5m depth	Scattered or occasional boulders less than 10% of the total volume	Rock or hardpan pedocretes between 10 and 40% of the total volume	Rock or hardpan pedocretes more than 40% of the total volume
G	Undermined ground	Undermining at a depth greater than 240m below surface (except where total extraction mining has not occurred)	Old undermined areas to a depth of 90-240 m below surface where slope closure has ceased	Mining within less than 90-240m of surface or where total extraction mining has taken place
H	Stability: (Dolomite & Limestone)	Possibly stable. Areas of dolomite overlain by Karoo rocks or intruded by sills. Areas of Black Reef rocks. Anticipated Inherent Risk Class I	Potentially characterised by instability. Anticipated Inherent Risk Classes 2 – 5.	Known sinkholes and dolines. Anticipated Inherent Risk Classes 6 – 8.
I	Steep slopes	Between 2° and 6° (all regions)	Slopes between 6° and 18° and less than 2° (Natal and Western Cape) Slopes between 6° and 12° and less than 2° (all other regions)	More than 18° (Natal and Western Cape) More than 12° (all other regions)
J	Areas of unstable Natural slopes	Low risk	Intermediate risk	High risk (especially in areas subject to seismic activity)
K	Areas subject to seismic activity	10% probability of an event less than 100 cm/s ² within 50 years	Mining-induced seismic activity more 100 cm/s ²	Natural seismic activity more than 100 cm/s ²
L	Areas subject to flooding	A "most favourable" situation for this constraint does not occur	Areas adjacent to a known drainage channel or floodplain with slope < 1%	Areas within a known drainage channel or floodplain

9 FOUNDATION RECOMMENDATIONS AND SOLUTIONS

Based on Part 1, Section 2, Table 7 of the NHBRC Home Building Manual, strip footings with ground pressures not exceeding 50kPa are recommended. The strip footings should be typically founded at a depth of 500mm below ground level and must be provided with nominal reinforcement to eliminate differential settlement due to the high prevalence of boulders in the soil matrix.

Good drainage around the houses is essential, and stormwater from roofs should be channelled away from the houses.

In areas with perched water tables special care must be taken during construction with the installation of damp proof membranes in walls and under floors. The installation of subsoil drainage may also be considered.

10 DRAINAGE

The gentle natural slope of the ground should ensure good drainage.

Subsurface drainage next to roads and houses are not envisaged over most of the site. In the area immediately below the existing dam and adjacent to the stream bisecting the site the water table may rise to approximately 1,0m below the ground surface. Placement of subsurface drainage in these areas may be considered.

Dewatering of trenches may be required during construction.

11 SITE CLEARANCE AND PREPARATION AND EARTHWORKS

Site clearance of the site will consist of the removal of mostly alien vegetation comprising wattles and kikuyu grass. Dumped builders rubble and residential waste will also require removal.

The inside and embankments of the existing retention pond must be cleared of trees and shrubs, including roots. This clearing may result in local instabilities on the embankments which will require backfilling and compaction.

The existing drainage channels north and west of the proposed site will require minor vegetation and dumped rubble clearing. Levels and alignment of the channels will need to be confirmed, but they seem to be operating satisfactory at present.

The soils of the site consists of coarse grained sands with a numerous boulders present in the matrix. The sands will be suitable as bedding and road subgrade material after extensive material selection to remove the boulders and large stones. The soil matrix is generally loose/very loose when disturbed and over excavation will be required for services trenches and roadworks.

Unsuitable material and stones and boulders will need to be spoiled.

12 USE OF ON-SITE MATERIALS FOR CONSTRUCTION PURPOSES

The coarse grained sand of the site can be used as bedding and backfill material for services trenches if adequate material selection is performed to remove large stones and boulders. It is recommended that bedding material be imported from other sources and that the in-situ material be screened and used as backfill.

Material for the principal road layers will need to be imported.

13 ROAD CONSTRUCTION

Site preparation for the roads would include excavation of the road bed, and possibly removal of limited vegetation if it was not removed during the site preparation and clearance of the general site. The subgrade will

comprise coarse grained soils with numerous boulders. Over excavation of the road layers will be required as a result of the boulder presence in the soil matrix.

The sand on the site is classified as a G6/G7 material according to COLTO. The material could therefore be used as Subbase layers, provided they are compacted to at least 93% Mod AASHTO maximum density. Extensive material selection will also be required to remove boulders and large stones. In areas where a perched water table may occur, the installation of subsoil drainage will have to be considered.

14 SPECIAL PRECAUTIONARY MEASURES

Special precautionary measures should include the following:

- Inspection of all foundation trenches to ensure that the structural design is in accordance with the ground conditions actually encountered. All house foundations must be provided with nominal reinforcement.
- Measures should be instituted to safeguard workers in service trenches from collapse of the sidewalls of the trenches.
- Subsurface services should be located in such a manner that their backfilled trenches do not interfere with the foundations for houses and other structures.
- The trial pit positions should be identified during the initial phases of development. Where the trial pits coincide with house foundations or road layers, the pits will require excavation and compaction to prevent settlement.
- The areas immediately below the retention pond embankment and adjacent to the inlet stream may require the installation of subsurface drainage. In these areas the correct installation of damp proof membranes under floors and in walls must be ensured during construction.

15 CONCLUSIONS

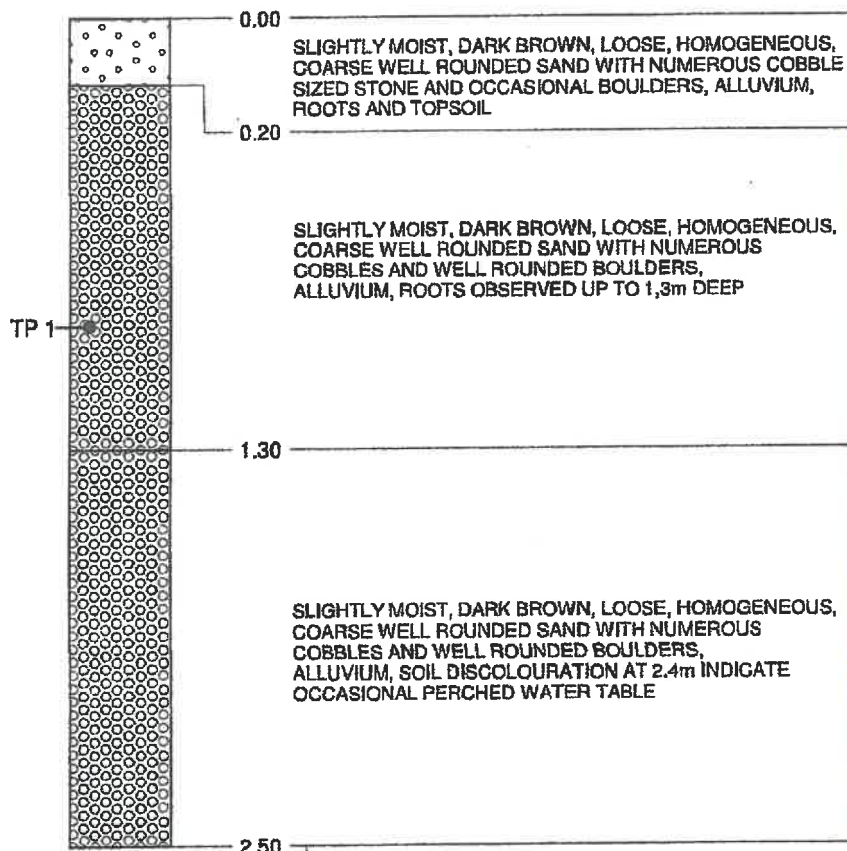
1. The proposed site has gentle natural slopes and no areas of natural soil instability due to steep slopes are evident on the site
2. The gentle slopes of the site will ensure good stormwater drainage with low risk of erosion. The relatively high permeability of the soils will help prevent ponding of surface water
3. The existing retention pond and drainage channels north and west of the site is part of the existing Kylemore stormwater management system. These feature can not be removed and require minor vegetation clearing.
4. Perched water tables occur in the area immediately downstream of the retention pond and adjacent to the inlet stream. The water table may rise up to 1m below the surface for short periods of time. Dewatering of service trenches may be required during construction and the correct installation of damp proof membranes under floors and in walls of houses must be ensured. In addition the installation of subsurface drainage in these areas should be considered.
5. The soils of the site are coarse grained alluvium in a matrix of stones and numerous large sandstone boulders. This soil matrix is present across the entire site.
6. The soils of the area are cohesionless and have a very low potential for expansiveness and collapse.

7. The NHBRC classification for the area is predominantly C1-R, with the exception of the retention pond embankments which are classified as P – Uncontrolled Fill. The geotechnical classification for the bulk of the site is 1BDEIFJ 3K, representing a general favourable classification. The area immediately below the retention pond embankment and adjacent to the inlet stream is classified as 1DEIFJ 2B 3K, representing generally favourable classification with an occasional perched water table up to 1m below ground level. The areas along the embankments of the retention pond and inside the retention pond are not suitable for housing, as is reflected in the classifications of 1DFJ 2BE 3IK and 1DEIFJ 2B 3LK respectively, indicating occasional flooding and possible unstable and steep slopes.
8. The soils in the area are suitable for Subbase layers in roads provided that adequate material selection is carried out to remove large stones and boulders. The material must be compacted to at least 93% Mod AASHTO maximum density. Material for the principal road layers will need to be imported.
9. Bedding material will need to be imported. The material on site can be used as backfill after removal of large stones and boulders.
10. All house foundations must be provided with nominal reinforcement. In addition the acidity of the soils indicates a increased risk of concrete erosion. As a result a minimum cover of 50mm must be maintained on all reinforcement and concrete for foundations must have a compressive strength of at least 25 MPa.
11. Prior to construction, individual house foundations must be inspected by a competent person to confirm the adequacy of the founding solution.
12. No significant geotechnical constraints were identified in the study area that will be utilised for the proposed subsidy housing. The site is therefore suited for human settlement and subsidy based housing.

WL Vosloo Pr Eng
For SKCM

Annexure A – Trial Pit Profile Descriptions

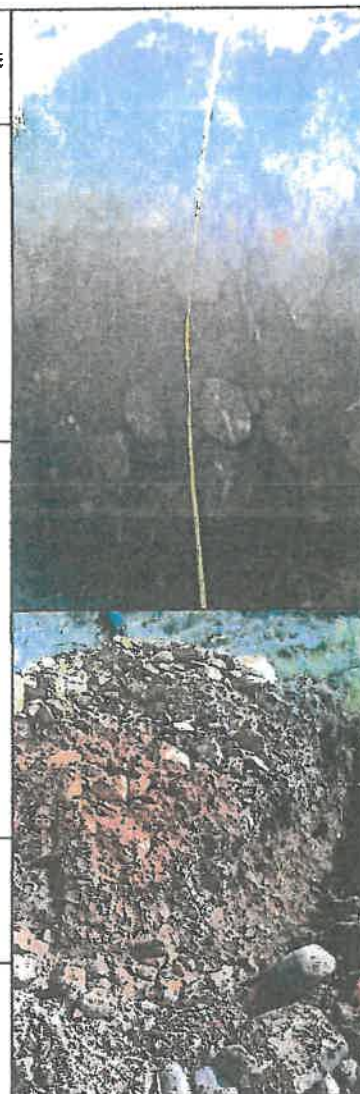
PROFILE NO.:	TP 1	DATE	22 AUGUST 2011	PROFILED BY:	WV
LATITUDE :	33°55.4949'	LONGITUDE :	18°57.4637'	ELEVATION (m)	317
DEPTH OF PROFILE PIT		DEPTH OF WATER TABLE		DEPTH TO WEATHERED ROCK	
2500		UNKNOWN		UNKNOWN	

**NOTES:**

1. NO SEEPAGE OR WATER TABLE ENCOUNTERED
2. DISTURBED SAMPLE TAKEN AT 1.0m

SOIL TEXTURE

GRAIN SIZE (mm)	CLASIFICATION
<0.5	MEDIUM SAND
0.5 - 2.0	COARSE SAND
2.0 - 6.0	FINE GRAVEL
6.0 - 20.0	MEDIUM GRAVEL
20.0 - 60.0	COARSE GRAVEL
60.0 - 200	COBBLES
>200	BOULDERS



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PROFILE NO.:	TP 2	DATE	22 AUGUST 2011	PROFILED BY:	WV
LATITUDE:	33°55.5142'	LONGITUDE:	18°57.4381'	ELEVATION (m)	317
DEPTH OF PROFILE PIT		DEPTH OF WATER TABLE		DEPTH TO WEATHERED ROCK	
2700		UNKNOWN		UNKNOWN	

0.00
SLIGHTLY MOIST, DARK BROWN, LOOSE, HOMOGENEOUS, COARSE WELL ROUNDED SAND WITH NUMEROUS COBBLE SIZED STONE, ALLUVIUM, ROOTS AND TOPSOIL

0.20

SLIGHTLY MOIST, DARK BROWN, LOOSE, HOMOGENEOUS, COARSE WELL ROUNDED SAND WITH NUMEROUS COBBLES AND WELL ROUNDED BOULDERS. ALLUVIUM, ROOTS OBSERVED UP TO 2,5M DEEP, SOIL DISCOLORATION AT 2,6M DEEP INDICATE OCCASIONAL PERCHED WATER TABLE



SCALE 1:20

NOTES:

1. NO SEEPAGE OR WATER TABLE ENCOUNTERED
2. TRIAL PIT SIDES CAVE IN @ 2.4m
3. NO SAMPLE TAKEN

SOIL TEXTURE

GRAIN SIZE (mm)	CLASIFICATION
<0.5	MEDIUM SAND
0.5 - 2.0	COARSE SAND
2.0 - 6.0	FINE GRAVEL
6.0 - 20.0	MEDIUM GRAVEL
20.0 - 60.0	COARSE GRAVEL
60.0 - 200	COBBLES
>200	BOULDERS

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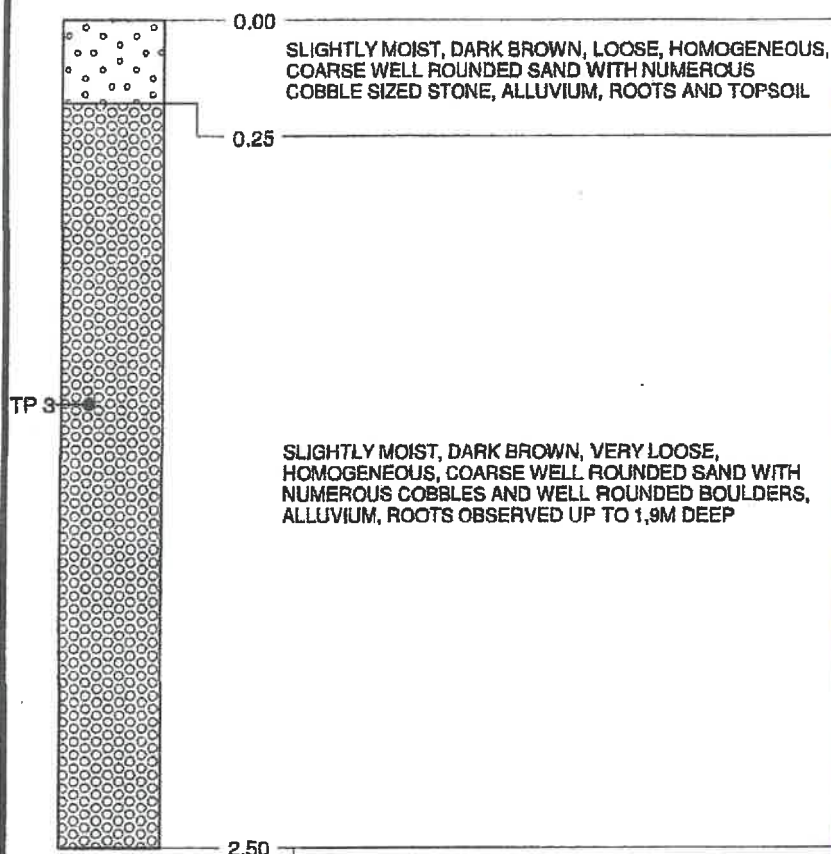
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W1479 TP 2			0

PROFILE NO.:	TP 3	DATE	22 AUGUST 2011	PROFILED BY:	WV
LATITUDE:	33°55.5231'	LONGITUDE:	18°57.3537'	ELEVATION (m)	313
DEPTH OF PROFILE PIT		DEPTH OF WATER TABLE		DEPTH TO WEATHERED ROCK	
2500		UNKNOWN		UNKNOWN	

**NOTES:**

1. NO SEEPAGE OR WATER TABLE ENCOUNTERED
2. DISTURBED SAMPLE TAKEN AT 1.0m

SOIL TEXTURE	
GRAIN SIZE (mm)	CLASIFICATION
<0.5	MEDIUM SAND
0.5 - 2.0	COARSE SAND
2.0 - 6.0	FINE GRAVEL
6.0 - 20.0	MEDIUM GRAVEL
20.0 - 60.0	COARSE GRAVEL
60.0 - 200	COBBLES
>200	BOULDERS

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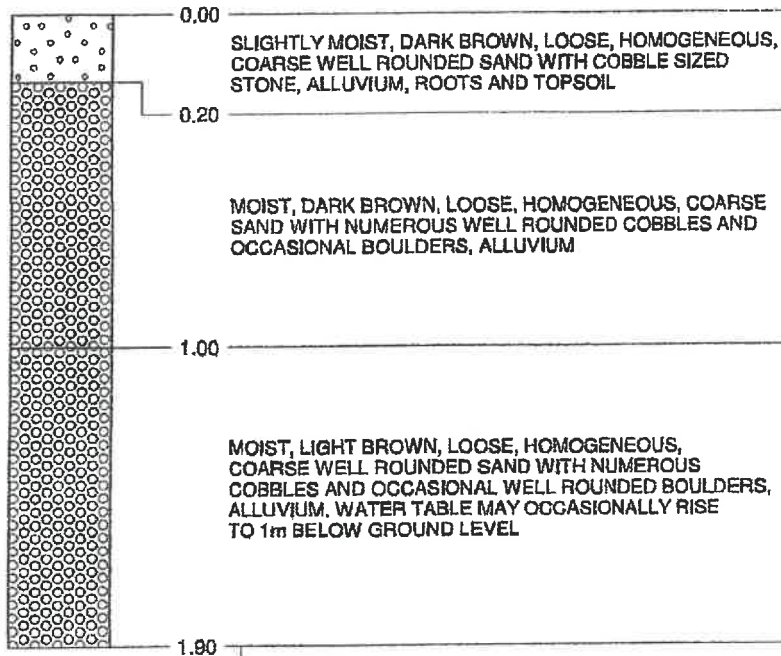
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PROFILE NO.:	TP 4	DATE	22 AUGUST 2011	PROFILED BY:	WV
LATITUDE :	33°55.5490'	LONGITUDE :	18°57.2840'	ELEVATION (m)	310
DEPTH OF PROFILE PIT		DEPTH OF WATER TABLE		DEPTH TO WEATHERED ROCK	
2500		UNKNOWN		UNKNOWN	



SCALE 1:20

NOTES:

1. WATER TABLE ENCOUNTERED @ 1.9m

SOIL TEXTURE	
GRAIN SIZE (mm)	CLASIFICATION
<0.5	MEDIUM SAND
0.5 - 2.0	COARSE SAND
2.0 - 6.0	FINE GRAVEL
6.0 - 20.0	MEDIUM GRAVEL
20.0 - 60.0	COARSE GRAVEL
60.0 - 200	COBBLES
>200	BOULDERS



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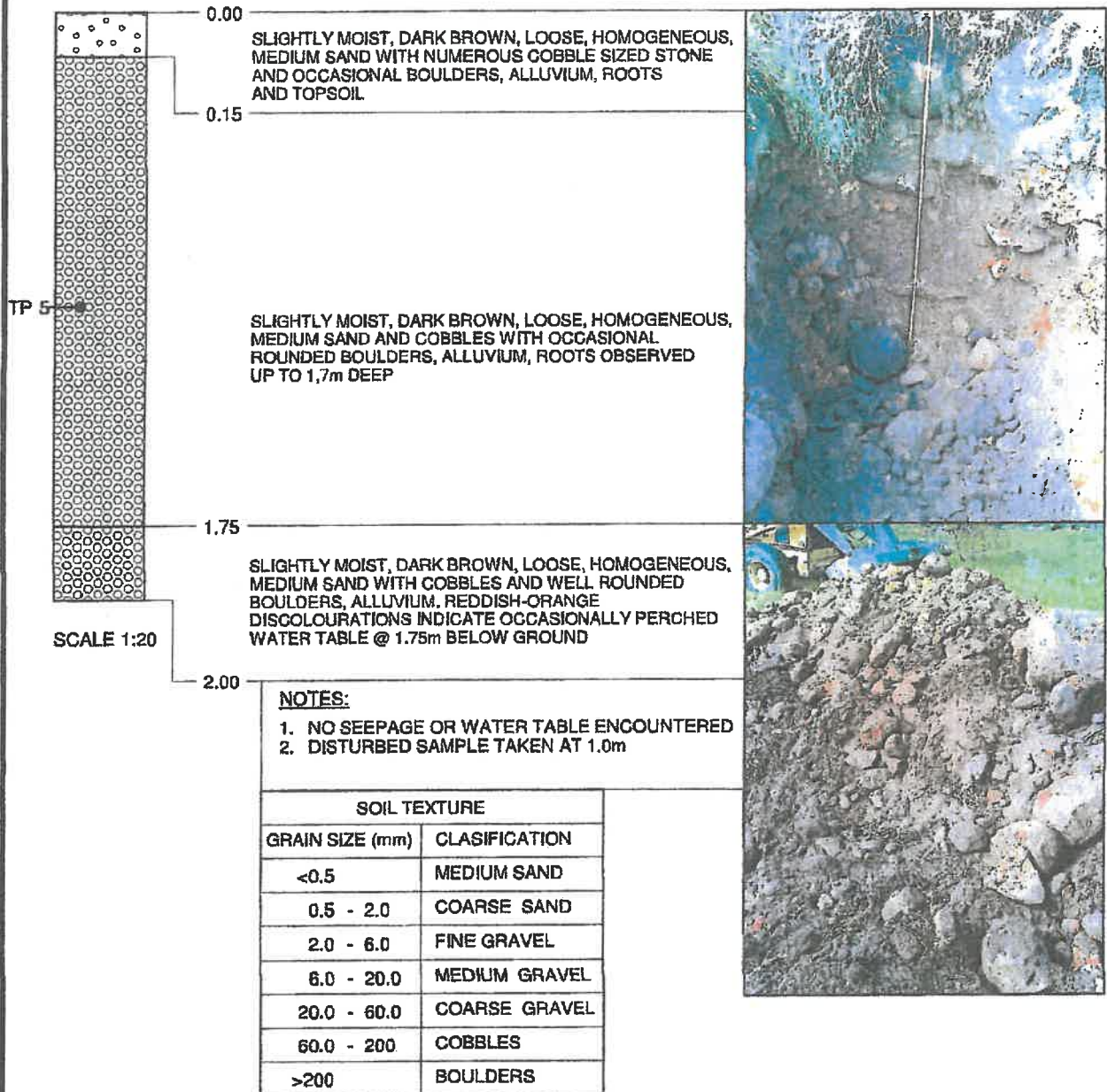
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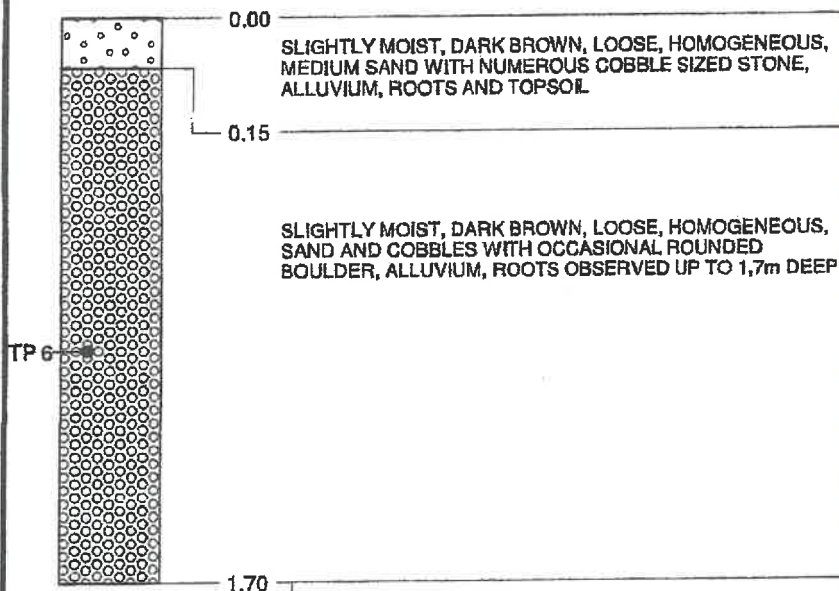
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DRAWN	JK	09/09/2011	
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SCALE: 1:20			
DRAWING NO.: W1479 TP 4			REVISION: 0

PROFILE NO.:	TP 5	DATE	22 AUGUST 2011	PROFILED BY:	WV
LATITUDE:	33°55.5467	LONGITUDE:	18°57.4527	ELEVATION (m)	321
DEPTH OF PROFILE PIT		DEPTH OF WATER TABLE		DEPTH TO WEATHERED ROCK	
2500		UNKNOWN		UNKNOWN	



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PROFILE NO.:	TP 6	DATE	22 AUGUST 2011	PROFILED BY:	WV
LATITUDE:	33°55.5732'	LONGITUDE:	18°57.3871'	ELEVATION (m)	317
DEPTH OF PROFILE PIT		DEPTH OF WATER TABLE		DEPTH TO WEATHERED ROCK	
2500		UNKNOWN		UNKNOWN	



SCALE 1:20

NOTES:

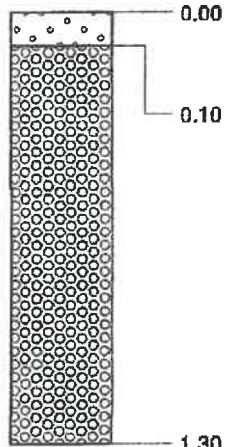
1. WATER TABLE ENCOUNTERED @ 1.7m
2. DISTURBED SAMPLE TAKEN AT 1.0m

SOIL TEXTURE	
GRAIN SIZE (mm)	CLASIFICATION
<0.5	MEDIUM SAND
0.5 - 2.0	COARSE SAND
2.0 - 6.0	FINE GRAVEL
6.0 - 20.0	MEDIUM GRAVEL
20.0 - 60.0	COARSE GRAVEL
60.0 - 200	COBBLES
>200	BOULDERS



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PROFILE NO.:	TP 7	DATE	22 AUGUST 2011	PROFILED BY:	WV
LATITUDE :	33°55.5860'	LONGITUDE :	18°57.4010'	ELEVATION (m)	318
DEPTH OF PROFILE PIT		DEPTH OF WATER TABLE		DEPTH TO WEATHERED ROCK	
2500		UNKNOWN		UNKNOWN	



MOIST, DARK BROWN, LOOSE, HOMOGENEOUS,
MEDIUM SAND WITH COBBLE SIZED STONE,
ALLUVIUM, ROOTS AND TOPSOIL

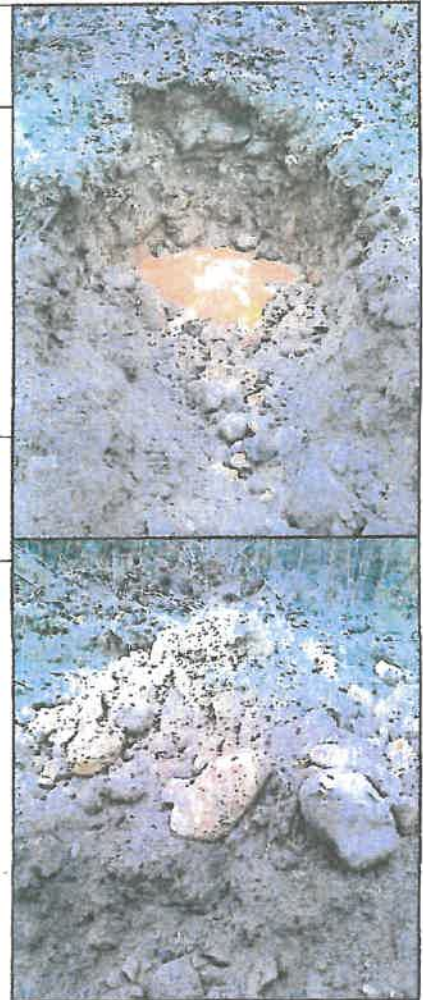
MOIST, DARK BROWN, LOOSE, HOMOGENEOUS,
SAND WITH COBBLES AND WELL ROUNDED BOULDERS,
ALLUVIUM, ROOTS OBSERVED UP TO 1,0m DEEP

SCALE 1:20

NOTES:

1. WATER TABLE ENCOUNTERED @ 1.3m

SOIL TEXTURE	
GRAIN SIZE (mm)	CLASIFICATION
<0.5	MEDIUM SAND
0.5 - 2.0	COARSE SAND
2.0 - 6.0	FINE GRAVEL
6.0 - 20.0	MEDIUM GRAVEL
20.0 - 60.0	COARSE GRAVEL
60.0 - 200	COBBLES
>200	BOULDERS



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Annexure B – DCP Test Results

(Extracts from Geotechnical report by Messers Nortje and De Villiers)



Figure B1 – Test Hole Positions as used by Messers Nortje and De Villiers

DCP Test results recorded as follows:

TP 1 (at TH 1 from surface)				TP 2 (In TH 1 at 1 m depth)		
Depth mm	DCP mm/blow	CBR	SPT	Depth mm	DCP mm/blow	SPT
0 - 80	20	10	15	0-60	12	25
80 -160	16	13	18	60 – 100	6	50
160 – 240	4	>50	>50	100- 120	4	>50
240 – 250	2	>50	>50	120- 130	1	>50
TP 3 (at TH 2 from surface)				TP 4 (In TH 2 at 1 m depth)		
Depth mm	DCP mm/blow	CBR	SPT	Depth mm	DCP mm/blow	SPT
0 - 90	18	12	16	0-40	16	18
90 -120	6	40	50	40 – 210	12	25
120 – 140	4	>50	>50	210- 250	8	37
140 – 150	2	>50	>50	250- 300	4	>50
TP 5 (at TH 3 from surface)				TP 6 (In TH 3 at 1.2 m depth)		
Depth mm	DCP mm/blow	CBR	SPT	Depth mm	DCP mm/blow	SPT
40 - 110	14	16	21	0-70	14	21
110 -150	8	28	37	70 – 110	4	>50
150 – 170	6	40	50	110- 130	8	>50
170 –230	4	>50	>50	130- 140	1	>50
TP 7 (at TH 4 from surface)				TP 8 (In TH 4 at 1.2 m depth)		
Depth mm	DCP mm/blow	CBR	SPT	Depth mm	DCP mm/blow	SPT
0 - 30	5	14	20	90 - 170	15	20
30 - 70	8	28	37	170 – 190	12	25
70 - 110	4	>50	>50	190- 240	10	30
110 - 120	2	>50	>50	240- 250	2	>50

TP 9 (at TH 5 from surface)				TP 10 (In TH 5 at 1.5 m depth)		
Depth mm	DCP mm/blow	CBR	SPT	Depth mm	DCP mm/blow	SPT
10 - 110	25	8	12	0 - 90	15	20
110 - 140	20	10	15	90 - 130	14	22
140 - 150	4	>50	>50	130 - 140	10	30
150 - 155	2	>50	>50	140 - 150	2	>50
TP 11 (at TH 6 from surface)				TP 12 (In TH 6 at 1.2 m depth)		
Depth mm	DCP mm/blow	CBR	SPT	Depth mm	DCP mm/blow	SPT
0 - 140	70	3	4	0 - 80	15	20
140 - 180	40	5	7	80 - 140	12	25
180 - 210	30	6	10	140 - 180	8	37
210 - 250	8	28	37	180 - 190	4	>50
250 - 280	2	>50	>50			

Annexure C – Laboratory Test Results



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P.O BOX 1106, BRACKENFELL

Tel. : 021 9815558
Fax : 021 9816724
Email: info@matrocast.co.za



CLIENT : SKC ENGINEERS

ADDRESS : P.O. BOX 229
PAARL
7620

ATTENTION : MR W. VOSLOO

OUR REF.: 39818.1

YOUR REF.:

DATE : 06.09.2011

PROJECT : ERF 84 - KYLEMORE, STELLENBOSCH

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TEST REPORT / RESULTS

Sample/s: Sampled by : CUSTOMER
Date Received / Sampled : 23.08.2011
Date Tested : 23.08.2011

Sampling method : AS PER CUSTOMER

Section / Position tested identified by : CUSTOMER

Number of pages in this Report : 2

General : pH & CONDUCTIVITY TEST RESULTS
NOT A SANAS ACCREDITABLE TEST METHOD

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SKC ENGINEERS
P.O. BOX 229
PAARL
7620
Attention: Mr. W. Vosloo

Project : ERF 64 - KYLEMORE, STELLENBOSCH

Your Ref :
Our Ref : 39818
Date Reported : 06.09.2011

[illegible]

Remarks : NOT A SANAS ACCREDITABLE TEST METHOD

FORM: C1

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Email: info@matrocast.co.za



CLIENT : SKC ENGINEERS
ADDRESS : P.O. BOX 229
PAARL
7620
ATTENTION : MR.W. VOSLOO

OUR REF.: 39616

YOUR REF.:

DATE: 01.09.2011

PROJECT: ERF 64 - KYLEMORE, STELLENBOSCH

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TEST REPORT / RESULTS

Sample/s: Sampled by : CUSTOMER
Date Received / Sampled : 23.08.2011
Date Tested : 23.08.2011

Sampling method : AS PER CUSTOMER

Section / Position tested identified by : CUSTOMER

Number of pages in this Report : 5

General: FOUNDATION INDICATOR RESULTS - SAMPLED AND DELIVERED BY CUSTOMER

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TEST RESULTS

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P.O. BOX 229
PAARL
7620
Attention: MR. W. VOSLOO

Project : ERF 64, KYLEMORE - STELLENBOSCH

Your Ref :
Our Ref : 39616
Date Reported : 31.08.2011

FOUNDATION INDICATOR (ASTM: D422)

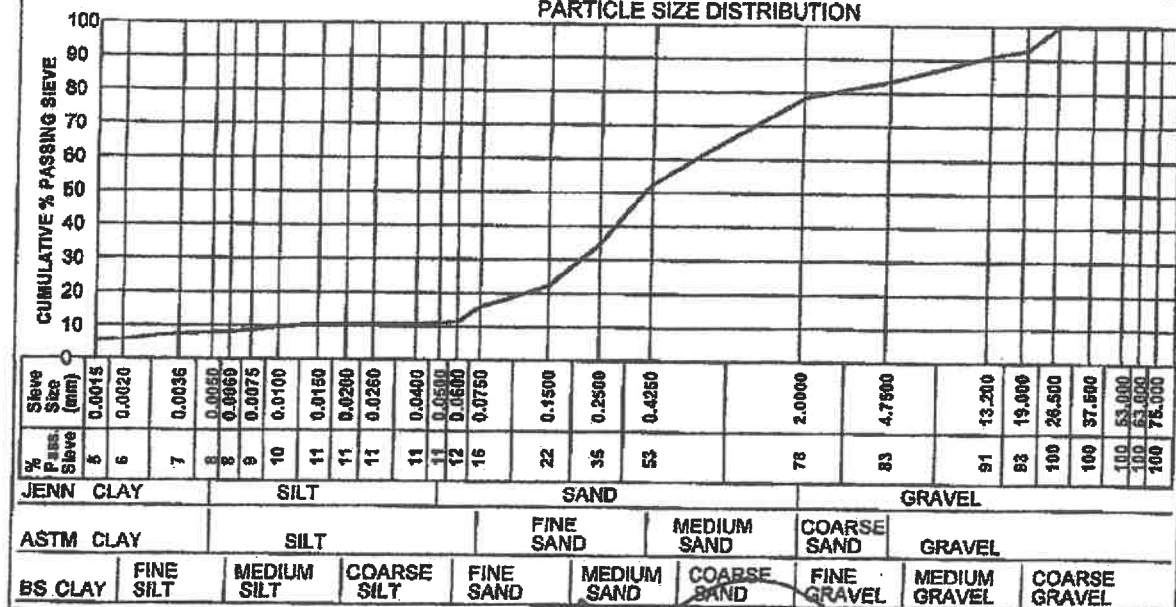
Sample No. : E 0182	Material Description : D/BR SAND
Hole No. : TP 6	
Depth : -	
Liquid Limit (%) : -	
Plasticity Index : SP	
Linear Shrinkage (%) : 0.5	
PI of Whole Sample : 0	
P.R.A. Classification : A-2-4(0)	
Unified Soil Classification: SC	
Activity : 0.00	
Heave Classification : LOW	
Grading Modulus : 1.53	
Percentage (<0.002) : 6.0	
Moisture Content (%) : 13.4	

	Clay (%)	Silt (%)	Sand (%)	Gravel (%)	Classification
Jennings	7.9	3.2	67.4	21.6	SAND
Astm	7.9	7.9	67.6	16.6	SAND
British Standard	5.8	5.7	67.0	21.5	SAND

CASAGRANDE PLASTICITY CHART

ACTIVITY DIAGRAM

PARTICLE SIZE DISTRIBUTION





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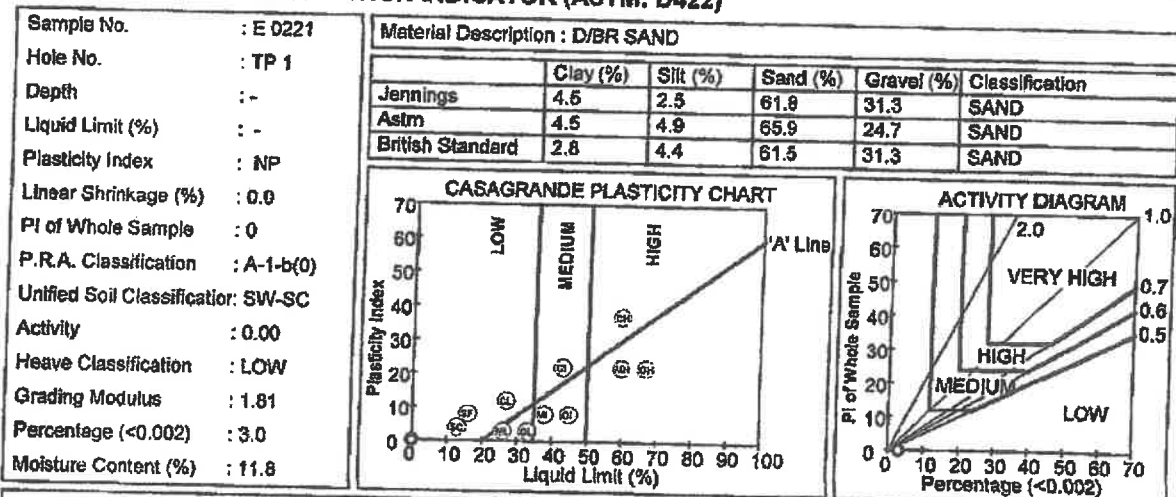
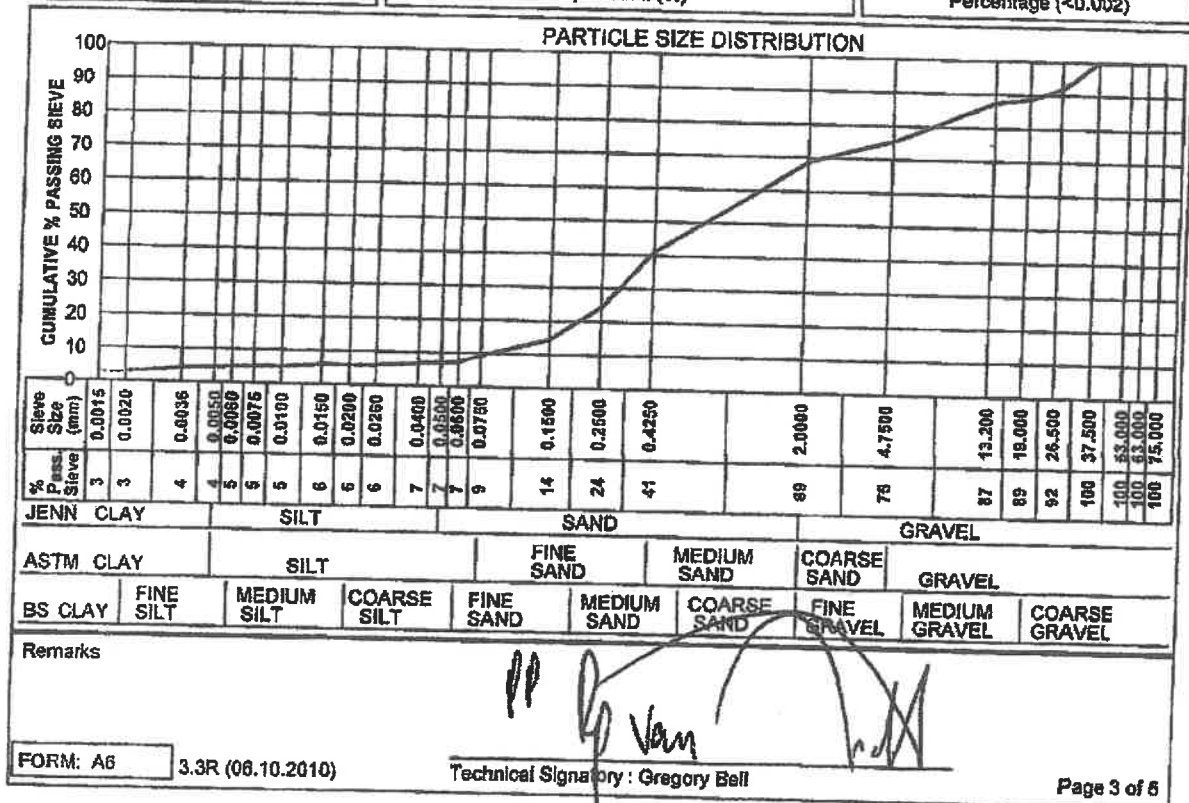
TEST RESULTS

SKC ENGINEERS
P.O. BOX 229
PAARL
7620
Attention: MR. W. VOSLOO

Project : ERF 64, KYLEMORE - STELLENBOSCH

Your Ref :
Our Ref : 39616
Date Reported : 31.08.2011

FOUNDATION INDICATOR (ASTM: D422)





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TEST RESULTS

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Attention: MR. W. VOSLOO

Project : ERF 64, KYLEMORE - STELLENBOSCH

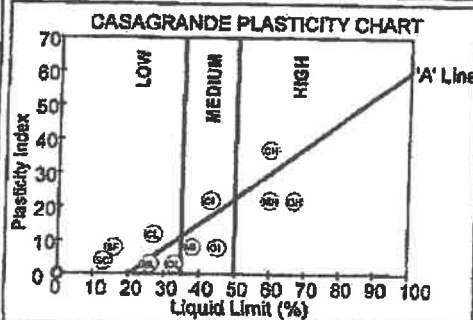
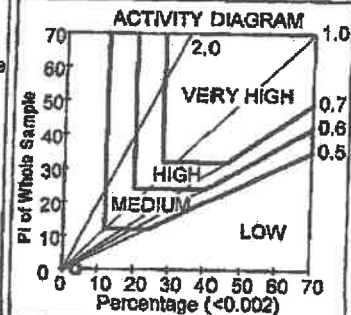
Your Ref :
Our Ref : 30616
Date Reported : 31.08.2011

FOUNDATION INDICATOR (ASTM: D422)

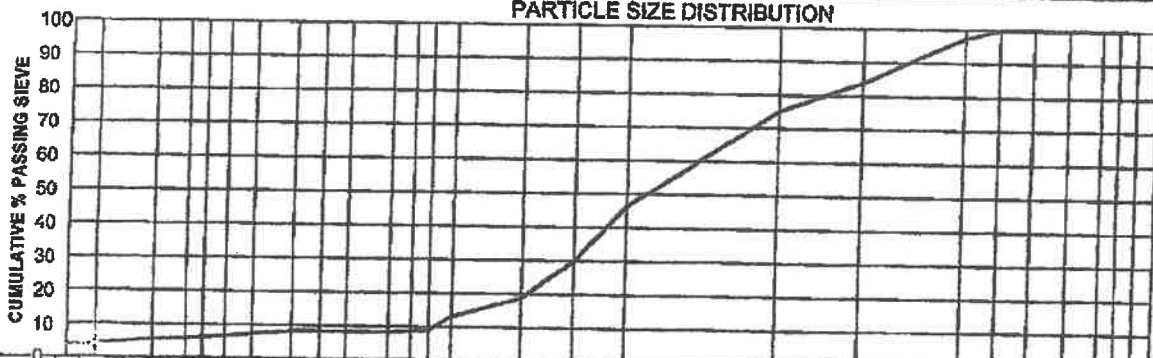
Sample No. : E 0222
Hole No. : TP 5
Depth : -
Liquid Limit (%) : -
Plasticity Index : NP
Linear Shrinkage (%) : 0.0
PI of Whole Sample : 0
P.R.A. Classification : A-1-b(0)
Unified Soil Classification: SC
Activity : 0.00
Heave Classification : LOW
Grading Modulus : 1.86
Percentage (<0.002) : 4.0
Moisture Content (%) : 12.9

Material Description : D/BR SAND

	Clay (%)	Silt (%)	Sand (%)	Gravel (%)	Classification
Jennings	5.9	2.8	68.5	24.7	SAND
Astm	5.9	7.1	70.8	16.1	SAND
British Standard	4.1	4.9	68.2	24.7	SAND



PARTICLE SIZE DISTRIBUTION



Sieve Size (mm)	0.0015	0.0020	0.0036	0.0050	0.0060	0.0075	0.0100	0.0150	0.0200	0.0250	0.0400	0.0500	0.0600	0.0750	0.1500	0.2500	0.4250	2.0000	4.7500	13.200	19.000	26.500	37.500	53.000	63.000	75.000
% Pass Sieve	4	4	6	5	6	7	7	8	8	8	8	9	9	13	19	30	46	75	84	97	100	100	100	100	100	100
JENN CLAY																										
ASTM CLAY																										
BS CLAY																										

Remarks :

FORM: A6

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TEST RESULTS

SKC ENGINEERS
P.O. BOX 229
PAARL
7620
Attention: MR. W. VOSLOO

Project : ERF 64, KYLEMORE - STELLENBOSCH

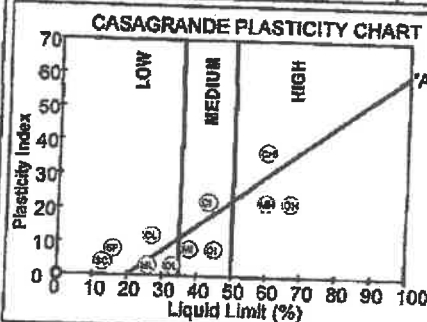
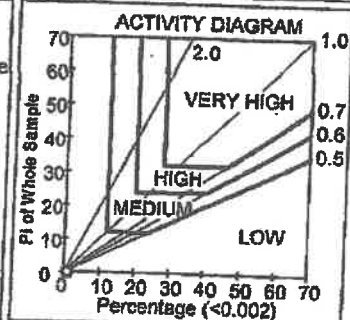
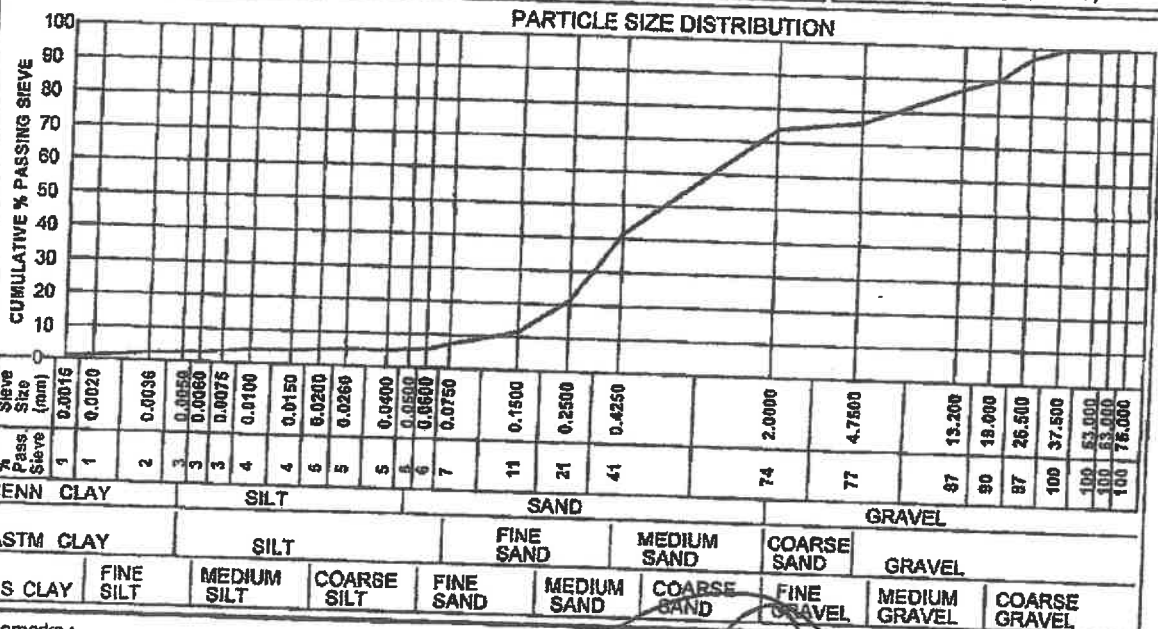
Your Ref :
Our Ref : 39816
Date Reported : 31.08.2011

FOUNDATION INDICATOR (ASTM: D422)

Sample No. : E 0223
Hole No. : TP 3
Depth : -
Liquid Limit (%) : -
Plasticity Index : NP
Linear Shrinkage (%) : 0.0
PI of Whole Sample : 0
P.R.A. Classification : A-1-b(0)
Unified Soil Classification: SW-SC
Activity : 0.00
Heave Classification : LOW
Grading Modulus : 1.78
Percentage (<0.002) : 1.0
Moisture Content (%) : 11.3

Material Description : D/BR SAND

	Clay (%)	Silt (%)	Sand (%)	Gravel (%)	Classification
Jennings	2.8	2.5	68.7	26.1	SAND
Astm	2.6	4.5	69.3	23.4	SAND
British Standard	1.2	4.4	68.4	26.1	SAND



Remarks :

FORM: A6 3.3R (06.10.2010)

Technical Signatory : Gregory Bell



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CLIENT : SKC ENGINEERS
ADDRESS : P.O. BOX 229
PAARL
7620
ATTENTION : MR W. VOSLOO

OUR REF.: 39616.2

YOUR REF.:

DATE : 07.09.2011

PROJECT : ERF 64 - KYLEMORE, STELLENBOSCH

MATROCAST LABORATORY

TEST REPORT / RESULTS

Sample/s: Sampled by : CUSTOMER
Date Received / Sampled : 23.08.2011
Date Tested : 02.09.2011

Sampling method : AS PER CUSTOMER

Section / Position tested identified by : CUSTOMER

Number of pages in this Report : 3

General : GRADING / CBR TEST RESULTS

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TEST RESULTS

SKC ENGINEERS
P.O. BOX 229
PAARL
7620
Attention: MR. W. VOSLOO

Project : ERF 64 - KYLEMORE, STELLENBOSCH

Your Ref :
Our Ref : 39516
Date Reported : 07.09.2011

SIEVE ANALYSIS, ATTERBERG LIMITS, CBR, UCS/TMH1:A1-A5,A7,A8)

SAMPLE NO.	E 0182	E 0221	E 0222	E 0223
HOLE NO.	6	1	5	3
ROAD NO.	ERF 64	ERF 64	ERF 64	ERF 64
DEPTH	-	-	-	-
CHAINAGE	N/A	N/A	N/A	N/A
LAYER TYPE	-	-	-	-
STABILISED WITH	NEAT	NEAT	NEAT	NEAT
SUPPLIER	-	-	-	-
CURING METHOD	N/A	N/A	N/A	N/A
DESCRIPTION	D/Br Sand + Stones	D/Br Sand + Stones	D/Br Sand + Stones	D/Br Sand + Stones

SIEVE ANALYSIS (% PASSING)

75 mm				
63 mm				
53 mm	100		100	
37.5 mm	96	100	92	100
26.5 mm	96	92	90	97
19.0 mm	93	89	90	90
13.2 mm	91	88	88	87
4.75 mm	84	76	75	76
2.0 mm	79	69	68	74
0.425 mm	53	41	42	41
0.075 mm	16	9	12	7

SOIL MORTAR

COARSE SAND <2.000mm >0.425mm	33	41	38	45
FINE SAND <0.425mm >0.075mm	47	46	44	46
MATERIAL <0.075mm	20	13	18	9

CONSTANTS

GRADING MODULUS	1.52	1.61	1.78	1.78
PRA CLASSIFICATION	A-2-4(0)	A-1-b(0)	A-1-b(0)	A-1-b(0)
UNIFIED SOIL CLAS.	SC	SW-SC	SW-SC	SW-SC
COLTO CLASSIFICATION	G6	G7	G6	G7
TRM CLASSIFICATION	G5	G7	G6	G7
LIQUID LIMIT (%)	-	-	-	-
PLASTICITY INDEX (0.425mm)	SP	NP	NP	NP
LINEAR SHRINKAGE (%)	0.5	0.0	0.0	0.0

MOD AASHTO

MAXIMUM DRY DENSITY (kg/m ³)	2038	1966	2067	1908
OPTIMUM MOISTURE CONTENT (%)	9.0	4.9	6.7	7.6
MOULDING MOISTURE (%)	9.1	4.8	6.9	7.7

TYPE OF TEST	CBR	CBR	CBR	CBR
CBR-UCS @ 100% MOD AASHTO	71	42	57	46
CBR-UCS @ 98% MOD AASHTO	63	27	53	33
CBR-UCS @ 97% MOD AASHTO	58	21	51	28
CBR-UCS @ 95% MOD AASHTO	47	17	43	23
CBR-UCS @ 93% MOD AASHTO	38	16	31	20
CBR-UCS @ 90% MOD AASHTO	28	14	19	16

CBR-UCS @ % MOD AASHTO derived from calculation.

% SWELL AT [MOD][NRB][PROC]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-----------------------------	------	------	------	------	------	------	------	------	------	------	------	------	------

Remarks : SAMPLED AND DELIVERED BY CUSTOMER
SAMPLES IN A GOOD CONDITION

FORM: A1 3.3R (06.10.2010)

Technical Signatory : Gregory Bell

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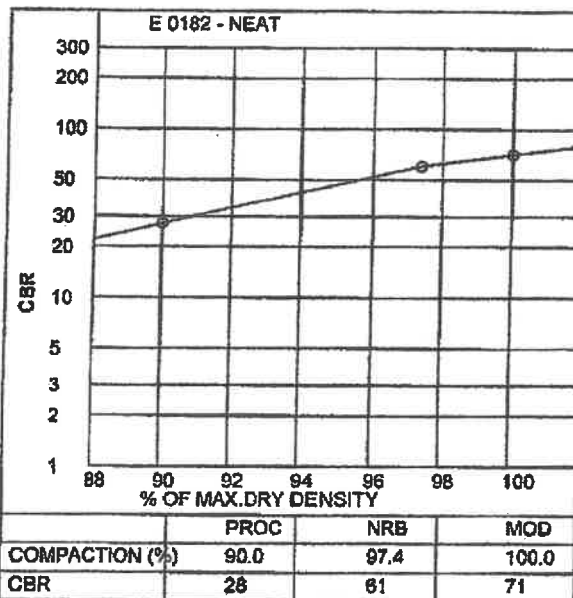
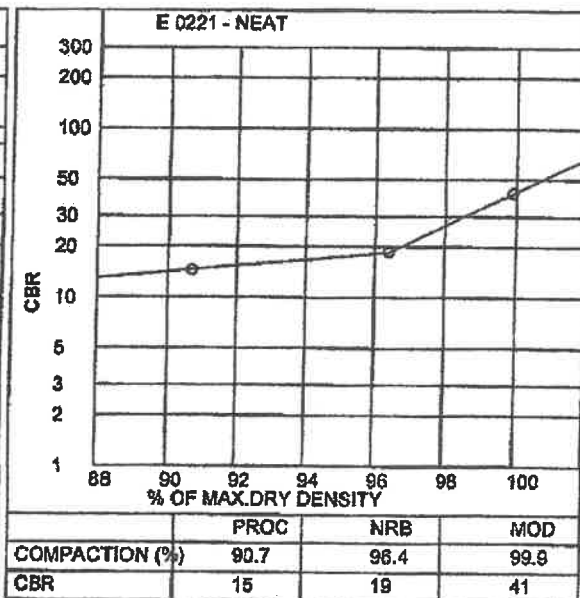
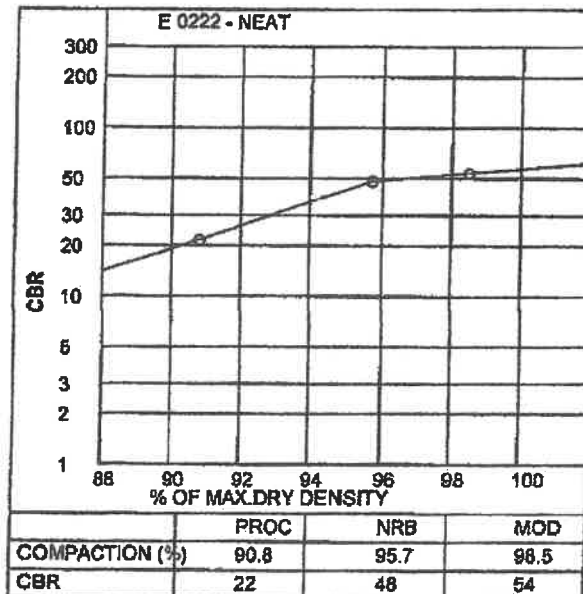
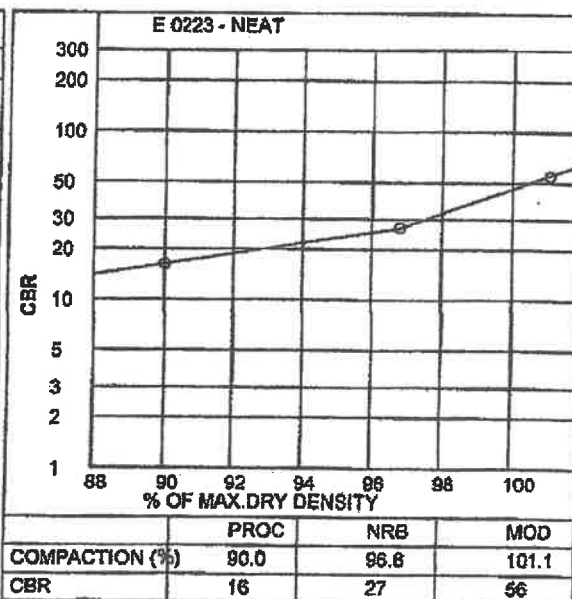
TEST RESULTS

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P.O. BOX 229
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7620
Attention: MR. W. VOSLOO

Project : ERF 64 - KYLEMORE, STELLENBOSCH

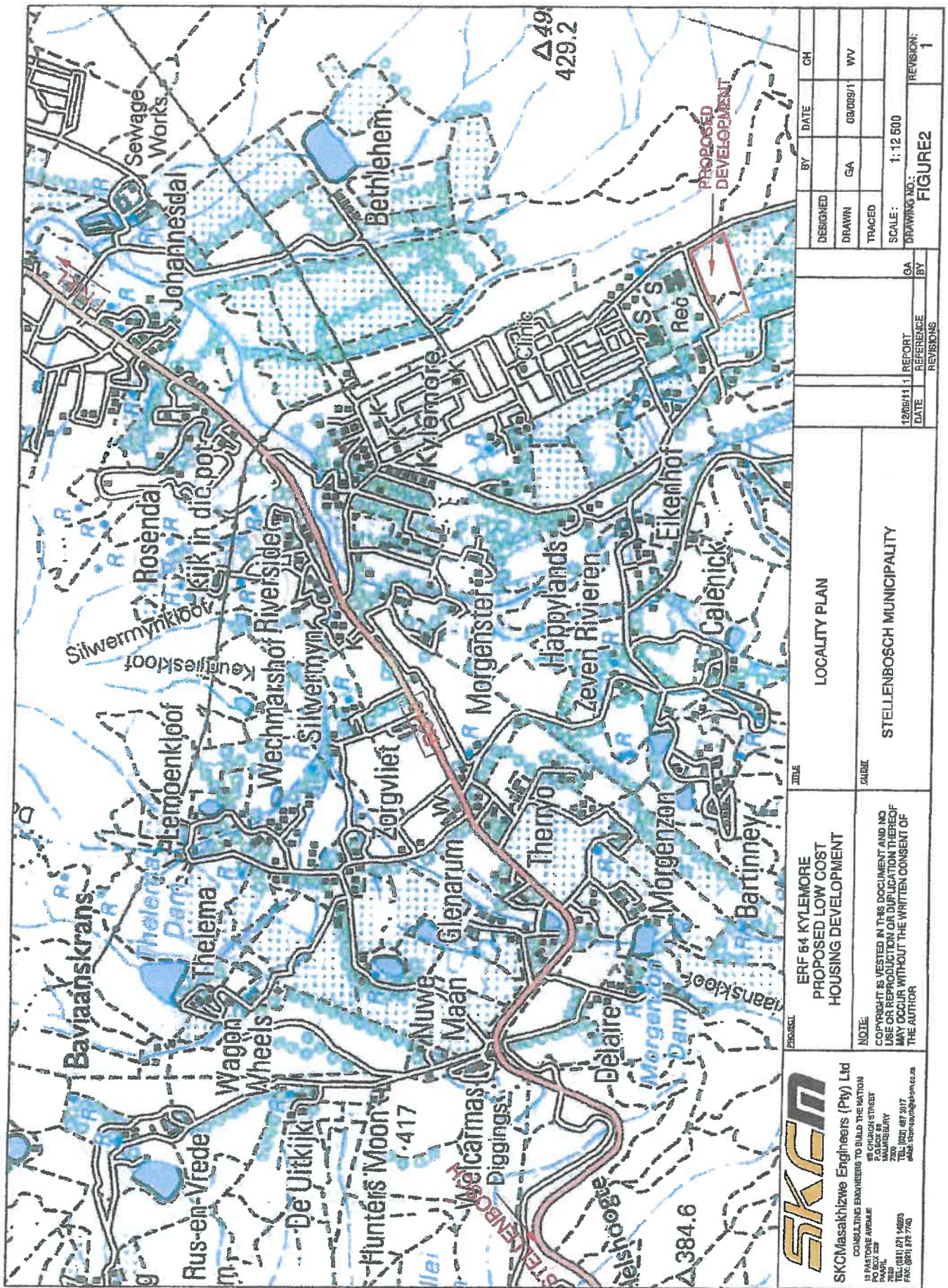
Your Ref :
Our Ref : 39616
Date Reported : 07.09.2011

CBR-UCS GRAPH/S (OPTIONAL INFORMATION)

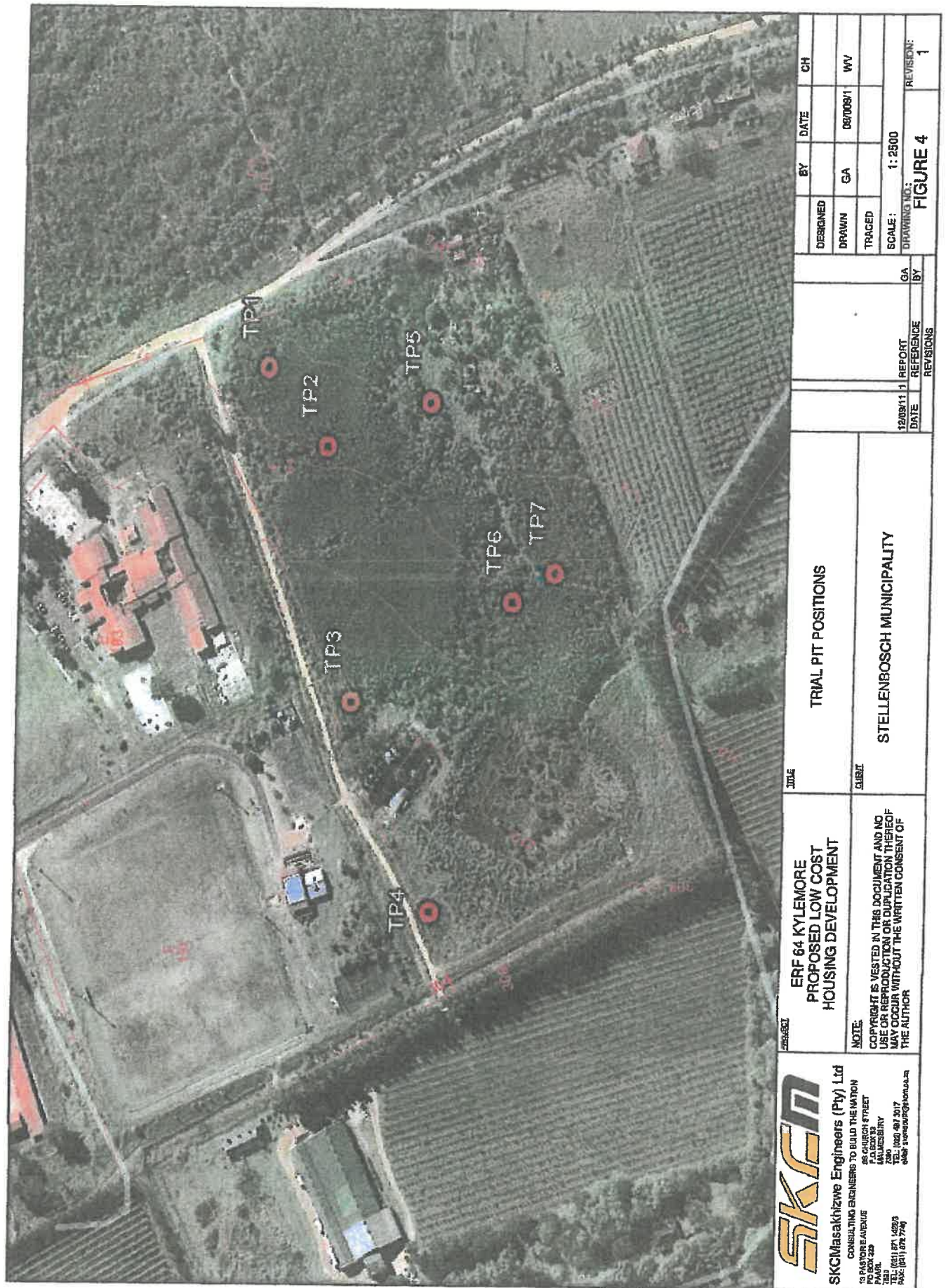


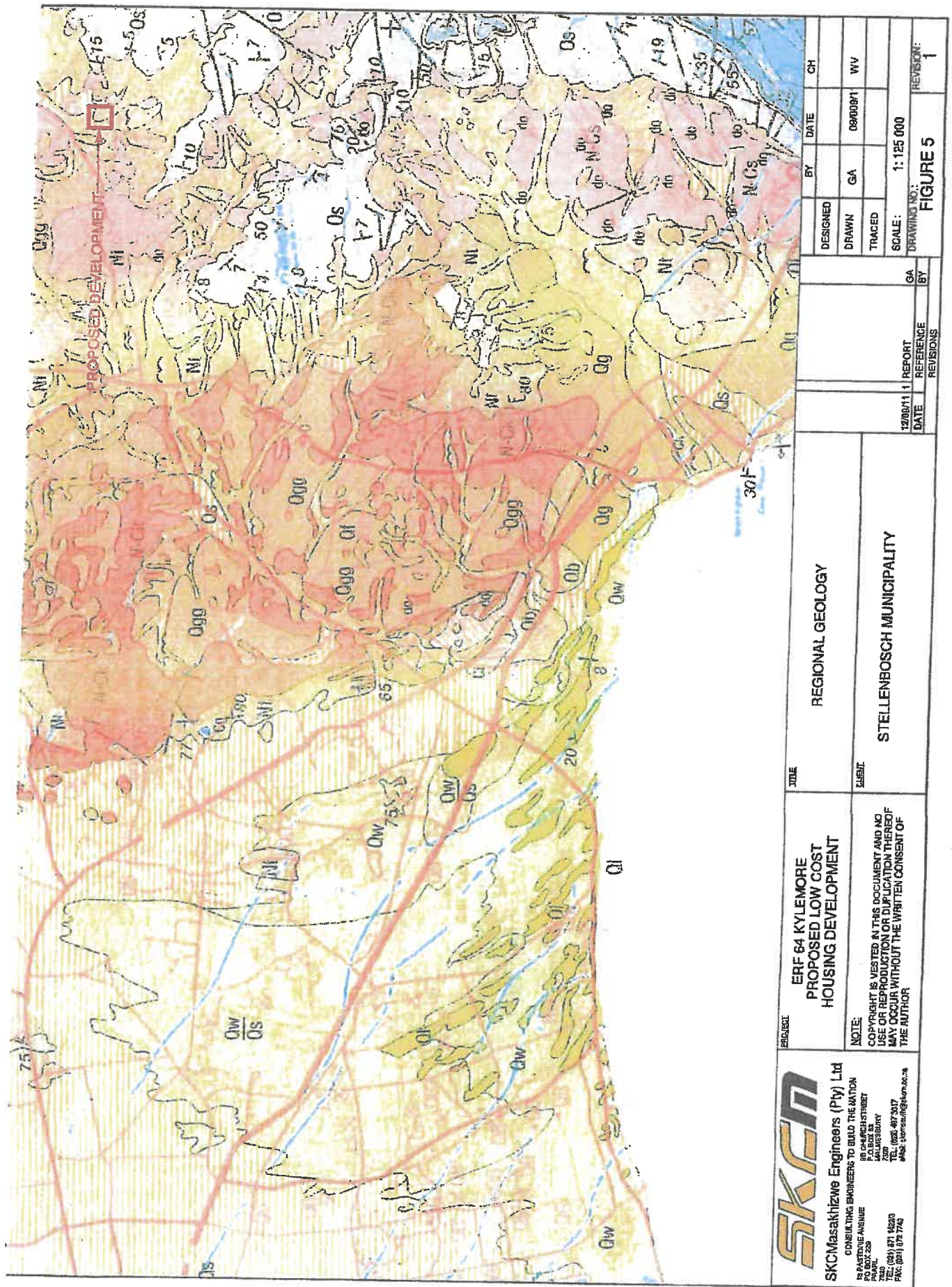
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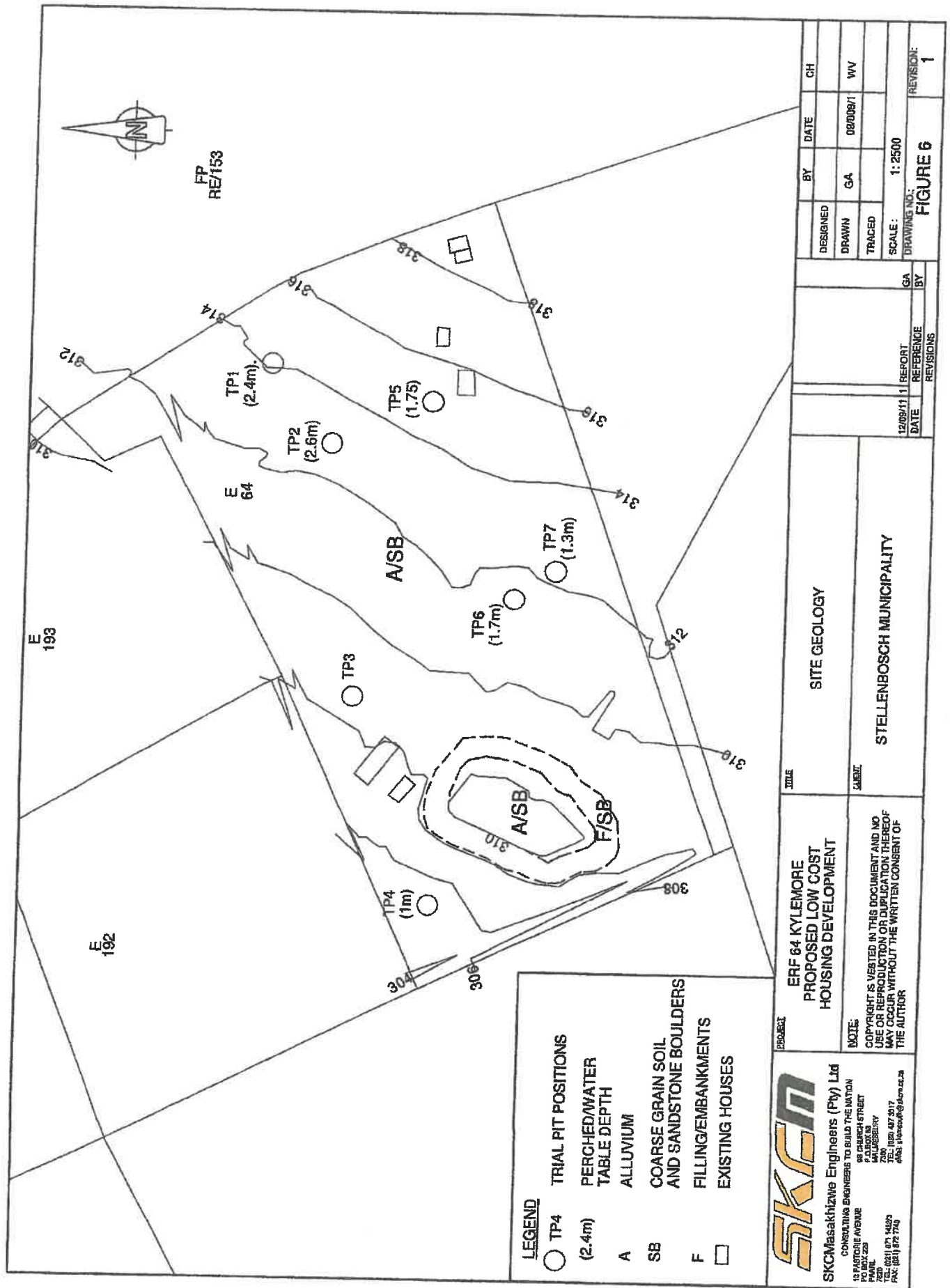
Figures

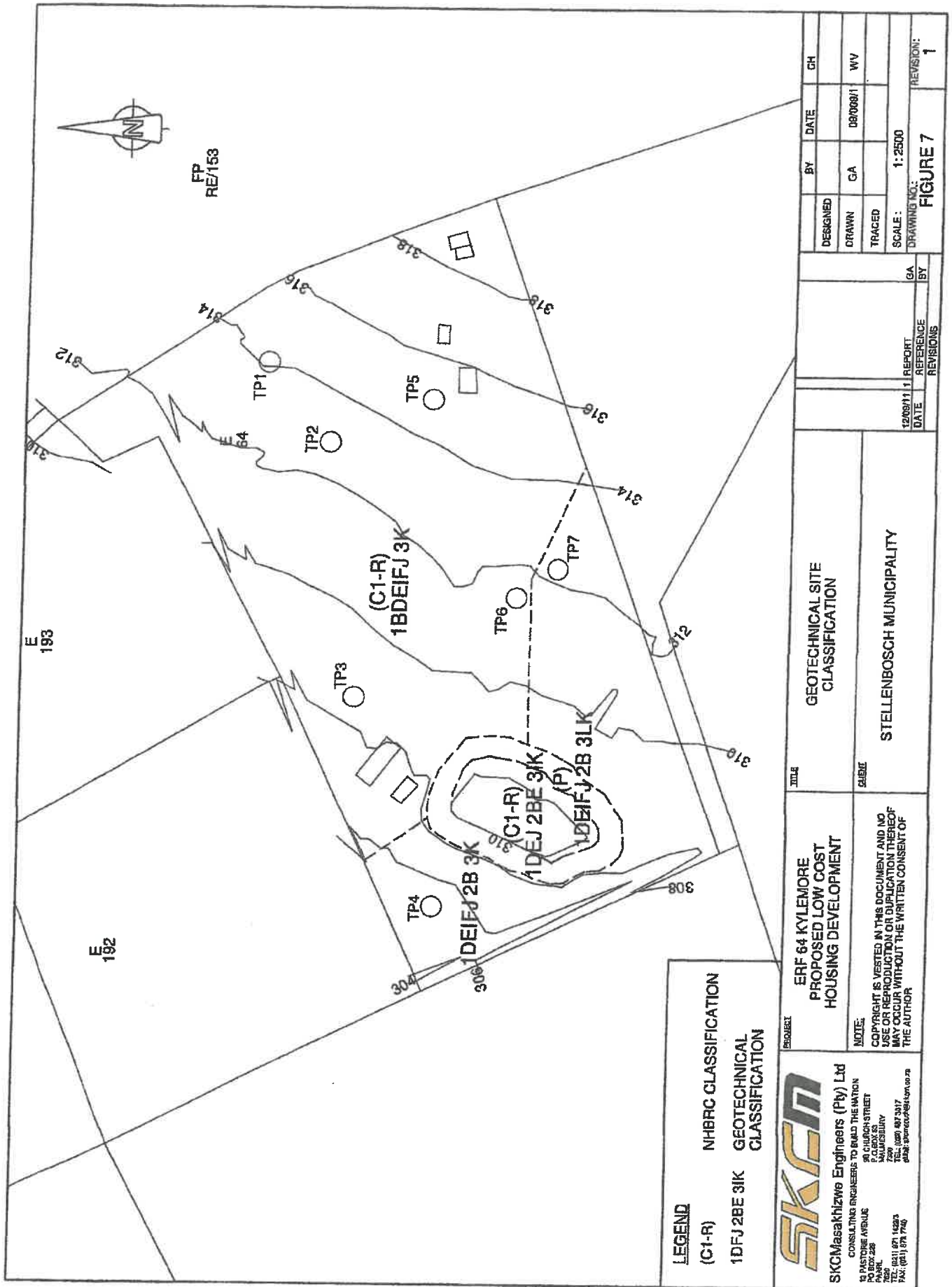


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TOWN TEL: (011) 44243 FAX: (011) 972 7760 e-mail: info@skcm.co.za	NOTE: COPYRIGHT IS VESTED IN THIS DOCUMENT AND NO USE OR REPRODUCTION OR DUPLICATION THEREOF MAY OCCUR WITHOUT THE WRITTEN CONSENT OF THE AUTHOR	PROJECT: ERF 64 KYLEMORE PROPOSED LOW COST HOUSING DEVELOPMENT	TITLE: EXISTING STORMWATER RETENSION POND AND DRAINAGE 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ANNEXURE 12: TRAFFIC IMPACT ASSESSMENT REPORT

DESKTOP
TRAFFIC IMPACT ASSESSMENT

FOR PROPOSED DEVELOPMENT
OF

INTERGRATED HUMAN SETTLEMENT

ON
ERF 64
KYLEMORE

WITHIN
STELLENBOSCH LOCAL MUNICIPALITY

SEPTEMBER 2024
(Version 1.0)

PREPARED FOR:



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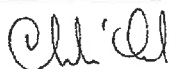
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LIST OF ABBREVIATIONS

CBD	Central Business District
GLA	Gross Leasable Area
HCM	Highway Capacity Manual
LSDF	Local Spatial Development Framework
LOS	Level of Service (as defined by Highway Capacity Manual)
NA	Not Analysed
SAT	Saturday
SIDRA	Software for the design and evaluation of traffic/ pedestrian intersections
SLM	Stellenbosch Local Municipality
TIA	Traffic Impact Assessment
veh/h	vehicles per hour

1. INTRODUCTION AND BACKGROUND

1.1 Introduction

Emonti Consulting Engineers CC was approached to prepare a “desktop” Traffic Impact Assessment (TIA) for the proposed rezoning and subdivision of the following property: Erf 64 Kylemore – situated within the Stellenbosch Local Municipality (SLM) area.

Note that this is only a desktop TIA and neither an on-site inspection nor traffic counts were undertaken. On-site conditions were obtained from google imaging and normal trip generation was used to determine estimated traffic flows.

Following the investigation and study, recommendations regarding site access from the public road network, road network improvements, internal site layout, traffic safety, on-site circulation, parking and any loading facilities, etc., is made.

The approach and methodology followed in conducting this study were in terms of the references included in Chapter Ten.

1.2 Proposed development

The site is located in Kylemore, a suburb situated within the SLM area. A site locality map can be seen in Figure 1.1.

The current use of the site, coupled with the existing structures found thereon, generate limited trips during the peak hours.

The proposed development comprises residential (single units and flats), business, place of worship, community facility, creche, water depot, public transport facility, community park, public open space and roadway, and will commonly be referred to hereafter as “the site” and/or “the development”.

The proposed land uses of the property in question are given in Table C.1 in Appendix C. The proposed site layout is illustrated in Figure 1.2.

2. EXISTING OPERATING CONDITIONS

2.1 Intersection control

Control strategies at the existing intersections relevant to this study are presented in Table 2.1.

Table 2.1: Control strategies

No.	Intersection	Control
1	Skool Street/Brandt Street	All-way stop
2	Brandt Street/Swart Street (DR01079)	Priority /stop
3	Swart Street/R310 (MR00172)	

The following google street view images reveal a number of intersections that will be utilised by traffic generated by the development.



Skool Street/Brandt Street intersection



Brandt Street/Swart Street (DR01079) intersection



Swart Street/R310 (MR00172) intersection

2.2 Capacity along access roads

The R310, also referred to as the MR00172, is a higher order road and provides access to Stellenbosch in the west and the R45 in the east. The Skool Street, Brandt Street and Swart Street route combination links the proposed development to the R310.

From on-site observations sufficient spare capacity appears to exist along the road network to cater for the medium to long term future regarding anticipated traffic growth, including future trips relating to this development. This will however be analysed and commented on later in this report.

2.3 Traffic calming

Traffic calming exists along the adjacent road network in the form of speed humps and rumble strips. Due to the spacing and location of the numerous speed humps, the vehicular speeds should be restricted to within the posted speed limit.

The locations of the traffic calming are illustrated in Figure 2.1.



Figure 2.1: Location of existing nearby traffic calming

The following google street view images depict the traffic calming measures discussed.



Speed hump along Skool Street

Rumble strips along Skool Street

2.4 Pedestrian and cycle facilities

No formalised cycle facilities are currently available on the surrounding road network.

Formalised pedestrian facilities, in the form of surfaced sidewalks along both sides of Skool Street north of the existing access to Kylemore Secondary School are available (see google street view image below).



Sidewalks along both sides of Skool Street

2.5 Public transport facilities

No formalised public transport facilities are currently available on the surrounding road network.

3. EXISTING TRAFFIC VOLUMES

In order to establish the current traffic conditions at the accesses to the development relevant traffic count information is usually required. As the development is located on relatively lower order roads, which carry low volumes of traffic, no traffic counts were undertaken. However, what was used was standard trip generation rates to determine the likely traffic volumes generated for the existing developed erven that obtains access through the Skool Street/Brandt Street intersection. This is reflected in Table C.2.

The analysis of the current traffic performance is based on the estimated traffic volumes. The traffic volumes are displayed as network diagrams in Figures 4.1 to 4.5.

4. FUTURE TRAFFIC VOLUMES

For purposes of this study, it was assumed that the development will be functional in 2025 and therefore a design horizon of five years (i.e., 2030) was used for the future operational LOS analysis.

The recommended critical peak hours for analysing retail developments are weekday PM and SAT peak hours and weekday AM and PM peak hours for most other land uses. In this study the analyses were made for both the future weekday AM and PM peaks to address anticipated capacity problems in the peak hours most relevant to the development.

It is acceptable to project future traffic volumes by taking the recorded growth history of traffic counts into consideration. The generally accepted growth rate is around 2.5% per annum. However, in this case an annual growth of 4% was used due to the development potential in the study area. Applying the assumed growth rate of 4% from the base year to the design horizon year the growth factor would be 1.22, meaning an increase in background traffic volume of 22% over the five-year design horizon.

According to Table 4.1 (Reference Five), this can be regarded as *“average to above average growth areas”*.

Table 4.1: Typical traffic growth rates

Development Area	Growth rate
Low growth areas	0 - 3%
Average growth areas	3 - 4%
Above average growth areas	4 - 6%
Fast growing areas	6 - 8%
Exceptionally high growth areas	> 8%

For the future scenario analysis, the current estimated traffic volumes were maintained as background traffic and increased by an annual growth factor. New trips relating to the proposed development were added to obtain the future estimated traffic volumes for 2030.

4.1 Traffic generation

The recommended vehicle trip generation rates (as per References One and Four) for the land uses listed in Table C.1 were used to calculate the estimated number of trips for the various peak hours in order to determine the critical peak hour. Note the values used are based on Reference Four.

The recommended vehicle trip generation rates were then adjusted to take into account site specifics. The following factors, amongst others, were considered when making the trip generation adjustments:

- i. public transport,
- ii. predicted car ownership, and
- iii. land use mix.

The following is a motivation as to the use of the trip generation adjustment/reduction factors.

Vehicle ownership and transit availability

The trip generation rates provided in TMH 17 (Tables 3.1 and 3.3) are applicable to areas with high vehicle ownership and where a low level of transit (public transport) service is provided. For other areas, a lower trip generation rate can be expected. Trip reduction factors that can be used for such developments or areas are provided in TMH 17 (Table 3.2). These factors can be applied to reduce the trip generation rates.

Typically, the vehicle ownership in areas with high levels of vehicle ownership varies between one to two vehicles per household. In areas with a low level of vehicle ownership, the majority of households (more than 50%) do not own a vehicle and rely on public transport. *This is the expected case for this settlement.* In areas with very low level of vehicle ownership, nearly all households (i.e., more than 90%) do not own a vehicle and rely on public transportation.

Although it would be ideal for car ownership to increase in these areas, it is extremely unlikely that the car ownership will be more than 50%. It is therefore considered that this area will be a low level of vehicle ownership area.

The reduction factors provided in the table are those that are considered reasonable for low vehicle ownership areas and areas with a high level of transit services. The factors have been established considering current trip generation rates in the different areas. It is unlikely that the trip generation rates will remain at current low levels, but at the same time it is also unlikely that the rates will grow to those in high vehicle ownership areas. The reduction factors in the table provide for some reduction in trip rates, but not to the levels currently being experienced (i.e., the author of the TMH 17 is being conservative).

The transit reduction factors provided in Table 3.2 (TMH 17) are applicable to developments that are located within a reasonable walking distance from a major transit node or stop on a major transit corridor. For this settlement, it is considered that Skool Street, which will give access to the settlement, is a public transport route that carries sufficient public transport to qualify for this reduction. It should therefore be considered as a transit corridor.

Mixed-use development

Mixed-use developments are defined as developments in an area that consist of two or more single-use developments between which trips can be made by means of non-motorised modes of transport (such as walking). This has the net effect of reducing the vehicle trip generation in the area.

The mixed-use reduction factors provided in TMH 17 (Table 3.2) may be applied, subject to the following two conditions:

- a) the mixed-use developments must be located within a reasonable walking distance from each other, and
- b) the mixed-use reduction for a development may not exceed the available multiuse trips generated at the other adjacent or nearby developments.

This settlement is a multi-use development and therefore this reduction applies to this development.

Based on these factors trip reductions, as illustrated in Table C.1, were assumed. The recommended in/out split for the peak hours can be seen in Table C.1 which also shows details of trip generation calculations for the various peak hours.

From Table C.1 it can be seen that the PM peak hour, in terms of new trips generated, is slightly less than the AM peak hour for a regular week day. When the projected future traffic volumes and predicted traffic generated are added together, the combined effect does not change the critical peak period which remains the AM peak hour.

The following are the scenarios that were analysed, where necessary:

- i. existing 2025 critical peak hour traffic,
- ii. existing 2025 critical peak hour traffic **with development** traffic,
- iii. projected 2030 critical peak hour **without development** traffic, and
- iv. projected 2030 critical peak hour **with development** traffic.

4.2 Trip assignment/distribution

The generated trips, as identified in Section 4.1, have been distributed to the road network manually, based on the principles of the gravity model and taking into account knowledge of local conditions, Reference Five.

The resultant trip assignments are illustrated as network diagrams in Figures 4.1 to 4.5 for the various scenarios and time horizons tested.

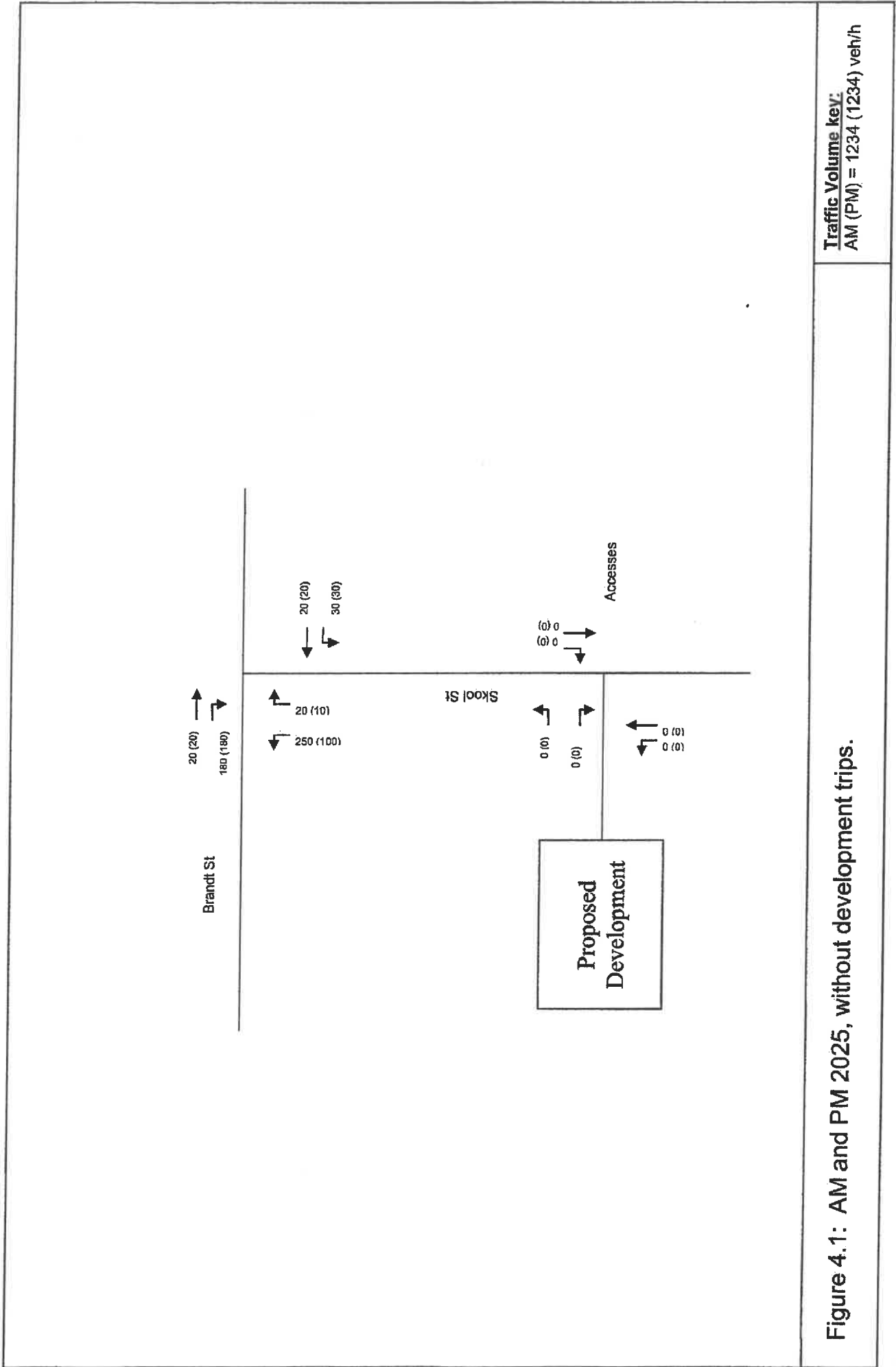
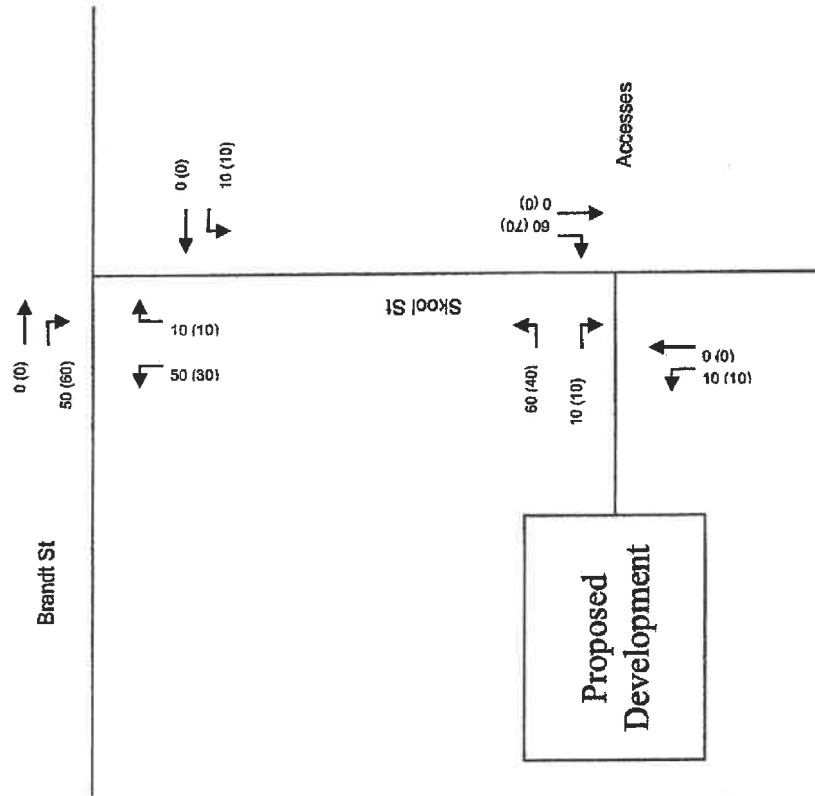
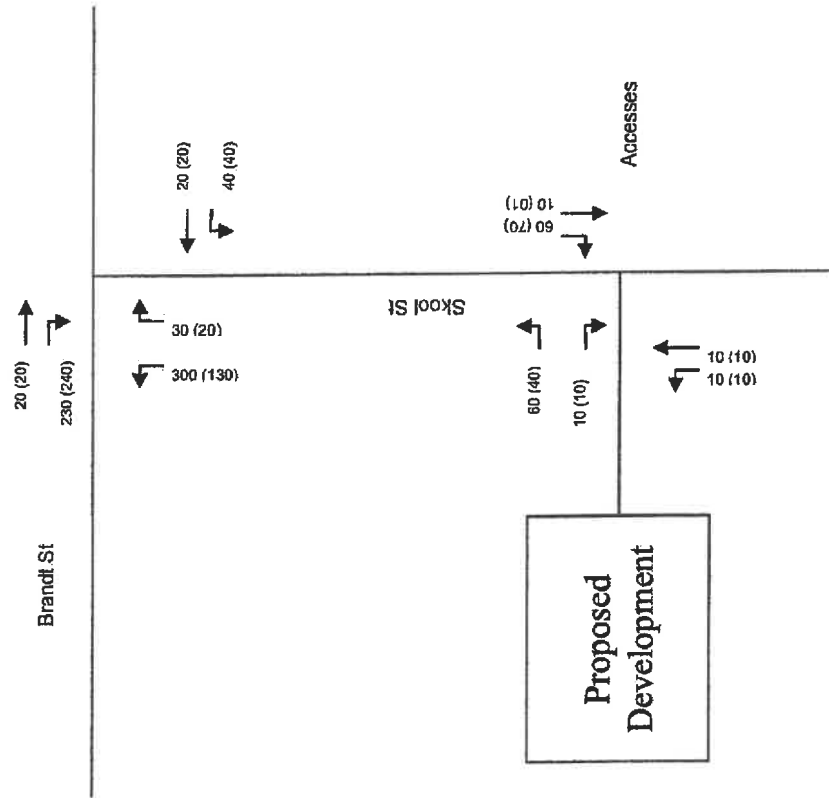


Figure 4.1: AM and PM 2025, without development trips.



Traffic Volume key:
AM (PM) = 1234 (1234) veh/h

Figure 4.2: AM and PM with development trips.



Traffic Volume Key:
AM (PM) = 1234 (1234) veh/h

Figure 4.3: AM and PM 2025, with development trips.

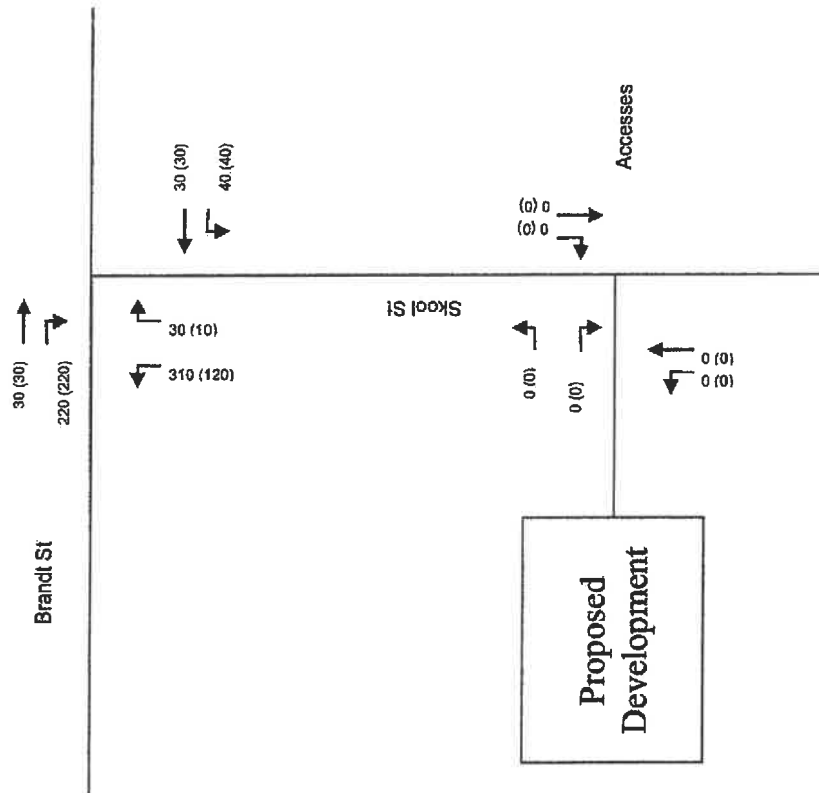
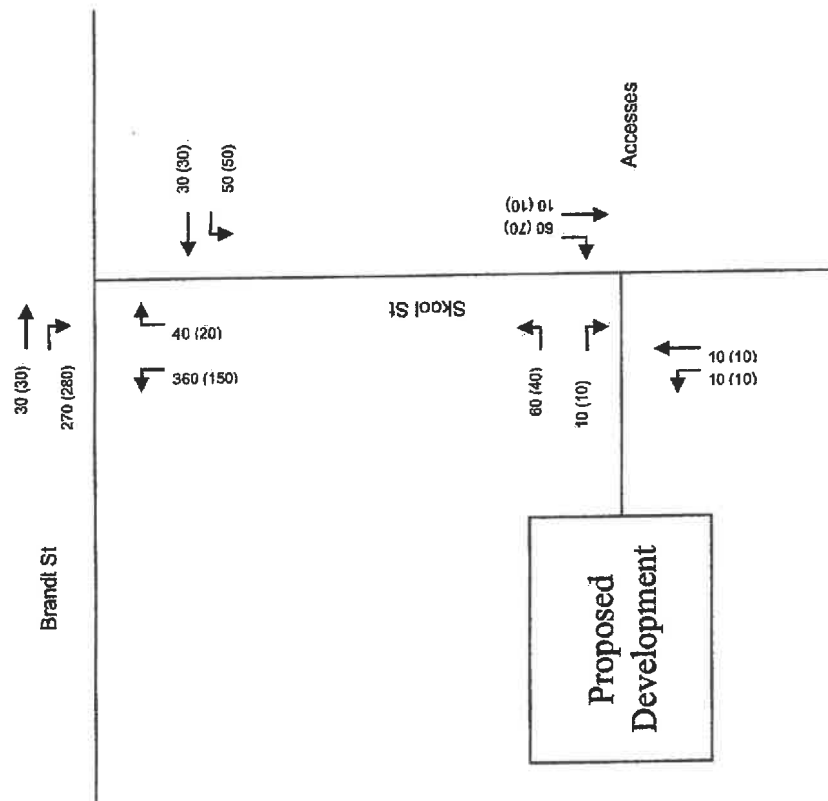


Figure 4.4: AM and PM 2030, without development trips.

Traffic Volume key:
AM (PM) = 1234 (1234) veh/h



Traffic Volume key:
 AM (PM) = 1234 (1234) veh/h

Figure 4.5: AM and PM 2030, with development trips.

5. INTERNAL CIRCULATION AND PARKING

5.1 Internal circulation

a. Proposed changes

The internal circulating network proposed is shown in Figure 1.2 and the recommended layout in Figure 5.1. Minor changes to improve the overall efficiency of the development, as listed below, have been included in Figure 5.1.

- i. traffic calming,
- ii. pedestrian facilities, and
- iii. control strategy.

It would be advisable for the Developer to plan, design and build the internal layout to a standard acceptable by the municipality in order to allow for accessibility of service and emergency vehicles, etc. The layout, as recommended in Figure 5.1, should meet these requirements and provides acceptable internal circulation.

Traffic calming

With regards to roads, this project will include the surfacing of all internal roads to hard surfaced so as to match the adjacent road network, i.e., asphalt or similar. Note that with a hard surface, motorists tend to travel at higher speeds. To counter the anticipated higher speeds, it is proposed to install strategically located traffic calming measures in the form of speed humps and raised pedestrian tables throughout the development as illustrated in Figure 5.1.

Pedestrian facilities

In addition, most of the expected trips along the internal roads and approaching access road (Skool Street) will be on foot (i.e., pedestrians). In order to cater for this significant mode of transport, it would be beneficial to install a surfaced sidewalk as follows:

- i. on at least one side of the roads with a 10m wide road reserve within the development,
- ii. on both sides of the roads with a 13m wide road reserve within the development, and
- iii. on both sides of the 16m wide access road (i.e., Skool Street).

Control strategy

It is important to ensure that the safety of all road users is addressed. This is particularly important on the approaches to intersections. It is therefore recommended to introduce stop signs and associated road markings as illustrated in Figure 5.1.

b. Traffic engineering items already addresses in proposed layout

Public transport

Due to the expected continual low car ownership within the development, the use of public transport will remain into the foreseeable future. It is therefore important to ensure that a public transport facility be introduced. A site for such purposes has been provided on site 140 as illustrated in Figure 5.1. Note that this site is currently being used as a "parking" area for the adjacent Kylemore Secondary School.

Road reserves

The road reserve widths have been determined taking into account the existing road reserve widths of the adjacent road network, i.e.,

- i. 10m wide road reserves for minor internal roads,
- ii. 13m wide road reserves for internal public transport roads, and
- iii. 16m wide main access road (Skool Street).

Turning heads not required

Figure 5.1 indicates four cul-de-sacs, two of which are to provide future access to adjacent land, one to provide access to the south-eastern side of the Kylemore Rugby Club, and one to provide access to sites 3-8. Due to the short length of these road sections, no turning facilities are required.

5.2 Parking and loading facilities

Refuse loading will take place throughout the development from the internal roads as the internal roads are public roadways.

In terms of the Stellenbosch Municipality: Zoning Scheme By-law, 2019, Amended 2023, (Reference Seven), the required minimum parking and loading bays are as set out in Table C.1. The parking and loading section of Reference Seven is included in Appendix D for ease of reference.

Details of parking bays at the individual sites should be finalised at the design stage/building plan approval stage for the individual sites.

6. ACCESS PROPOSALS

6.1 Vehicular access

Direct property access is proposed for all the erven adjacent to the surrounding road network. This is in line with the surrounding properties access arrangement. The internal erven will gain access to the surrounding road network via three intersections, the locations of which are illustrated in Figure 5.1.

The intersection sight distance for turning manoeuvres associated with the specific posted speed limit of 60 km/h and the site gradients experienced are approximately 150m. Both approaches on the surrounding road network at the proposed accesses meet this minimum requirement. Note that the proposed raised pedestrian table just south of the Kylemore Secondary School access along Skool Street should further improve the sight distance resulting from the location of the horizontal curve further south along Skool Street.

6.2 Pedestrian and bicycle access

Pedestrian and bicycle access to the site is via the proposed accesses.

Due to the location and nature of the development it is expected to generate local pedestrian traffic and the appropriate pedestrian facilities have been recommended as illustrated in Figure 5.1 and listed below:

- i. surfaced sidewalks on at least one side of the roads with a 10m wide road reserve within the development,
- ii. surfaced sidewalks on both sides of the roads with a 13m wide road reserve within the development,
- iii. surfaced sidewalks on both sides of the 16m wide access road (i.e., Skool Street), and
- iv. strategically located raised pedestrian tables near the proposed place of worship, creche, community facility and business site, as well as at the existing rumble strips and proposed public transport facility along Skool Street.

6.3 Access control

The development indicates that the internal roads will be zoned public roadway. As a result, no access control will be permitted. However, if access control is to be utilised for individual sites, then it must be placed at the appropriate distance back from the property boundary taking into account the requirements of Reference Five. This will cater for most queues that may be expected from visitors, tenants, etc. that enter the respective properties.

7. ANALYSIS RESULTS

Tables 7.3.1 to 7.3.3 contain a summary of the SIDRA analysis results. More detail may be viewed in Appendix B. This includes all aspects of the input data used in the analyses including items such as lane configuration, control strategy, etc. The colour coding used in the graphic representations found in Appendix B is explained in Table 7.1.

Table 7.1: SIDRA LOS colour codes

Colour	Rating	Level of Service
Used in displays		Control delay, LOS
Green	Excellent	LOS A
Light blue	Very good	LOS B
Dark blue	Good	LOS C
Magenta	Acceptable	LOS D
Orange	Poor	LOS E
Red	Very poor	LOS F

The presented Level of Service (LOS) results are based on control delay and are illustrated in Table 7.2.

Table 7.2: Level of service definitions - HCM Method

Level of Service	Control delay per vehicle in seconds (d) (including geometric delay)	
	Signals and roundabouts	Stop and yield
A	$d \leq 10$	$d \leq 10$
B	$10 < d \leq 20$	$10 < d \leq 15$
C	$20 < d \leq 35$	$15 < d \leq 25$
D	$35 < d \leq 55$	$25 < d \leq 35$
E	$55 < d \leq 80$	$35 < d \leq 50$
F	$80 < d$	$50 < d$

Note: Above Tables 7.1 and 7.2 and explanation courtesy of Reference Three.

Tables 7.3.1 to 7.3.2 contain a summary of the SIDRA analysis results as undertaken at the various intersections, where Table 7.3.3 shows the control types assumed for the analysis for the various scenarios.

From the results it is clear that while the two peak periods test similarly, the current critical peak hour is the AM peak hour. On completion of the development the AM peak hour remains the more critical in terms of volume and LOS at intersections.

The anticipated impact of the proposed development varies depending on the road segment under review. From the SIDRA analyses results, together with on-site observations, the following road segments require mentioning.

Table 7.3.1: Intersection Level of Service (AM) peak

		KEY				NA					
No.	Intersections	Level of Service									
		2025 AM <small>status quo</small>		2025 AM <small>develop.</small>		2025 AM <small>improved</small>		2030 AM <small>option 1</small>		2030 AM <small>option 2</small>	
		APPR.	INTERS.	APPR.	INTERS.	APPR.	INTERS.	APPR.	INTERS.	APPR.	INTERS.
1	Skool Street/Accesses	NA	NA	NA	NA	NA	NA	A	A	NA	NA
2	Brandt Street/Skool Street	NA	NA	NA	NA	NA	NA	D	C	NA	NA

Table 7.3.2: Intersection Level of Service (PM peak)

		KEY				NA					
		Level of Service									
No.	Intersections	2025 PM <small>status quo</small>		2025 PM <small>develop.</small>		2025 PM <small>improved</small>		2030 PM <small>option 1</small>		2030 PM <small>option 2</small>	
		APPR.	INTERS.	APPR.	INTERS.	APPR.	INTERS.	APPR.	INTERS.	APPR.	INTERS.
1	Skool Street/Accesses	NA	NA	NA	NA	NA	NA	A	A	NA	NA
2	Brandt Street/Skool Street	NA	NA	NA	NA	NA	NA	D	C	NA	NA

Table 7.3.3: Intersection control type

No.	Intersections	Intersection control type				
		2025 status quo	2025 develop.	2025 improved	2030 option 1	2030 option 2
1	Skool Street/Accesses	NA	NA	NA	Priority/stop	NA
2	Brandt Street/Skool Street	NA	NA	NA	All-way stop	NA

Note: LOS is indicated per approach and per intersection. Movement LOS are reflected in Appendix B.

Brandt Street/Skool Street intersection

Based on traffic volumes this intersection does not require any upgrading.

Skool Street/Access Intersections

Based on traffic volumes these intersections will operate exceptionally well as standard priority/stop-controlled intersections.

Traffic calming

Traffic calming, in the form of speed humps and a raised pedestrian table, is to be introduced as illustrated in Figure 5.1.

Internal roads

All the internal roads will need to be constructed to acceptable municipal standards.

8. CONCLUSIONS

Following the investigation and analysis it is concluded that:

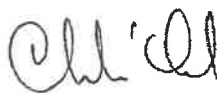
- i. The current operating conditions on the road network within the study area are found to be acceptable with no LOS or capacity failures.
- ii. The posted speed limit of 60 km/h along the surrounding road network, in the vicinity of the site accesses, is appropriate for the current and expected future traffic conditions.
- iii. The existing critical peak, in terms of traffic volumes, was found to be the AM peak hour while the PM peak hour tested similarly but with marginally lower demands.
- iv. Once developed and fully occupied, the proposed development may be expected to generate in the order of 130 and 110 new vehicle trips in the AM and PM commuter peak hours respectively.
- v. The combined critical peak hour of existing and development trips is found to be the AM peak hour.
- vi. The network is not overloaded when development trips are assigned for any of the given tested peak hours, subject to the recommended road network improvements being undertaken.
- vii. The proposed changes to the layout and road network, as shown in Figure 5.1, adequately serve the proposed development.

9. RECOMMENDATIONS

Based on the investigation and conclusions it is recommended that:

- i. This desktop Traffic Impact Assessment (TIA) being submitted to the Stellenbosch Local Municipality (SLM) for their perusal with the complete development proposal.
- ii. The development proposal, that is the proposed rezoning and subdivision of the following property: Erf 64 Kylemore, as submitted and reflected herein, being approved in principle from a traffic impact perspective by the SLM.
- lii. The site layout changes, as shown in Figure 5.1, being made a condition of approval. The required internal road network improvements to be made by the development are as follows:
 - a. traffic calming,
 - b. pedestrian facilities, and
 - c. control strategy.
- iii. The road network improvements, as listed below and shown in Figure 5.1, to being made a condition of approval. Note that these improvements may change subject to subsequent investigations in consultation with the road authority. The required public road network improvements to be made to accommodate the development are as follows:
 - a. The construction of the internal roads to acceptable standards with hard surfacing to match adjacent roads, i.e., asphalt or similar.
 - b. Construction of surfaced sidewalks on at least one side of the roads with a 10m wide road reserve within the development.
 - c. Construction of surfaced sidewalks on both sides of the roads with a 13m wide road reserve within the development.
 - d. Construction of surfaced sidewalks on both sides of the 16m wide access road (i.e., Skool Street).
 - e. Construction of strategically located raised pedestrian tables near the proposed place of worship, creche, community facility and business site, as well as at the existing rumble strips and proposed public transport facility along Skool Street.
 - f. Construction of strategically located speed humps.
- iv. Parking and loading bays for the development being provided as per Table C.1.
- v. Road reserves width, taking into account the existing road reserve widths of the adjacent road network, being implemented, i.e.:
 - a. 10m wide road reserves for minor internal roads,
 - b. 13m wide road reserves for internal public transport roads, and
 - c. 16m wide main access road (Skool Street).
- vi. All costs associated with the internal and external roads, as indicated in Figure 5.1, being solely to the Developer's account.

Note that all figures represented in this desktop Traffic Impact Assessment are concept drawings only and are not to be used for construction purposes. These concept drawings are to be developed into engineering drawings by the Developer's appointed civil engineer. The engineering drawings are then to be approved by the relevant road authority officials prior to construction.



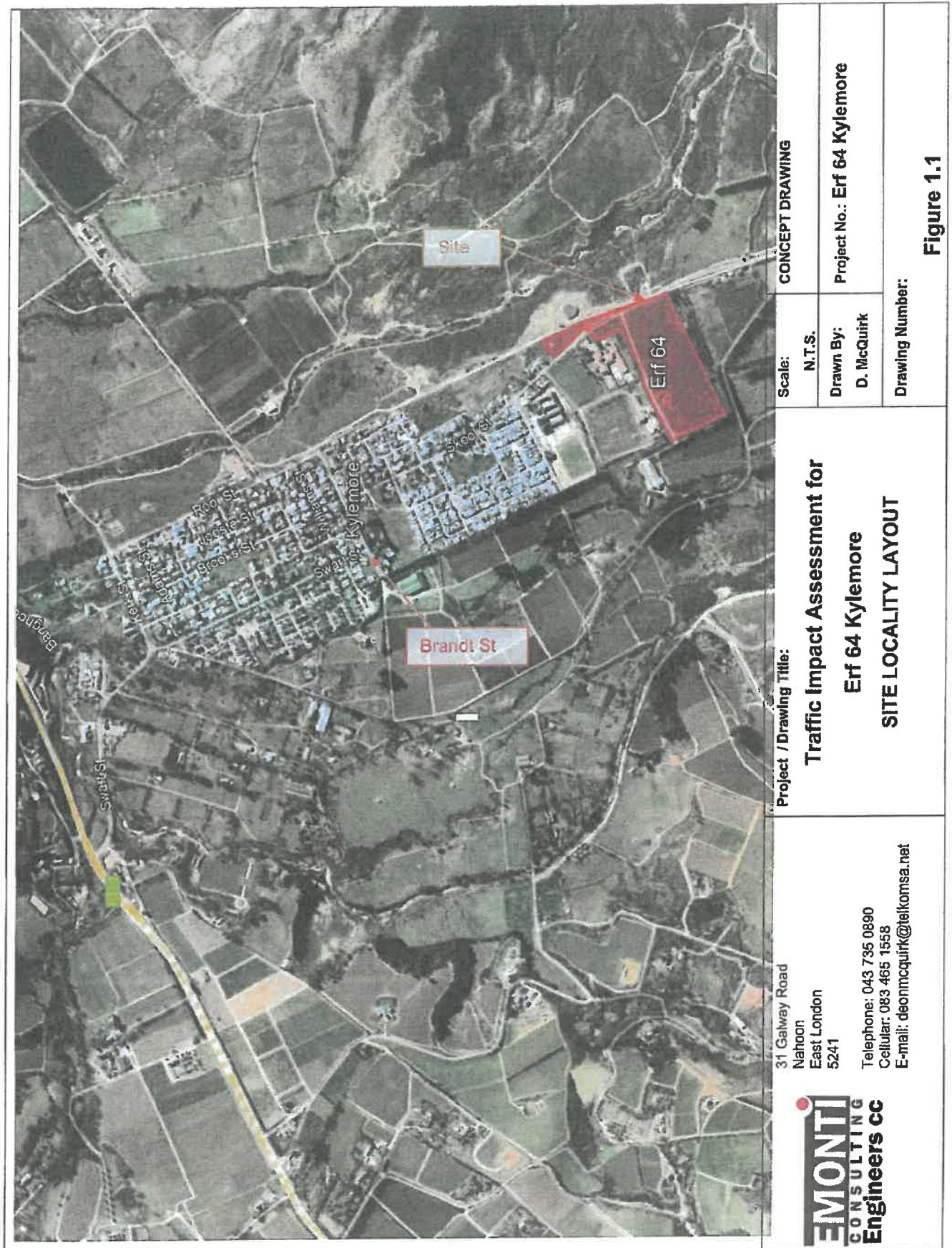
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MSc. Transportation & Traffic Eng., BSc Civil Eng, Dipl Traffic Safety Management
Registered with ECSA 970660, member of IMESA

10. REFERENCES

- | | |
|-------------|---|
| Reference 1 | South African Trip Generation Rates. 2 nd Edition, June 1995. |
| Reference 2 | Manual for Traffic Impact Studies RR93/635, October 1995. |
| Reference 3 | SIDRA operators manual. |
| Reference 4 | South African Traffic Impact and Site Traffic Assessment Manual, Volumes 1 and 2 (TMH16) August 2012. |
| Reference 5 | South African Trip Data Manual, Volume 1 (TMH 17), September 2012. |
| Reference 6 | Department of Transport Parking Standards, November 1985. |
| Reference 7 | Stellenbosch Municipality: Zoning Scheme By-law, 2019 (Amended 2023). |

APPENDIX A**FIGURES**



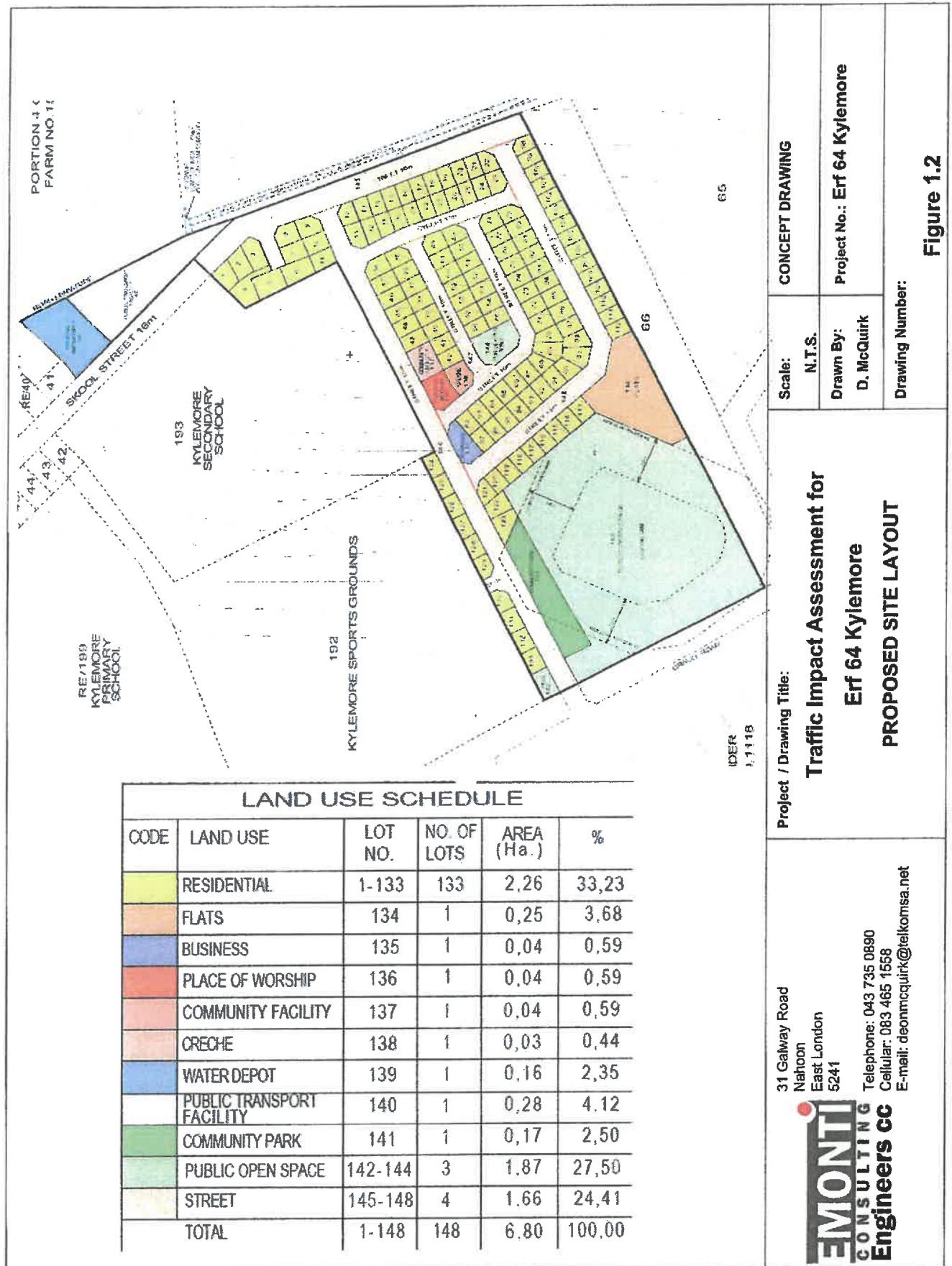
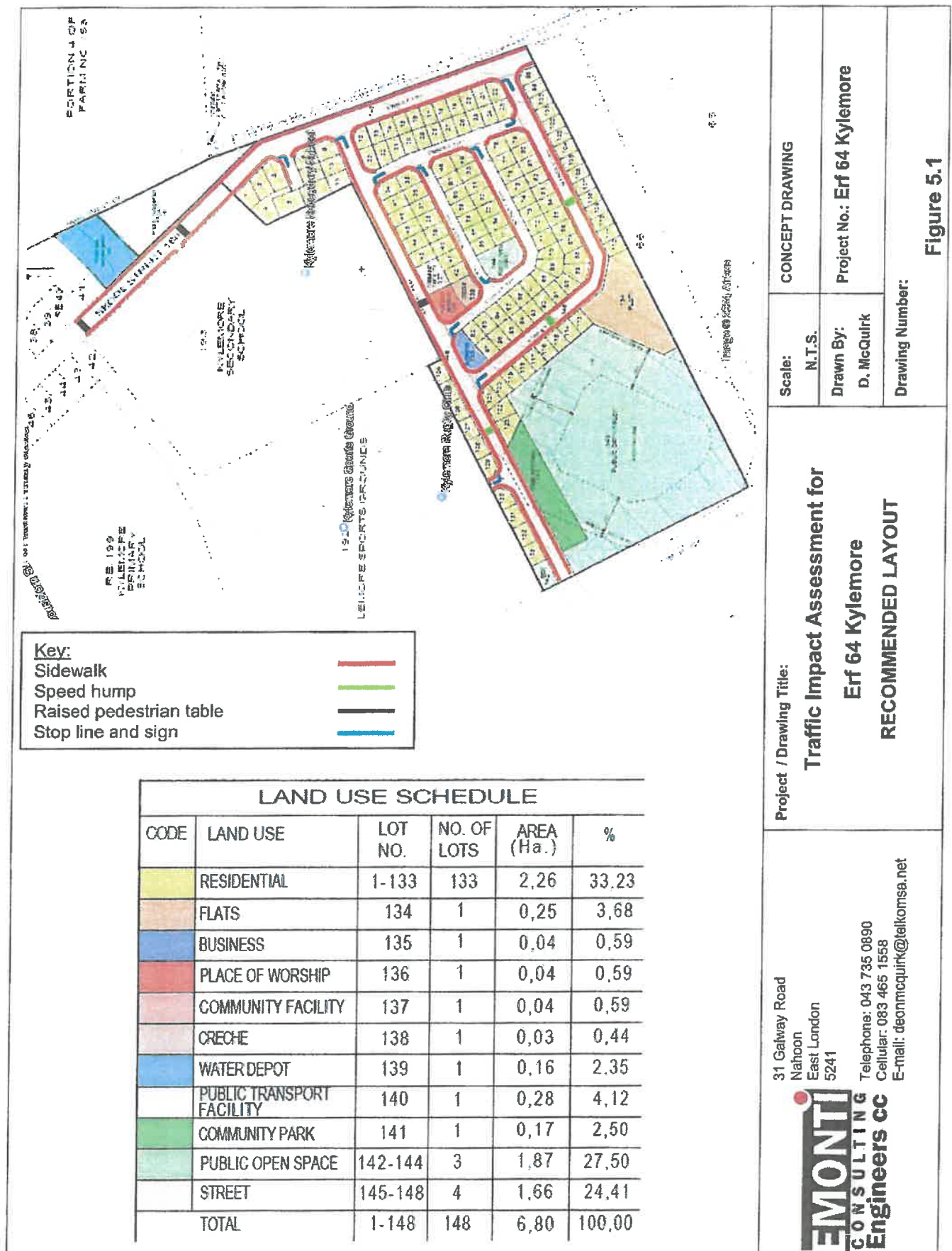


Figure 1.2



APPENDIX B

SIDRA INTERSECTION LOS RESULTS

Figure B.1.A: Level of Service (LOS)

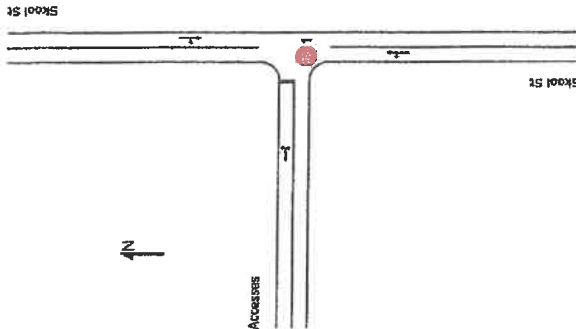
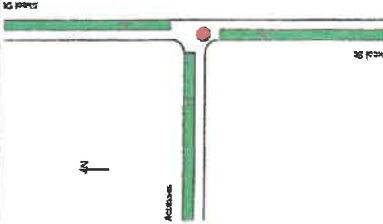
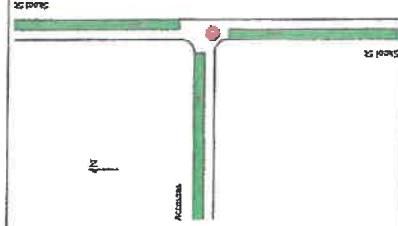
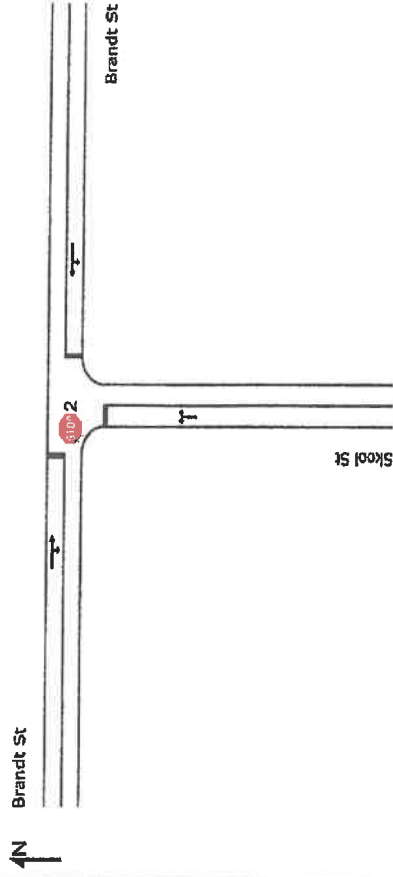
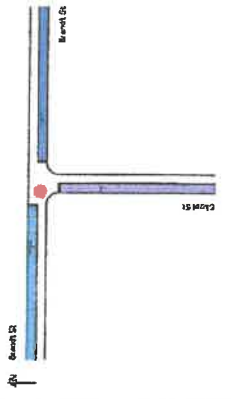
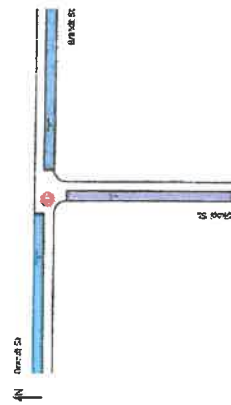
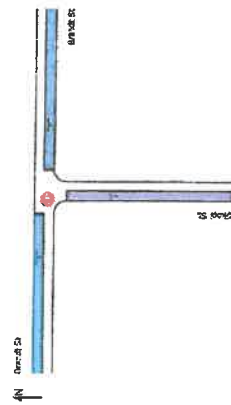
Intersection: Skool Street/Access		Design year		Peak	
Without improvements		2025	2030		
	NA				
	NA				
	NA				
	NA				
	NA				
		Design year			
		2025	2030		
AM (with development trips)	NA			PM (with development trips)	
				PM (without development trips)	NA
				AM (without development trips)	NA

Figure B.2.A: Level of Service (LOS)

Intersection: Brandt Street/Skool Street		Design year	
Without improvements		2025	2030
	AM (with development trips)	NA	NA
	PM (without development trips)	NA	NA
	AM (with development trips)	NA	
	PM (with development trips)	NA	

APPENDIX C

LAND USE, TRIP GENERATION, PARKING AND LOADING

Table C.1: Land use, trip generation, parking and loading (proposed development)

Land use			Trip generation												Parking										Loading									
Land use	Size	Size units	Units	Trip rates		Split (%)		Percentage reduction for developments in areas with, P _C **			Trip factor			Trips		Parking bay reduction for								Total recommended										
				PM peak		AM peak		Mixed use developments, P _m	Low vehicle Ownership, P _v	Public transport nodes or corridors, P _t	Trip factor	In	Out	In	Out	PM peak	AM peak	On-site taxi bays	On-site bus bays	On-street taxi bays	On-street bus bays	On-site bicycle bays	Hourly/daily distribution	Other (specify)	0%									
				In	Out	In	Out																			In	Out	0%						
Single residential	133	1	D/Unit	1,00	1,00	25	75	70	30	10%	40%	15%	0,46	15	46	43	18	1	133															
Flats	25	1	D/Unit	0,20	0,30	25	75	65	35	25%	30%	15%	0,45	1	2	2	1	1,5	37,5															
Places of Public Worship (Weekday)	150	1	Seat	0,05	0,05	55	45	50	50	10%	50%	15%	0,38	2	1	1	1	0,4	60															
Pre-School (Day Care Centre)	50	1	Student	1,00	0,80	50	50	50	50	5%	50%	15%	0,40	10	10	8	8	1	3															
Community centre	100	1	Seat	0,50		90	10			10%	20%	10%	0,85	28	3	0	0	0,25	25															
Shopping Centre*	200	100	m ² GLA	4,01	22,70	65	35	50	50	10%	30%	15%	0,54	3	2	12	12	6	12															
Total																	126	110																
Total split																	61	65	68	43														
Percentage split (%)																	49	51	61	39											0			
Split existing trips																	0	0	0	0											286			
Total new trips																	125	107																
Split new trips																	61	64	66	41											286			

Note *

Size adjustment factor already applied.

**

Values in *italics* are estimated.

Note * Size adjustment factor already applied.

** Values in *italics* are estimated.

Note: Parking and loading to be provided according to Reference 7 and to be finalised at building plan approval stage.

Table C.2 Land use and trip generation (existing adjacent development)

Land use			Trip generation													
Land use	Size	Size units	Units	Trip rates		Split (%)		Percentage reduction for developments in areas with, P _c **			Trip factor		Trips			
				AM peak	PM peak	AM peak	In	PM peak	Out	Mixed use developments, P _m	Low vehicle Ownership, P _v	Public transport nodes or corridors, P _t	In	Out	AM peak	PM peak
Single residential	375	1	D/Unit	1,00	1,00	25	75	30	10%	40%	15%	0,46	43	129	120	52
	500	1000	Seat		150			90	5%	30%	15%	0,57	0	0	38	4
Public Primary School	500	1	Student	0,85	0,30	50	50	50	30%	50%	15%	0,30	63	63	22	22
Public Secondary School	500	1	Student	0,75	0,25	50	50	50	30%	50%	15%	0,30	56	56	19	19
Pre-School (Day Care Centre)	50	1	Student	1,00	0,80	50	50	50	5%	50%	15%	0,40	10	10	8	8
Medical Clinic	250	100	m ² GLA	6,00	6,00	60	40	60	0%	0%	15%	0,85	8	5	5	8
Community centre	100	1	Seat	0,50		90	10		10%	20%	10%	0,65	29	3	0	0
				Total								475		325		
				Total split								209		213		
				Percentage split (%)								44		65		

Note * Size adjustment factor already applied.

** Values in *Italics* are estimated.

Note * Size adjustment factor already applied.

** Values in *italics* are estimated.

APPENDIX D

**STELLENBOSCH MUNICIPALITY: ZONING SCHEME BY-LAW, 2019
(AMENDED 2023)**

31. Outdoor storage of vehicles and other goods

- (1) The following provisions shall apply in all zones for the outdoor storage of vehicles:
 - (a) motor vehicles, such as bakkies, taxis and mini bus taxis, owned by the occupant of a dwelling unit, and used for commercial activities conducted away from the dwelling unit, may be parked on the land unit concerned, provided that:
 - (i) no more than one commercial vehicle per residential land unit shall be parked on the land unit;
 - (ii) the gross weight of any such commercial vehicle shall not exceed 3500kg;
 - (iii) no goods or passengers may be loaded or offloaded at the residential property on a regular basis.
 - (b) no area visible from a public road shall be used for the outdoor storage of inoperable vehicles.
- (2) The following provisions shall apply in all zones for the outdoor storage goods:
 - (a) no area visible from a public road shall be used for the outdoor storage of building material, appliances, boats, rubbish, rubble, garden refuse or similar items except:
 - (i) when being temporarily stored for the purpose of construction in accordance with a valid building plan approval; or
 - (ii) in conjunction with a yard or garage sale with a duration of not more than two consecutive days; or
 - (iii) with the Municipality's permission in terms of the Scheme.

32. Panhandle properties

- (1) No buildings shall be constructed on the panhandle portion of a land unit, except with the permission of the Municipality in terms of the Scheme, taking into consideration that the panhandle shall provide vehicular and/or pedestrian access to a land unit.
- (2) Common boundary building lines apply to the portion of the land unit which does not form part of the panhandle.
- (3) The panhandle portion of a panhandle property shall be:
 - (a) not less than 3,5 meters wide for its entire length.
 - (b) disregarded for the purposes of calculating coverage.

33. Parking

- (1) Off-street parking requirements for any new development are set out in Table A and shall apply to all new development approved after the commencement of this Scheme.
- (2) The parking standard in Table A applies to the land use as indicated in the table, notwithstanding the base zone, unless otherwise indicated.
- (3) Off-street parking shall be provided:
 - (a) on the same land unit where the land use is located for which the parking is required; or
 - (b) in a public parking facility to be provided by the developer near the site, subject to the Municipality's approval and subject further to any conditions it may impose together with such approval; or
 - (c) on another land unit, in which case the land on which such parking is provided shall be notarially tied with the subject land unit in accordance with this Scheme.

Additional parking
reserved for visitors

34

TABLE A: OFF-STREET PARKING REQUIREMENTS

<u>Land Use Category</u>	<u>Normal parking</u>	<u>Additional parking reserved for visitors</u>
Tertiary educational institution		
colleges	1 bay/lecture room	0,25 bay/student
university	1 bay/lecture room	0,4 bay/student
Place of worship		
Church	0,4 bay/seat or 40 bays/100m ² of seating and aisle area	
Mosque	25 bays/100m ² of net prayer area	
Place of assembly; indoor sport	0,25 bay/seat or 20 bays/100m ² gross leasable area	
Outdoor sport	0,25 bay/seat, player, or occupant	
Public institution (e.g., library, museum)	2 bays/100m ² gross leasable area	
Welfare institution, libraries, and museums	2 bays/100m ² gross leasable area	

- (4) Where an addition is made to an existing building, or where an existing building or its use is altered to require additional parking or loading, only the additional parking required by that particular addition or altered land use shall be required to be provided.
- (5) Should the Municipality approve a departure from minimum parking requirement in terms of this Scheme, it may impose a condition which requires payment of a levy in lieu of the shortfall of the number of bays, on the basis that public parking or roads may be utilized for parking of vehicles connected to the activity. The Municipality shall adopt a policy in this regard, setting out the circumstances under which such levy may be charged, as well as the method of calculation, and a levy may only be charged in accordance with said approved policy.
- (6) Parking on a land unit shall only be for land uses which are lawfully permitted on the land unit or part thereof. Apart from the provision in section 31(1)(a), no business vehicles may be parked on land which is not zoned in a manner which permits, with technical approval or consent use, if required that specific land use.
- (7) The size and layout of all parking bays, parking areas and circulation space shall be to the Municipality's satisfaction and shall be dimensioned on a site development plan or building plan.
- (8) Except in the case of dwelling houses, tandem parking bays count as one bay.
- (9) Parking areas shall be constructed, adequately signposted, demarcated and maintained to the municipality's satisfaction
- (10) Parking layout, circulation and dimensions shall be to the Municipality's satisfaction. Minimum parking bay dimensions are 2,5 meters wide by 5-meter-long unless otherwise approved by the Municipality. The Municipality may require that bays are wider to ensure they are accessible especially in cases where they are adjacent to solid walls and support columns or where narrow aisle widths require wider bays.
- (11) All parking bays shall remain accessible for use as parking and may not be otherwise used or encroached upon.
- (12) When approving a rezoning, consent use or departure application in terms of the Planning By-law, the Municipality may impose conditions which require more parking than stipulated in this section and may also impose parking requirements for land uses not stipulated in Table A.
- (13) Where two or more land uses on the same land unit combine to share a common parking area, parking requirements may be reduced with the Municipality's technical approval and an applicant for a building plan may submit a motivation prepared by a suitably qualified person in support of shared parking together with such building plan. Approval of reduced parking on this basis is solely at the Municipality's discretion
- (14) Shared parking may never be allocated or rented to specific users or tenants and shall at all times be available on a first come-first-serve basis.

34. Parking: disabled and universal access

- (1) A site development plan or building plan shall incorporate and be consistent with the requirements of the National Building Regulations and any Municipal policy applicable at the time in relation to the provision of parking that is capable of use by physically disabled persons and universal access, and it remains the owner's responsibility to ensure compliance with these regulations and the Municipality's policy

35. Parking: visitors

- (1) The following parameters shall apply to visitors' parking required in terms of this Scheme:
- (a) Visitors parking as required by this Scheme shall be clearly demarcated, readily visible, and accessible to visitors with suitable signage to direct visitors to such parking
 - (b) Visitors' parking shall not be sold via sectional title for exclusive use, nor shall it be leased or allocated for the for the exclusive use of particular persons, other than occasional visitors.

36. Parking: motorcycle, bicycle, and other non-motorized transport provision

- (1) The Municipality may adopt a policy to compel landowners to provide for non-motorized transport parking.
- (2) The dimensions, position and layout of these parking bays shall be to the Municipality's satisfaction
- (3) An owner may of their own accord provide unlimited bicycle and/or motorcycle bays over and above the normal vehicle parking bay requirement set out in section 33 Table A (page 42). The Municipality may agree that an owner may provide bicycle and/or motorcycle bays in lieu of parking bays in which case the Municipality shall determine the maximum number of parking bays which may be replaced by bicycle and/or motorcycle bays and all such parking shall be to the Municipality's satisfaction
- (4) Should motorcycle or bicycle parking be provided in lieu of normal parking, the following shall apply:
 - (a) four motorcycle spaces shall count towards one parking bay; or
 - (b) six bicycle spaces shall count towards one parking bay.
- (5) These bays shall be clearly marked, easily accessible to users and allow bicycles to be locked.
- (6) Should an owner not provide the required bicycle and/or motorcycle bays or cease to make such facilities available to users as required by the Municipality, the normal parking requirements applicable to the development shall be complied with.
- (7) The Municipality may request that an owner provide for bicycle routes or pedestrian pavements adjacent to a development at his cost as part of the developer's responsibility when a land unit is redeveloped.

37. Parking: loading bays

- (1) Loading bays shall be provided on-site at the following ratio:
- (a) for shops, supermarkets, and shopping centres 1 loading bay/500m² gross leasable area.
 - (b) in the Industrial zone, all loading of goods shall take place on the premises and the owner shall supply enough loading space to ensure this requirement is met. The minimum requirement for loading shall be 1 bay per 250m² gross leasable area, plus 1 bay for every 1000m² gross leasable area thereafter.

ANNEXURE 13: CONVEYANCER'S CERTIFICATE

CONVEYANCER'S CERTIFICATE

I, the undersigned,

BRIAN HENRY VON DER DECKEN

a Conveyancer of King William's Town, do certify, from an investigation of the records at the Office of the Registrar of Deeds: Western Cape at Cape Town, that :

1. **REMAING EXTENT** of **ERF 64 KYLEMORE**, Stellenbosch Local Municipality, Division of Stellenbosch, Province of the Western Cape, measuring 15,5245 (Fifteen comma five two four five) hectares was registered in the name of **REPUBLIC OF SOUTH AFRICA**, under Deed of Transfer No T6822/1949;
2. The above property is subject to servitudes of right of way (1) indicated by the line b g h j k l b on Diagram SG No 5927/1945 and created in Deed of Transfer No T6821/1949, (2) indicated by the figure ABCDEF on Diagram SG No 7907/1979 and created in Notarial Deed of Servitude No K739/1980S and (3) indicated by the line ab on Diagram SG No 3262/1999 and created in Notarial Deed of Servitude No K983/2002S.
3. Apart from the above, there are no conditions in Deed of Transfer No T6822/1949 or any prior deeds that affect the owner's use and development of the above property and none that should be removed.

DATED at QONCE this 27th day of MAY 2025.


BRIAN HENRY VON DER DECKEN
B.Proc.LI.B / LPCM No 80120
Smith Tabata Incorporated
Sutton Square, Queens Road
Qonce

ANNEXURE 14: LAYOUTS AND THE OPTIONS A , B & C

LAYOUT PLAN OF THE SUBDIVISIONS OF

ERF 64 KYLEMORE TO DEVELOP INTEGRATED HUMAN SETTLEMENTS SITUATED IN STELLENBOSCH LOCAL MUNICIPALITY IN THE ADMINISTRATIVE DISTRICT OF KYLEMORE PROVINCE OF THE WESTERN CAPE

SCALE: 1: 1250 (A2) CONTOUR INTERVAL: 1m



ZONING SCHEDULE

CODE	LAND USE	LOT NO.	NO. OF LOTS	AREA (Ha.)	%
	CONVENTIONAL RESIDENTIAL ZONE	1-418	418	3,47	51,03
	LOCAL BUSINESS ZONE	419	1	0,02	0,29
	EDUCATION ZONE	420	1	0,06	0,89
	UTILITY SERVICES ZONE	421	1	0,16	2,35
	TRANSIT FACILITY ZONE	422-423	2	0,36	5,29
	PUBLIC OPEN SPACE ZONE	424-426	3	0,46	6,77
	PUBLIC RECREATION AND PARKING ZONE	427-432	6	2,27	33,38
	TOTAL	1-432	432	6,80	100,00

NOTES

- 1) ALL SPLAYS ARE 5m x 5m.
- 2) SMALLEST PLOT SIZE IS 75m² i.e. 5m x 15m.
- 3) 3m WIDE WATER SERVITUDE (SG DIAGRAM 950/2020) AS SHOWN.
- 4) RESERVOIR SERVITUDE AREA (SG DIAGRAM 950/2020) AS SHOWN.
- 5) AREA NOTED IN RED IN THE LOT IS THE APPROXIMATE AREA OF THE FULL LOT.
- 6) AREA DETECTING EXISTING DAM THAT MAY NEED ENVIRONMENTAL AUTHORIZATION.

PREPARED BY:-



Thoba Mkgangisa
and associates

7 Tyrell Road, Berea, East London
Phone: 043 422 0534

FILE NO. 2023/3 DATE: 21/01/2025

PORTION 4 OF
FARM NO.153

REMAINDER
FARM NO.153

X + 37 55 300

RESERVOIR
SERVITUDE AREA
5m²
(S.G. DIAGRAM 950/2020)

193

KYLEMORE
SECONDARY
SCHOOL

RE/199
KYLEMORE
PRIMARY
SCHOOL

ZONING PLAN

192

KYLEMORE SPORTS GROUNDS

X + 37 55 300

65

66

REMAINDER
FARM NO.1118

GRAVEL ROAD

GRAVEL ROAD

GRAVEL ROAD

ROAD SERVITUDE

SKOOL STREET 16m

HOUTKAPPER STREET 10m

VINK STREET 10m

SWAERT JIE STREET 10m

POOMAKERIE STREET 10m

KANABE STREET 10m

ARETHO STREET 13m

ARETHO STREET 13m

ARETHO STREET 13m

ARETHO STREET 13m

ARETHO STREET 13m

ARETHO STREET 13m

LAYOUT PLAN

OF THE SUBDIVISIONS OF

ERF 64 KYLEMORE

TO DEVELOP INTEGRATED HUMAN SETTLEMENTS
SITUATED IN STELLENBOSCH LOCAL MUNICIPALITY
IN THE ADMINISTRATIVE DISTRICT OF KYLEMORE
PROVINCE OF THE WESTERN CAPE

SCALE: 1: 1250 (A2) CONTOUR INTERVAL: 1m



LAND USE PLAN SCHEDULE

CODE	LAND USE	LOT NO.	NO. OF LOTS	AREA (Ha.)	%
1	RESIDENTIAL	1-418	418	3.47	51.03
2	BARBERS	419	1	0.02	0.29
3	PLACE OF WORSHIP	420	1	0.06	0.89
4	WATER DEPOT	421	1	0.16	2.35
5	PUBLIC TRANSPORT FACILITY	422-423	2	0.36	5.29
6	PUBLIC OPEN SPACE	424-426	3	0.46	6.77
7	ROADS	427-432	6	2.27	33.38
	TOTAL	1-432	432	6.80	100.00

NOTES

- 1) ALL SPLAYS ARE 5m x 5m.
- 2) SMALLEST PLOT SIZE IS 75m², i.e. 5m x 15m.
- 3) 5m WIDE WATER SERVITUDE (SS DIAGRAM 950/2020) AS SHOWN.
- 4) RESERVOIR SERVITUDE AREA (SS DIAGRAM 950/2020) AS SHOWN.
- 5) AREA NOTED IN RED IN THE LOT IS THE APPROXIMATE AREA OF THE FULL LOT.
- 6) AREA DETECTING EXISTING DAM THAT MAY NEED ENVIRONMENTAL AUTHORISATION.

PREPARED BY:-

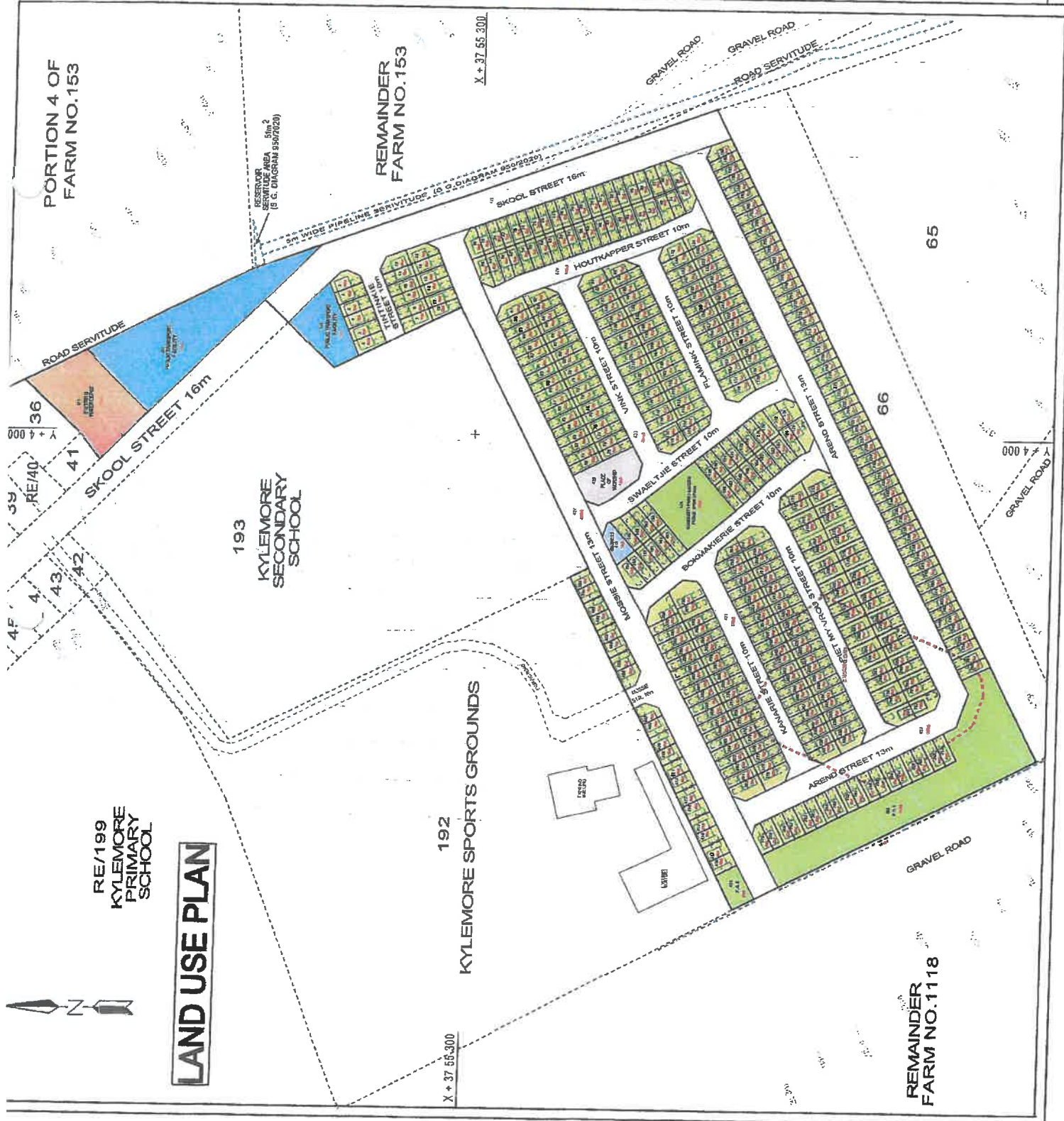


Thoba Mkangisa
and associates

7 Tyrell Road, Berea, East London
Phone: 043 422 0534

FILE NO. 2023/3

DATE: 21/01/2025



LAYOUT PLAN OF THE SUBDIVISIONS OF ERF 64 KYLEMORE

TO DEVELOP INTEGRATED HUMAN SETTLEMENTS
SITUATED IN STELLENBOSCH LOCAL MUNICIPALITY
IN THE ADMINISTRATIVE DISTRICT OF KYLEMORE
PROVINCE OF THE WESTERN CAPE

SCALE: 1: 1250 (A2) CONTOUR INTERVAL: 1m



LAND USE PLAN SCHEDULE

CODE	LAND USE	LOT NO.	NO. OF LOTS	AREA (Ha.)	%
1	RESIDENTIAL	1-418	418	3.47	51.03
2	BUSINESS	419	1	0.02	0.29
3	PLACE OF WORSHIP	420	1	0.06	0.89
4	INDUSTRIAL	421	1	0.16	2.36
5	PUBLIC TRANSPORT FACILITY	422-423	2	0.36	5.29
6	PUBLIC OPEN SPACE	424-426	3	0.46	6.77
7	PODS	427-432	6	2.27	33.38
8	TOTAL	1-432	432	6.80	100.00

NOTES

- 1) ALL SPLAYS ARE 5m x 5m.
- 2) SMALLEST PLOT SIZE IS 75m², i.e. 5m x 15m.
- 3) 5m WIDE WATER SERVITUDE (SG DIAGRAM 950/2020) AS SHOWN.
- 4) RESERVOIR SERVITUDE AREA (SG DIAGRAM 950/2020) AS SHOWN.
- 5) AREA NOTED IN RED IN THE LOT IS THE APPROXIMATE AREA OF THE FULL LOT.
- 6) AREA DETECTING EXISTING DAM THAT MAY NEED ENVIRONMENTAL AUTHORISATION.

PREPARED BY:-



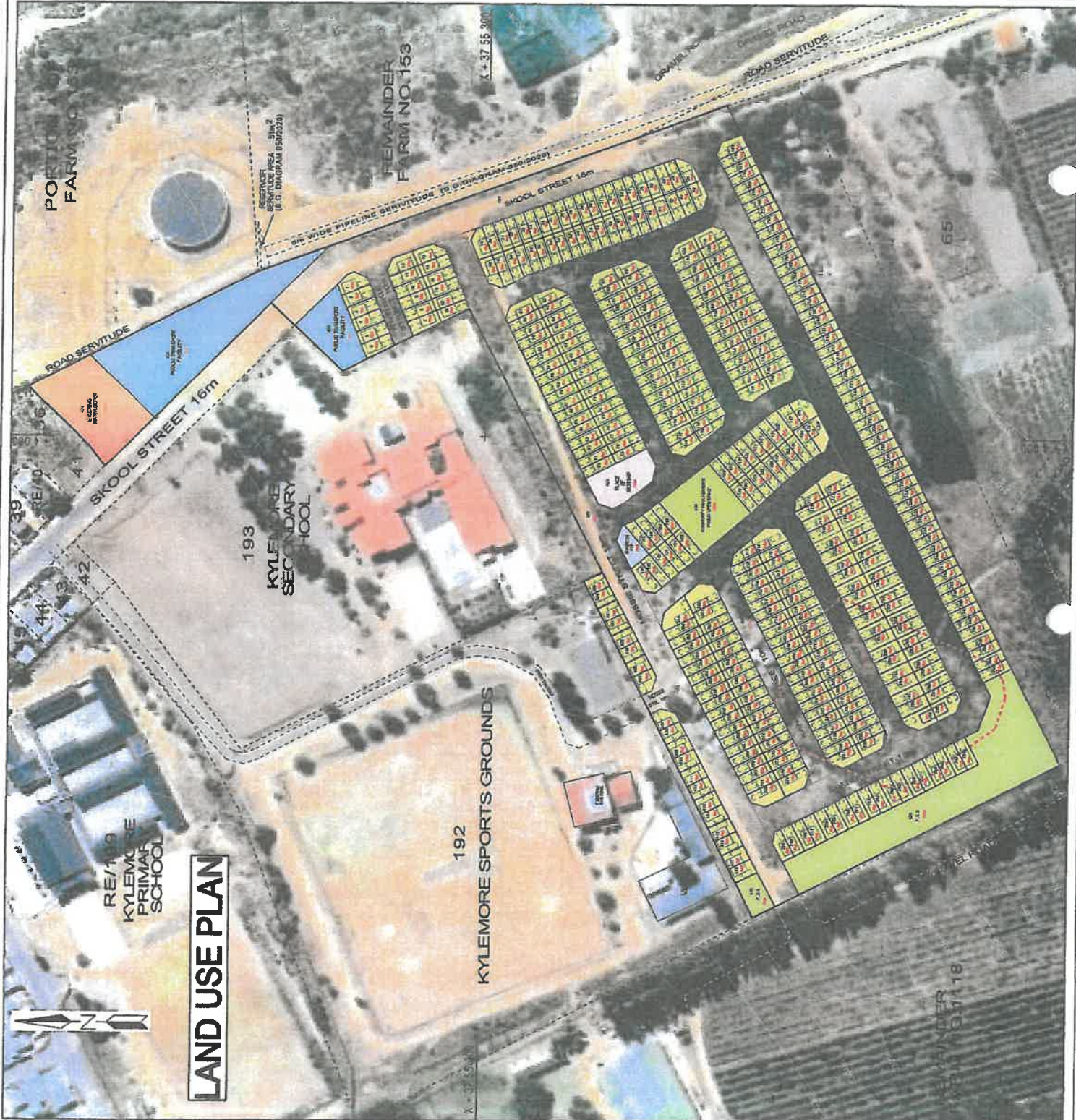
Thoba Mkangisa
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7 Tyrell Road, Berea, East London

Phone: 043 422 0534

FILE NO. 2023/3

DATE: 21/01/2025



OF THE SUBDIVISIONS OF

ERF 64 KYLEMORE

**TO DEVELOP INTEGRATED HUMAN SETTLEMENTS
SITUATED IN STELLENBOSCH LOCAL MUNICIPALITY
IN THE ADMINISTRATIVE DISTRICT OF KYLEMORE
PROVINCE OF THE WESTERN CAPE**

SCALE: 1: 1250 (A2) CONTOUR INTERVAL: 1m



ZONING SCHEDULE					
CODE	LAND USE	LOT NO.	NO. OF LOTS	AREA (Ha.)	%
	CONVENTIONAL RESIDENTIAL ZONE	1-418	418	3.47	51.03
	LOCAL BUSINESS ZONE	419	1	0.02	0.29
	EDUCATION ZONE	420	1	0.06	0.89
	UTILITY SERVICES ZONE	421	1	0.16	2.35
	TRANSPORT FACILITY ZONE	422-423	2	0.36	5.29
	PUBLIC OPEN SPACE ZONE	424-426	3	0.46	6.77
	PUBLIC SQUARE AND PARKING ZONE	427-432	6	2.27	33.38
	TOTAL	1-432	432	6.80	100.00

NOTES

- 1) ALL PLAYS ARE 5m x 5m.
- 2) SMALLEST PLOT SIZE IS 75m², ie. 5m x 15m.
- 3) 5m WIDE WATER SURFIDE (SG DIAGRAM 950/2020) AS SHOWN.
- 4) RESERVOR SURFIDE AREA (SG DIAGRAM 950/2020) AS SHOWN.
- 5) AREA NOTED IN RED IN THE LOT IS THE APPROXIMATE AREA OF THE FULL LOT.
- 6)  AREA DETECTING EXISTING DAM THAT MAY NEED ENVIRONMENTAL AUTHORISATION.

PREPARED BY:-



Thoba Mkangisa
and associates

7 Tyrell Road, Berea, East London
Phone: 043 422 0534

FILE NO. 2023/3

DATE: 21/01/2025



SCALE: 1: 1250 (A2) CONTOUR INTERVAL: 1m



CODE	LAND USE	LOT NO.	NO. OF LOTS	AREA (H.A.)	%
	CONVENTIONAL RESIDENTIAL ZONE	1-418	418	3.47	51.03
	LOCAL BUSINESS ZONE	419	1	0.02	0.29
	EDUCATION ZONE	420	1	0.06	0.89
	UTILITY SERVICES ZONE	421	1	0.16	2.35
	TRANSPORT FACILITY ZONE	422-423	2	0.36	5.29
	RECREATION ZONE	424-426	3	0.46	6.77
	PUBLIC UTILITIES AND PARKING ZONE	427-432	6	2.27	33.38
	TOTAL	1-432	432	6.80	100.00

NOTES

- 1) ALL SPLAYS ARE 5m x 5m.
- 2) SMALLEST PLOT SIZE IS 75m² . i.e. 5m x 15m.
- 3) 5m wide WATER SERVITUDE (SG DIAGRAM 950/2020) AS SHOWN.
- 4) RESERVOR SERVITUDE AREA (SG DIAGRAM 950/2020) AS SHOWN.
- 5) AREA NOTED IN RED IN THE LOT IS THE APPROXIMATE AREA OF THE FULL LOT.
- 6) ***** AREA DETECTING EXISTING DAM THAT MAY NEED ENVIRONMENTAL AUTHORISATION.

PREPARED BY:-



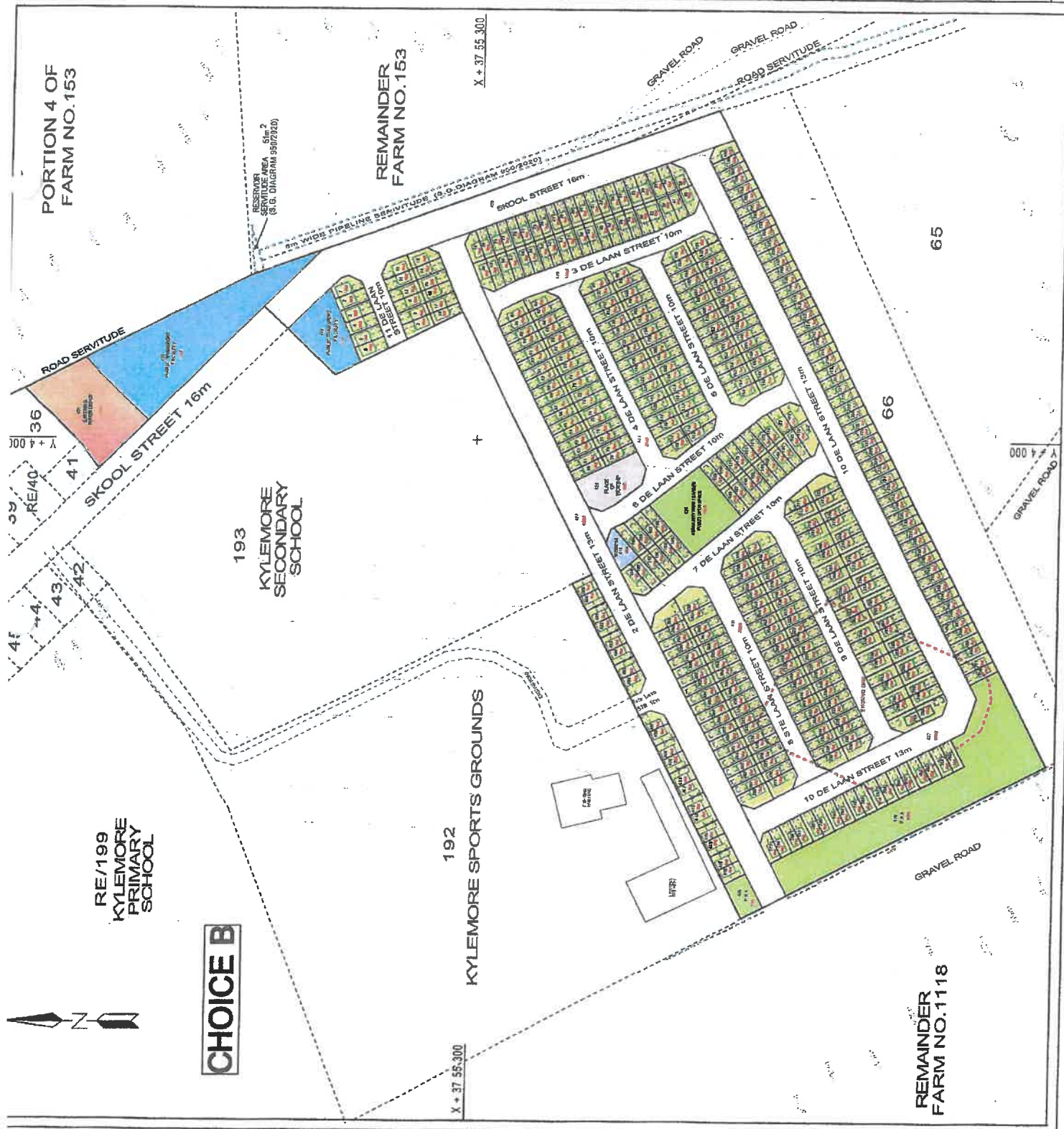
Thoba Mkangisa
and associates

7 Tyrell Road, Berea, East London

Phone: 043 422 0534

FILE NO. 2023/3

DATE: 21/01/2025



CONVEYANCER'S CERTIFICATE

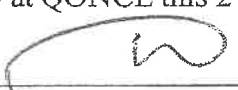
I, the undersigned,

BRIAN HENRY VON DER DECKEN

a Conveyancer of King William's Town, do certify, from an investigation of the records at the Office of the Registrar of Deeds: Western Cape at Cape Town, that :

1. **REMAING EXTENT of ERF 64 KYLEMORE**, Stellenbosch Local Municipality, Division of Stellenbosch, Province of the Western Cape, measuring 15,5245 (Fifteen comma five two four five) hectares was registered in the name of **REPUBLIC OF SOUTH AFRICA**, under Deed of Transfer No T6822/1949;
2. The above property is subject to servitudes of right of way (1) indicated by the line b g h j k l b on Diagram SG No 5927/1945 and created in Deed of Transfer No T6821/1949, (2) indicated by the figure ABCDEF on Diagram SG No 7907/1979 and created in Notarial Deed of Servitude No K739/1980S and (3) indicated by the line ab on Diagram SG No 3262/1999 and created in Notarial Deed of Servitude No K983/2002S.
3. Apart from the above, there are no conditions in Deed of Transfer No T6822/1949 or any prior deeds that affect the owner's use and development of the above property and none that should be removed.

DATED at QONCE this 27th day of MAY 2025.


BRIAN HENRY VON DER DECKEN
B.Proc.Ll.B / LPCM No 80120
Smith Tabata Incorporated
Sutton Square, Queens Road
Qonce

FILE NR:	OUTGOING POST
EP 64 KY	
SCAN NR:	
COLLABORATOR NR:	791392

APPENDIX 4

Portfolio of Evidence



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Nov2023

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/

SUBMIT COMPLETED FORM TO RELEVANT LAND USE MANAGEMENT ADMINISTRATOR

LAND USE PLANNING APPLICATION: PUBLIC PARTICIPATION PROCESS					
PORTFOLIO OF EVIDENCE (POE) CHECKLIST AND DECLARATION					
Sections 45, 46 and 55 of the Stellenbosch Municipal Land Use Planning By-Law					
Erf / Farm no	Remainder of ERF 64	Portion(s) if farm	Alotment Area	Kylemore	
Owner/ Applicant	Minenhle Qwabe		LU/#	LU/18668 (TP1091/ 2025)	
Notice Period	From:	11 July 2025	To:	11 August 2025	
CONFIRMATION OR DOCUMENTATION SUBMITTED			OWNER/APPLICANT		
			YES	NO	N/A
			ADMIN VERIFY		
1. The declaration is duly signed			✓		✓
2. Applicant confirms that the public participation process was duly undertaken as instructed and attached			✓		✓
3. Municipality was notified in advance of the start and closing date					✓
4. The advertisement period complies with the required 30 days			✓		✓
5. If applicable, confirms that the site notice was placed and kept on site for the full duration of the public participation process			✓		✓
6. All communications (other than notices) in respect of the public participation process are attached			✓		✓
Proof of notices published					
7. If applicable, photo evidence to confirm site notice (one close up and one from across the street)			✓		✓
8. Wording of the advertisement accurate and copy attached			✓		✓
9. Proof of notices published (publication date visible)			✓		✓
Proof of notices served					
10. Wording of notice accurate and example attached			✓		
11. Proof of all notices served to neighbouring properties attached			✓		✓
12. Proof of all notices served to interest and community groups attached			✓		.
13. Proof of all notices served to municipal departments and organs of state (government dept's and entities) attached			✓		✓
Comments received					
14. All objections and comments received attached, including amended comments if relevant			✓		✓
15. All comments from municipal departments and organs of state received (must also be attached to POE)			✓		✓
16. Consent from abutting property owners obtained and attached			✓		None
17. Applicant's written reply / responding comments on all the objections attached			✓		✓

KINDLY NOTE:

1. The POE may only be submitted once all relevant municipal departments and organs of state have submitted their comment, inclusive of the applicant's written reply thereto.
2. When any comments have been discussed or amended terms negotiated with the relevant commenting entity, the amended comments and the applicant's written reply thereto must be attached to the POE.
3. The decision-making period will only commence after receipt and confirmation of a complete POE in accordance with section 57 of the Bylaw.

COMPLETE AND SIGN THE FOLLOWING DECLARATION**DECLARATION**

I, (full names & surname) Minenhle Qwabe

and ID No: 9411190160085, as the Applicant for the above application, hereby confirms:

- 1) the public participation process for the subject application was duly undertaken in accordance with the instruction for such process and the associated requirements stipulated in the Stellenbosch Municipal Land Use Planning Bylaw;
- 2) all comments and objections received are included in the Portfolio of Evidence;
- 3) the information contained in the above checklist and the accompanied information and documentation in the Portfolio of Evidence for the concluded public participation process, are accurate and complete; and
- 4) the personal information (e.g. name, address, contact details) of interested and affected parties as supplied by the Municipality was only used for official municipal communication matters with reference to the Protection of Personal Information Act 4 of 2013 (POPI).

Duly signed on 05 January 2026 at Cape Town
Date Place



Signature

For office use only			
	NAME	SIGNATURE	DATE
VERIFIED BY ADMINISTRATIVE OFFICER	Bulelwa		4/05/26
CHECKED BY TOWN PLANNER			

NOTES TO BE RECORDED:

US-koor verower drie goue medaljes

Die Universiteit Stellenbosch-koor het sy status as een van die wêreld se voorste amateur-kore bevestig nadat hy Sondag (6 Julie) drie goue medaljes by die Interkultuur Europese Koorspele en die Grand Prix of Nations 2025-kompetisie in Aarhus, Denemarke, verower het.

Altesame 132 kore uit 33 lande het in verskeie afdelings in die internasionale koorkompetisie, wat van Saterdag 28 Junie tot Sondag 6 Julie gehou is, meeding. Hoewel slegs Europese kore aan die Europese Koorspele deelgeneem het, het kore van oor die wêreld heen aan die Grand Prix of Nations-afdeling deelgeneem.

Die US-koor is genooi om aan die Grand Prix of Nations deel te neem en was die enigste koor wat Suid-Afrika en die Afrika-vasteland verteenwoordig het.

Die koor het in drie afdelings meeding, naamlik "Volwasse", "Jazz, Pop, Show" en "Musica Sacra a Cappella".

Hulle is in al drie afdelings met 'n goue medalje (topvlak) met punte bo 95% bekroon.

Die US-koor het in die afdeling "Volwasse kore" 96,66% – die tweede hoogste – behaal en is slegs deur 'n Noorse koor, wat 97% gekry het, geklop. In die afdeling "Jazz, Pop, Show" was die US-koor ook die naasweners met 95,69% met 'n Deense koor wat hierdie afdeling met 96,06% verower het.

In die afdeling "Musica Sacra a



Die Universiteit Stellenbosch-koor het sy status as een van die wêreld se voorste amateurkore bevestig nadat hy drie goue medaljes by die Europese Koorspele in Denemarke verower het.

Cappella" het die US-koor 95,31% behaal en is derde in hierdie afdeling geplaas, met 'n Nieu-Seelandse koor in die tweede plek met 96,25% en 'n Deense koor wat die afdeling met 98,31% gewen het.

'N LANG REIS

André van der Merwe, wat sedert 2003 die dirigent van die US-koor is, sê: "Ek is so trots op my studente, want dit was 'n lang reis. Hulle sing in die koor oor hul liefde vir sang. Ons punte van meer as 95% in al drie afdelings is 'n ongelooflike komplement op internasionale vlak. Ek is 'n uiters trotse koorleier."

Die koorkomiteevoorsitter,

Talyah Greyling, 'n meestersgraad-student in aktuariële wetenskap aan die US, sê die toer na Denemarke was 'n verrykende ervaring vir die koorlede wat van oral in SA kom, verskillende tale praat en uiteenlopende agtergronde het.

"Ons slagspreuk is 'n familie van stemme', en ons het gedurende hierdie kompetisie-week die geesheid gehad om saam te woon, saam te eet, saam avonture te beleef en saam 'n hele nuwe land en kultuur te verken," sê Greyling.

Die koorlid Lambert Tuyishime, 'n MBChB-student aan die US, voeg by: "As ek terugkyk op hoe ons hierdie week gevaar

het, sal ek niks verander nie, want dit was 'n ongelooflike ervaring en 'n ongelooflike leergeleentheid."

Die US-koor was vir 12 agtereenvolgende jare tot 2024 nommer een op die Interkultuur-wêreldranglys.

Daarom is hulle genooi om saam met die Akademisk Kor Aarhus by 'n spesiale vieringskonsernt op te tree, wat deur Interkultuur aangebied is.

Die US-koor het 'n dawerende staande toejuiging by hierdie optrede in die Musikhuset, die hoofkonsertiokaal in Aarhus, ontvang.

Van der Merwe sê die US-koor het 'n merkwaardige reputasie

by die Interkultuur-kompetisies verwerf op grond van die uitstekende uitslae en talle toekennings wat die koor oor verskeie jare ontvang het.

"Ek knyp myself nog steeds na hierdie week. Benewens ons kompetisiekatégorie, het ons 'n konsert aangebied en bande met soveel koorsangers van regoor die wêreld gesmee," sê Van der Merwe.

"Oral waar die koorlede in Aarhus geloop het, kon ek sien hoe mense met hulle omgaan. Dit is ongelooflik dat hierdie klein koor uit SA so bekend en geliefd regoor die wêreld is. Die koor bring werklik 'n bietjie hoop en lig in ons donker wêreld vandag."

KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK IN DIE STELLENBOSCH MUNISIPALE AREA

KENNISGEWINGNUMMER: 14/25

AANSOEKTIPE: ERF 64, KYLMORE

Die volgende grondgebruiks-aansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning verwys:

Adres van aansoek eiendom: Skoolstraat, Kilmore

Aansoek eiendoms bestuurder: Erf 64, Kilmore, Stellenbosch

Aansoeker: Thob Mkhangisa and Associates E-pos: admin@mkhangisa.co.za
Tel: 043 422 0534 & Fax: 086 489 0540

Reël: Departement van Openbare Werk en Infrastruktuur

Aansoek Verwysing: LU/18668 (TP108/2025)

Beoogde van die grondgebruiks-aansoek:

Aansoek om Herontwerp, Onderverdeling, straat naam en nommer toekennings in Karselassie van 'n Rag-van-Weg-Servituut: Erf 64, Kilmore en die aansoek word hiernaas ingedien:

Ingevolge artikel 15(2)(a) van die Stellenbosch Munisipale Verordening op Grondgebruikbeplanning (2023) om Erf 64, Kilmore te herontwerp van Landbou- en Landelike Sone na 'n Onderverdelingsgebied-Ontwerp om die volgende sonerings te akkommodeer: Konvensionele Residensiële Sone (418 ewer), Plaaslike Besigheidsone (1 erf), Nutsdiensone (1 erf), Gemeenskapsones (1 erf), Vervoerfasiliteitsone (2 ewer), Openbare Op Ruimtesone (3 ewer) en Openbare Plein en Parkeersone (8 ewer).

Ingevolge artikel 15(2)(b) van die Stellenbosch Munisipale Verordening op Grondgebruikbeplanning (2023) om Erf 64, Kilmore in 432 gedeeltes te onderverdeel.

Ingevolge artikel 15(2)(k) van die Stellenbosch Munisipale Verordening op Grondgebruikbeplanning (2023) vir die karselassie van 'n Rag-van-weg servituut oor Erf 64, Kilmore, wat deur 'n openbare pad vervang sal word.

Goedkeuring van die volgende straatname: Mossiestraat, Arendstraat, Kaneriestraat, Piet My Vroustraat, Bokmekeriestraat, Sweelgestraat, Vinkstraat, Flaminckstraat, Houkapperstraat en Tintinkiestraat.

Kennis word hiernaas gegee in terme van die voorskrifte van die genoemde Verordeninge dat bowermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir owerleging. Die aansoek is beskikbaar vir insae op die Beplanning Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydperk van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notices-and-use-a-look-at-our-services>. 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 beware kan vervolgens gedien word op die aansoek in terme van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwyings 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: Trymore Hutu van Thob Mkhangisa and Associates op admin@mkhangisa.co.za. Deur 'n bewaar, kommentaar of verlot 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 11 Augustus 2025.

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

Indien daar enige vrae op die aansoek of bowermelde verloties vir die lewer van kommentaar is, of indien dit nie moontlik is om gestreke 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 043 422 0534 gedurende normale kantoor ure 08h00 tot 16h00.

Die uwe
Trymore Hutu (Stadsbeplanner) van Thob Mkhangisa and Associates

NOTICE OF LAND DEVELOPMENT APPLICATION IN THE STELLENBOSCH MUNICIPAL AREA

NOTICE NUMBER: 14/25

APPLICATION TYPE: ERF 64, KYLMORE

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

Application Property Address: Skoolstraat, Kilmore

Application Property Number: Erf 64, Kilmore, Stellenbosch

Applicant: Thob Mkhangisa and Associates Email: admin@mkhangisa.co.za
Tel: 043 422 0534 & Fax: 086 489 0540

Owner: Department of Public Works and Infrastructure

Application Reference: LU/18668 (TP108/2025)

Description of land development proposal:

Application for Rezoning, Subdivision, Street naming & numbering and Cancellation of a Right of Way Servitude: Erf 64, Kilmore and the application is hereby submitted:

Application is made in terms of Section 15(2)(a) of the Stellenbosch Municipal Bylaw on Land Use Planning (2023) to rezone Erf 64, Kilmore from Agricultural and Rural Zone to Subdivisional Area Overlay Zone to accommodate the following zonings: Conventional Residential Zone (418 ewer), Local Business Zone (1 erf), Community Zone (1 erf), Utility Services Zone (1 erf), Transport Facility Zone (2 ewer), Public Open Space Zone (3 ewer) and Public Roads and Parking Zone (8 ewer).

Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipal Bylaw on Land Use Planning (2023) to subdivide Erf 64, Kilmore, into 432 Portions.

Application is made in terms of Section 15(2)(k) of the Stellenbosch Municipal Bylaw on Land Use Planning (2023) for the cancellation of an 8m right of way servitude over Erf 64, Kilmore, which will be replaced by a public road.

Approval of the following street names: Mossie Street, Arend Street, Kaneriestraat, Piet My Vrou Street, Bokmekeriestraat, Sweelgestraat, Vink Street, Flaminck Street, Houkapper Street and Tintinkiestraat.

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 Municipality Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notices-and-use-a-look-at-our-services>. 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 bylaw. 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: Trymore Hutu of Thob Mkhangisa and Associates at admin@mkhangisa.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 11 August 2025.

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 043 422 0534 during normal office hours from 08h00 to 16h00.

Yours faithfully

Trymore Hutu (Town planner) of Thob Mkhangisa and Associates

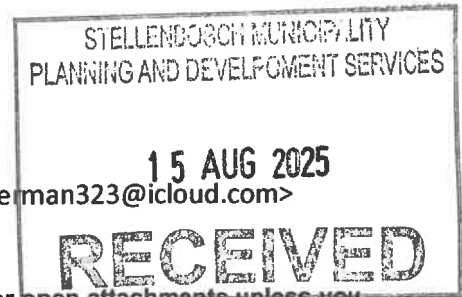
APPENDIX 5

Objections received

Bulelwa Mdoda

From: Bulelwa Mdoda
Sent: Friday, 15 August 2025 07:48
To: Minenhle Qwabe; Asemahle Mfenguza
Cc: Kgosi Mabalane; Shaun October; Alexander Scholtz (Housing Development); 'bpsfruit@outlook.com'; 'pberman323@icloud.com'
Subject: FW: Objection proposed development on Erf 64 Kylemore
Attachments: Objection Letter - Erf 64.pdf; Layout Plan - Ikamva Cons.pdf

From: Nicholas Wilson <bpsfruit@outlook.com>
Sent: Thursday, 14 August 2025 19:35
To: Bulelwa Mdoda <Bulelwa.Mdoda@ Stellenbosch.gov.za>; Paul Berman <pberman323@icloud.com>
Subject: [EX] FW: Objection proposed development on Erf 64 Kylemore



CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Bulelwa,

Apologies, got the email wrong and only saw too late.

Please find attached objection that was sent on the 11th of August.

I have also attached a scan of the more realistic proposal in 2023 from Ikamva consulting, allowing for green spaces and recognizing the retention dam protecting Kylemore from flood water.

Also "In terms off the National Environmental Management Act's Duty of Care provision, it is a requirement that decisions of this nature are informed by environmental issues amongst others. The application that we are commenting on has not proper description of the natural environment including wetlands, flora and fauna, and has not shown any evidence that the natural environment has been taken the environment into account. A decision on this application cannot be taken without environmental input. Although the NEMA, Environmental Impacts Regulations would apply to this development, and an environmental authorisation would be required, there is no evidence of an environmental process in the reporting."

Thanks Bulelwa and apologies again for getting the email wrong the first time, I hope that it doesn't inconvenience you too much.

Nicholas Wilson.

Baldric Farms (Pty) Ltd Banhoek Valley, Stellenbosch, South Africa	Nicholas Wilson Director (Marketing)	FILE NR: E 64 KY
	PHONE +27 833276816 EMAIL bpsfruit@outlook.com VAT: 4120101193 GGN: 4049929518490	SCAN NR:
		COLLABORATOR NR: 792047

From: Nicholas Wilson <bpsfruit@outlook.com>

Sent: Monday, 11 August 2025 09:34

To: Bulewa.Mdoda@ Stellenbosch.gov.za; admin@mkangisa.co.za; hututrymore@yahoo.com

Cc: Nicholas Wilson <nicholasdw21@gmail.com>; Doug Jeffery <doug@dougjeff.co.za>

Subject: Objection proposed development on Erf 64 Kylemore

Dear Bulelwa,

Please find attached objection to the proposal for Erf 64.

We understand the need to expand Kylemore. I really believe that the current proposal would be hugely damaging to the valley and its inhabitants in the long run.

The 2023 proposal by IKAMVA Consulting was much more balanced and in keeping with the heritage of Kylemore and the stated philosophy of the Stellenbosch municipality with respect to sustainable and integrated human settlement. It also considered the important retaining dam build by government on the western side of the property.

Thank you for taking the time to read this.

Kind regards

Nicholas Wilson.

Nicholas Derric Wilson - Interested and Affected Party.
 Mobile number: +27 83 3276816
 bpsfruit@outlook.com
 Farm Dwarsriviershoek, Banhoek, nr Kylemore, Stellenbosch. ERF 1118

The Director, Development Management
 Stellenbosch Municipality
 Plein Street
 Stellenbosch, 7600
 Email: admin@mkangisa.co.za & Bulelwa.Mdoda@stellenbosch.gov.za

09 August 2025

Subject: Objection to Proposed Development on Erf 64 Kylemore (Reference Number: LU/18668 – TP1091/2025)

Dear Sir/Madam,

Whilst acknowledging a need for the urban expansion of Kylemore, I strongly object to the character of the proposed development with more than 400 houses squeezed into such a small area. The need is for sustainable and integrated human settlement which would preserve the essence of what makes Kylemore and Banhoek special.

The grounds for my objection are based on the following:

The proposed development is not in keeping with the environmental, historical, and cultural heritage of the valley. Banhoek has become famous for its natural unspoiled rural beauty, which has attracted substantial investment into agricultural and touristic businesses creating thousands of jobs.

The social and environmental impact of such a development would irrevocably change the nature of the area and jeopardise jobs.

Kylemore and Pniel are situated in the beautiful Banhoek valley, and the towns are historically characterised as quaint and homely with tourism potential. The high-density of the proposed development is not in keeping with this nature and will harm Kylemore and Banhoek as a tourist destination. Ultimately putting jobs in the area at risk.

The proposal ignores architectural, cultural and the landscape heritage of the valley.

No provision is made in the proposal for green spaces that would help blend any housing development in with the surrounds.

The development would be an eyesore for the guest houses and farms in the area which are attracting visitors and creating employment in the valley. Also, it would bring noise and light pollution to the south side of Kylemore currently characterised by its rural farming heritage.

Due to its proposed location right at the back of Kylemore, the project has significant impact on the road infrastructure right through the whole village.

The same would apply to sewage, with the sewage treatment farm being kilometres away for the back end of Kylemore.

Notwithstanding that the correction of the inadequate infrastructure could be achieved at significant cost to government, the traffic generated by a development of this size would be detrimental to the people of Kylemore with access to the development being through the whole village.

There are no shops or amenities in the South of the village and the proposal does not include any expression of green spaces or social facilities. Kylemore is already lacking any safe green spaces to keep children from the streets.

The proposed development shares a boundary with Kylemore high school, history has demonstrated that a development of this nature on the boundary of a school is detrimental to the learners and educators of the school.

Currently the high school is in a unique and privileged position, protected from the influences of urban sprawl right on its border. The various principals over the years have personally expressed their appreciation of the quiet rural location.

400 plus new homes in the valley would put additional strain on the very stained and understaffed Groot Drakenstein police station. Currently we experience levels of theft of apples and flowers which necessitate full time security and put farming margins under strain.

We farm commercially on the boundary of the proposed development and there are no buffer zones that would protect residents from the effects of farming such as chemical sprays.

The drought in 2014 to 2017 demonstrated that there is insufficient water to sustain significant urban expansion in the valley. Farming would come into conflict with domestic water requirements and agricultural jobs would be put at risk.

The proposed development ignores the existence of a retention dam on the western side of the erf. The dam was built by Government engineers to protect Kylemore from large flows of water coming through the town in the wet season. Whilst the long-term trend shows that the Western Cape is becoming drier, weather patterns are characterized by freak extreme weather incidents of flood, wind and drought. So, this retention dam and the one to the North of it is particularly important for protecting Kylemore from water flows during the one in hundred-year flood.

Several streams flow into the dam during winter and one stream flows in for the most of summer. In winter there is a concrete overflow construction down which the water flows out from the dam to a welland to the north.

In summer the water flowing into the dam sinks into the vlei and replenishes the underground water that Kylemore relies on. With such a large high-density development it would be impossible to prevent the pollution of this water.

In summary a development of this nature and density in Kylemore would jeopardize the very essence of the valley which would have negative consequences for all stake holders in Banhoek – urban and rural.

Regards



Nicholas Wilson – Farm Dwarsriviershoek Banhoek Stellenbosch



TO DEVELOP INTEGRATED HUMAN SETTLEMENT
SITUATED IN STELLERSON COOL, MINERALITY
IN THE AGRIKULTUR DISTRICT OF KENYON
PROVINCE OF THE WESTERN CAPE

ADDRESS: P.O. BOX 908007 • COLUMBIA UNIVERSITY • NEW YORK, NY 10026-8007

218	LAND USE	EST. AC.	EST. %	ACRES	%
218001	WATER	6.142	0.042	7.33	28.79
218002	PAVE	347	3	7.32	33.44
218003	WATERS	249	2	6.08	5.88
218004	PAVE OF HIGHWAY	387	3	5.08	6.88
218005	WATERS OF HIGHWAY	186	2	5.28	7.44
218006	PAVE	387	3	5.03	5.55
218007	WATERS	148	1	3.13	3.38
218008	PAVE	108	1	0.16	0.25
218009	PAVE OF HIGHWAY	312	3	5.48	7.33
218010	WATERS OF HIGHWAY	297	3	1.83	2.44
218011	PAVE	4	0	1.38	18.33
218012	WATERS	3.208	0.03	8.83	108.88

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Thinking Out Loud

1996-1997

ENVIRONMENTAL IMPACT ASSESSMENT

Background Information Document

**BASIC ASSESSMENT REPORTING FOR THE DEVELOPMENT OF SUSTAINABLE
AND INTEGRATED HUMAN SETTLEMENTS ON ERF 64 KYLEMORE,
STELLENBOSCH MUNICIPALITY.**

(DEADP Ref No. Not yet available)

JUNE 2023



**IKAMVA
CONSULTING**

11 August 2025

**The Director
Development Management
Stellenbosch Municipality
Plein Street
Stellenbosch
7600**

Per email: admin@mkangisa.co.za & Bulelwa.Mdoda@stellenbosch.gov.za

**Objection to Proposed Development on Erf 64 Kylemore (Reference Number:
LU/18668 – TP1091/2025)**

Dear Sir/Madam,

The grounds for my objection are based on a flawed public participation process. The public participation process failed to comply with Sections 44–48 of the Stellenbosch By-law on Municipal Land Use Planning (2023). Initially, affected landowners received notices with an incorrect submission deadline of 31 July 2025, followed by a revised date of 11 August 2025, creating confusion and uncertainty. Moreover, the notice referenced an incorrect application number (TP109/2025 instead of TP1091/2025), and the municipal website contained only limited documentation during the public comment period. Such procedural irregularities compromise public transparency and fairness, warranting re-advertisement and proper notification in accordance with the by-law.

Yours sincerely.

**Frank Johnson
Zevenrivieren Estate
Zevenrivieren Road
Banhoek
Stellenbosch
7700**

**Tel: (021) 900 5700
Email: frank@zevenwacht.co.za**

Affected Party – Erf 153 and Erf 1626, Kylemore
 Paul Berman on behalf of Reside Properties Pty Ltd
 Cell: 079 888 4422
 paul@conurban.co.za
 22 Oxford Road, Parktown, Johannesburg

The Director,
 Development Management
 Stellenbosch Municipality
 Plein Street
 Stellenbosch, 7600
 Email: Bulelwa.Mdoda@ Stellenbosch.gov.za, minenhle.qwabe@thehda.co.za

Applicant: Townplanner
 Trymore Hutu
 On behalf of Thoba Mkangisa and Associates
 Email: admin@mkangisa.co.za & hututrymore@yahoo.com

Date: 8th July 2025

Subject: Objection to Proposed Development on Erf 64 Kylemore (Reference Number: LU/18668 – TP1091/2025)

Dear Sir/Madam,

The grounds for my objection are based on the following

1. Non-compliance with the National Heritage Resources Act (Act 25 of 1999):

The application package lacks any documentation indicating compliance with the National Heritage Resources Act. No Notice of Intent to Develop (NID) has been included, nor is there evidence that a Heritage Impact Assessment (HIA) has been initiated or completed. Although the application form indicates that Heritage Authorisation is attached, such documentation is absent from the publicly available materials. The absence of a completed HIA is a material deficiency, particularly given the area's heritage sensitivity. The National Heritage Resources Act mandates such assessments to prevent the unwarranted degradation of heritage resources and to inform responsible development. Furthermore, Section 65(u) of the Stellenbosch By-law on Municipal Land Use Planning (2023) explicitly states that no land use application may be considered if the impact on heritage resources has not been adequately defined and assessed. This application is therefore procedurally premature and non-compliant.

2. Violation of the Stellenbosch Urban and Rural Conservation Overlay Zone (URCOZ):

The subject property is located within the URCOZ, as per the Stellenbosch Municipality Zoning Scheme By-Law (2024). This overlay zone imposes additional

protections aimed at safeguarding heritage, cultural, architectural, and landscape attributes. Any land use application in this area must be accompanied by robust heritage assessments and, where applicable, authorisations from Heritage Western Cape or similar authorities. The application is silent on these critical aspects. Proceeding without addressing the requirements of the URCOZ undermines the planning integrity and legal protections of this sensitive area.

3. Lack of Socio-Economic Justification and Impact Analysis:

While the applicant references anticipated positive socio-economic outcomes, no supporting evidence or formal Socio-Economic Impact Assessment (SEIA) is provided. Rezoning applications that shift land out of Agricultural Zoning, particularly those of this scale, typically require an SEIA to justify the broader public benefit and demonstrate alignment with regional planning objectives. The absence of such a study renders these claims speculative and unsubstantiated.

4. Flawed Public Participation Process:

The public participation process failed to comply with Sections 44–48 of the Stellenbosch By-law on Municipal Land Use Planning (2023). Initially, affected landowners received notices with an incorrect submission deadline of 31 July 2025, followed by a revised date of 11 August 2025, creating confusion and uncertainty. The initial email notice was only received on Wednesday 16th July 2025. Moreover, the notice referenced an incorrect application number (TP109/2025 instead of TP1091/2025), and the municipal website contained only limited documentation during the public comment period. Such procedural irregularities compromise public transparency and fairness, warranting re-advertisement and proper notification in accordance with the by-law.

To add to this, the applicant town planner, (Thoba Mkangisa and Associates) telephone number does and did not work, neither does their email address **E-mail:** admin@mkangisa.co.za **Tel: 043 4220 534 & Fax 086 489 0540**

They were eventually tracked down to an Eastern Cape address and alternate email address was found for them.

5. Absence of Detailed Environmental Sensitivity Analysis:

Although the Background Information Document compiled by IKAMVA Consulting mentions that the proposed development triggers a Basic Assessment under the National Environmental Management Act (Act 107 of 1998), no comprehensive environmental assessment or summary of ecological constraints is provided. There is no explanation of what environmentally sensitive features are present, nor how the development will avoid or mitigate harm. This omission suggests that the application is being advanced without sufficient understanding of the site's environmental limitations.

6. No Alignment with the Western Cape Provincial Spatial Development Framework (WCPSPDF, 2014):

The application fails to demonstrate how the proposed development is aligned with the policy directives and spatial planning objectives of the WCPSPDF. In terms of Section 65(n) of the Stellenbosch By-law on Municipal Land Use Planning (2023), this alignment is a statutory requirement. The omission of this analysis undermines

the application's legitimacy and raises questions about its strategic fit within broader provincial planning frameworks.

7. Failure to Address SPLUMA Development Principles:

The application inadequately addresses the five core development principles outlined in Section 7 of the Spatial Planning and Land Use Management Act (SPLUMA), Act 16 of 2013. These include spatial justice, spatial sustainability, spatial efficiency, spatial resilience, and good administration. A development of this scale must clearly articulate its response to each principle. The absence of this structured evaluation is a critical shortcoming.

8. Incompatible Density and Urban Character:

The inclusion of 418 residential units, alongside commercial, utility, transport, and community uses, introduces a high-density, urban-scale development into an area characterised by its low-density, semi-rural village identity. Kylemore's historical form and rural scale are fundamentally at odds with the proposed layout. The application does not include any visual impact assessments, character studies, or mitigation strategies to soften the development's integration into the surrounding village context.

9. Inadequate Road Access and Traffic Considerations:

The proposed development is accessible only via Skool Street, a narrow 5.6m-wide road that already services a high school and adjacent farmland. No alternative access routes are proposed, nor is there any indication of road widening, traffic calming, or transport infrastructure upgrades. The likely result is severe congestion, increased accident risk, and disruption to both the school and agricultural operations — particularly during peak hours.

10. Outdated and Incomplete Environmental Reports:

The layout includes detention ponds and interacts with nearby wetlands in a visually and ecologically sensitive corridor framed by mountain ranges. However, the environmental information appears to be based on studies from 2010, which are over a decade out of date. No consolidated, site-specific Environmental Impact Assessment (EIA) or recent ecological reports are submitted. Given Kylemore's location in a biodiversity hotspot, this gap in environmental due diligence is highly problematic.

11. Lack of Justification for Agricultural Rezoning in a Rural Node:

The land is currently zoned for Agricultural and Rural use. The application offers no compelling rationale for its transformation into a high-intensity urban development, especially considering the property is located outside the Stellenbosch Primary Housing Support District. The proposal does not sufficiently explore or exclude more suitable alternative locations closer to existing urban infrastructure and services.

12. Insufficient Transition and Integration with Surrounding Uses:

The proposed development directly borders school grounds, productive farmland, and open space areas, yet the layout lacks proper spatial transitions, density gradients, or visual buffers. The absence of design sensitivity to these adjoining land uses risks negative edge effects and poor contextual integration, exacerbating potential land use conflicts.

13. Risk of Precedent for Urban Sprawl and Ribbon Development:

Granting approval for such a large-scale urban township in a rural context may set an undesirable precedent for further incremental urban encroachment along the scenic corridor between Stellenbosch and Franschhoek. This could lead to unsustainable ribbon development, fragmentation of rural landscapes, and irreversible damage to the region's scenic and agricultural character.

This proposed development raises serious concerns regarding procedural non-compliance, inadequate heritage and environmental assessments, and a lack of alignment with key spatial planning policies. The proposed development is incompatible with Kylemore's rural character, introduces excessive urban density, and poses significant risks to heritage, traffic safety, and ecological integrity. Approval in its current form would set a harmful precedent for unsustainable urban sprawl in a sensitive and protected landscape.

In light of the above, I respectfully request that the Municipality reconsider the current development proposal for Erf 64 Kylemore.

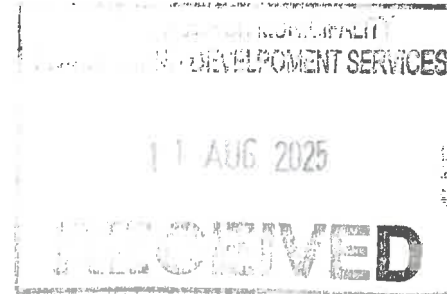
The objector respectfully requests that the process be relooked at with necessary community engagement, affected and interested party engagement and correct documentation and a thought out plan that will benefit the greater community. The need for affordable housing in the right location is acknowledged however this process gives limited information in order to make an informed decision. Coupled with all the points listed above we request the opportunity to make verbal representations to the MPT before any further applications or decisions are made in this matter, particularly if such a decision may adversely affect the rights of the objectors and other landowners in the area.

Thank you in advance for considering this matter. We look forward to hearing from you.

Dwarsrivier Valley Initiative
Registered office
Kylemore Sportsgrounds
Skool Street
Kylemore
Stellenbosch
7600

Postal address
Suite 226 Private bag x5061
Stellenbosch
7600

Department of Social Development number C14950
Marais.steyn@gmail.com



The Director, Development Management
Stellenbosch Municipality
Plein Street
Stellenbosch, 7600

Email: admin@mkangisa.co.za & Bulelwa.Mdoda@ Stellenbosch.gov.za

11 August 2025

Subject: Objection to Proposed Development on Erf 64 Kylemore (Reference Number: LU/18668 – TP1091/2025)

Dear Sir/Madam,

The grounds for my objection are based on the following

1. Non-compliance with the National Heritage Resources Act (Act 25 of 1999):

We are unable to find complete documentation investigating the degradation of the heritage resources of Kylemore. The area has a rich history and adding extreme density without this seems unsustainable and could erode the heritage of the town and its people.

The proposal is for 418 new units in an area of 3.47Ha, compared to the previous "scheme" area which currently comprise 185 units in an area of 6.75Ha. The proposal is 440% more dense than the previous low to mid range development in Kylemore, which calls for heightened attention and scrutiny, lacking in the current application.

2. Violation of the Stellenbosch Urban and Rural Conservation Overlay Zone (URCOZ):

FILE NO:	E 64/k4
DATE:	
BY:	
REMARKS:	791727

These additional URCOZ protections safeguarding heritage, cultural, architectural, and landscape attributes has not been assessed and the no evidence of the authorisations from Heritage Western Cape or similar authorities is provided.

3. Lack of Socio-Economic Justification and Impact Analysis:

Positive socio-economic outcomes are anticipated, but the application lacks evidence of this statement. A mere superficial review of the current socio economic conditions prevailing in Kylemore, one cannot under estimate the of adequate justification. The impact on the two schools and the two Aitsa After Care facilities has not been considered and no evidence is provided of this.

4. Flawed Public Participation Process:

In the June 2023 document titled:

**BASIC ASSESSMENT REPORTIING FOR THE DEVELOPMENT OF
SUSTAINABLE AND INTEGRATED HUMAN SETTLEMENTS ON ERF 64
KYLEMORE, STELLENBOSCH MUNICIPALITY.
(DEADP Ref No. Not yet available)**

Dwarsrivier Valley Initiative NPO ("DVI") registered as an interested party. Not further communication or request for comments were made to this organisation, rendering the current process flawed, both procedurally and in substance. In substance as DVI has real and immediate concerns and recommendations which will contribute to the sustainability of the proposed housing development and the learners well being.

Below, for your convenience, a copy of the registration paper:

BASIC ASSESSMENT REPORTING FOR THE DEVELOPMENT OF SUSTAINABLE AND INTEGRATED HUMAN SETTLEMENTS ON ERF 64 KYLEMORE, STELLENBOSCH MUNICIPALITY.

REGISTRATION AND COMMENT FORM

KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN IT TO:

Customer: Borsdorff
SPLUMA Consulting
P.O. Box 1217
Stellenbosch
7600

Telephone: 047 531 4044
Fax: 047 531 4087
Email: info@spluma.co.za

PERSONAL DETAILS:

Title: MR First Name: MAGNUS
Surname: STEYN
Email: magnus.steyn@gmail.com
Telephone: 021 458 2545 Fax: _____
Organisation (if applicable): DURKESSENER VAREY INITIATIVE T/A AITKA! AFTER CARE
Capacity (e.g. Chairperson, member, etc): CHAIR
Physical Address: SKOOL STRAAT, SPORTSGROENDES, KYLEMORE
Town: KYLEMORE STELLENBOSCH Code: 7599
Postal Address: PO BOX 45016 SUITE 224
Town: STELLENBOSCH Code: 7599

1. What is your main area of interest with regards to the proposed project?

SOLID-ECONOMIC
SCHOOL FACILITIES
AFTER SCHOOL CARE FACILITIES REQUIREMENTS

2. Do you have any points of concern or support regarding the proposed project?
If "yes", please indicate that below in point form:

☒ YES/NO

A) Lack of after-care school facilities
B) Lack of social service facilities
C) Lack of recreational facilities

3. Are there any additional stakeholders who you feel should be consulted with regards to the proposed project?

If "yes" please list their names and contact details below:

☒ YES/NO

PC PETERSEN PRIMARY SCHOOL
KYLEMORE SECONDARY SCHOOL

Please add more pages if necessary

5. Failure to Address SPLUMA Development Principles:

Section 7 of the Spatial Planning and Land Use Management Act (SPLUMA), Act 16 of 2013. include include spatial justice, spatial sustainability, spatial efficiency, spatial resilience, and good administration. We cannot find a comprehensive evaluation of these principles and certainly do not see how the educational requirements of a large development where the need of a few hundred learners will have to be provided.

6. Incompatible Density and Urban Character:

The proposal is for 418 new units in an area of 3.47Ha, compared to the previous "scheme" area which currently comprise 185 units in an area of 6.75Ha. The proposal is 440% more dense than the previous low to mid range development in Kylemore, which calls for heightened attention and scrutiny, lacking in the current application. The proposed development will permanently change the character and heritage of Kylemore.

7. Inadequate Road Access and Traffic Considerations:

The narrow and "busy" Skool street access road, the only one to the proposed development has a rural quality with many people socialising and walking during peak hours. Many children use this street to play outside, and people interacting in

the streets are part of the character of the town. The influx of new traffic will negatively impact on the safety and interaction of people and vehicles. Congestion is as a result of above nature of the area already an problem, and will exponentially escalate.

8. Lack of Justification for Agricultural Rezoning in a Rural Node:

The application offers no compelling rationale for its transformation into a high-density urban development, especially considering the property is located outside the Stellenbosch Primary Housing Support District. The proposal also does not explore more rational density options with nil other areas in the surrounding areas being included as further options.

9. Insufficient Transition and Integration with Surrounding Uses:

The proposed development directly borders school grounds, productive farmland, and open space areas. No transitional areas are provided in order to prevent special conflicts.

10. Risk of Precedent for Urban Sprawl and Ribbon Development:

A reasonable consideration of the proposal creates many uncertainties for the degradation of the urban character and heritage of Kylemore, sprawling without a heightened attention to the consequences holds many future unintended and undesirable consequences.

Wer respectfully requests the opportunity to make verbal representations to the MPT prior to any decisions.

We appreciate your consideration of our objection.

Warm regards

Marais Steyn



Marais.steyn@gmail.com

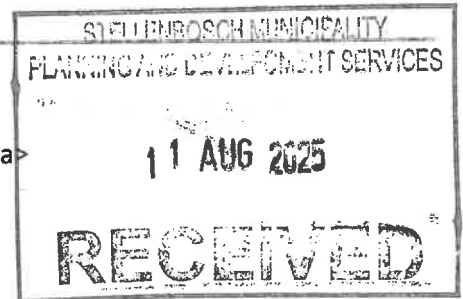
0834588545

Bulelwa Mdoda

From: James Newton <James@seaboard.co.za>
Sent: Friday, 08 August 2025 11:25
To: Bulelwa Mdoda
Cc: admin@mkangisa.co.za
Subject: [EX] FW: Objection to proposed development of ERF64 Kylemore

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: James Newton
Sent: Friday, 08 August 2025 11:18
To: 'Bulelwa.Mdoda@stellenbosch.gov.za' <Bulelwa.Mdoda@stellenbosch.gov.za>
Cc: 'admin@mkangisa.co.za' <admin@mkangisa.co.za>
Subject: Objection to proposed development of ERF64 Kylemore



Good morning

I am writing to express my objection to the proposed development of ERF 64 , Kylemore – Reference No : LU/18668 – TP1091/2025

Kylemore is a small rural town , with important heritage status and there has been no heritage impact assessment included in the application .

The property is situated next door to the school in Kylemore , has any assessment been done to see whether the school would be able to absorb the amount of children coming from this housing project .

As you are well aware , there are very few jobs in the area- what impact will that have on the occupants finding employment ? If they are not employed , does this not increase the risk of crime ? There is already a major drug problem in the area , will this get worse with all the new occupants in the area ?

Kylemore is outside of Stellenbosch and it is expensive to get in and out of Kylemore to Stellenbosch by taxi ? This will impact the residents who will not be able to find employment locally . It will also increase the road usage too – the entrance to Kylemore is already problematic- further work will need to be done to the road infrastructure to accommodate all the new residents .

There has been no impact study on the sewage created by so many houses in an already stretched sewage works .

I have been a member of the local community policing forum for a number of years and Groot Drakenstein Police Station is already stretched way beyond the maximum – they are completely under staffed and under resourced – this will create yet more pressure on them – has this been looked into ?

Please would you acknowledge receipt of this objection

Yours sincerely
 James Newton
 Zevenrivieren
 Zevenrivieren Road
 Banhoek

Tel : 082 883 59 69

FILE NR:	664124
SCAN NR:	
COLLATOR NR:	791692

CH CATERERS CC : (DIRECTOR - GORDON LANGEVELDT)

0762236497

gordon.langeveldt@gmail.com

SHANAGARRY FARM , ERF 65, SKOOL STREET, KYLEMORE, 7600.

THE DIRECTOR, DEVELOPMENT MANAGEMENT

STELLENBOSCH MUNICIPALITY

PLEIN STREET

STELLENBOSCH

7600

EMAIL: ADMIN@MKANGISA.CO.ZA & BULELWA.MDODA@STELLENBOSCH.GOV.ZA

SUBJECT: OBJECTION TO PROPOSED DEVELOPMENT ON ERF 64, KYLEMORE

REFERENCE NUMBER: LU/18668 - TP1091/2025

- OP GRONDE VAN MY BESWAAR, IS GEBASEER OP DIE VOLGENDE -

1. Toegang tot private eiendomme?

- Huidige voorstel van ingang Belemmer visuele uitsig.
- Bou van hoe Grens Muur wat skeiding skep tussen behuisingsprojek en Privaat eiendomme – Hoof ingang – deur rit na privaat eiendomme.



2. Additionele toegang tot Eiendom?

- Is daar geen ander addisionele ingangs toegang wat beskikbaar kan gemaak word nie?



3. Hoogte van grensmuur tussen erf 64 en Erf 66?

- **Privaatheid**
- **Visuele inpak**
- **Diefstal**
- **Sekuriteit**
- **Storting van vullis oor grensmuur in strook (Erf 66).**
- **Wat gebeur presies op Erf 66 – Bos of Plaveisel ?**



4. Waarde van privaat eiendomme?

- Waarde van omliggende eiendomme, ek ingesluit gaan drasties verminder.

5. Stormwater kommernis?

- Vervanging van huidige opgaar dam se oplossing rakende stormwater?

6. Aantal/ hoeveelheid mense / populasie op een stuk grond?

- Erf groottes is total en al uit karakter.
- Projek is Uit karakter met Landelike gevoel van area omdat dit op die grens van die dorp is – digtheid.
- Visuele inpak.

7. Koop huise of verniet huise?

- Eienaarskap - wanneer?

8. Vir Wie is hierdie Huise presies?

- Inwoners van Kylemore en omliggende area?
Statistieke en bewyse van 400 mense van Kylemore wat behuising versoek?
- Eerste voorstel was 100 huise (Minder huise met groter erwe) – Wat meer sin maak.
- Hoe gaan dit van die oorspronlike 100 huise na oor die 400 huise?
Is dit om mense van ander areas op n hoop neer te sit?
- Elke area het sy eie gedeelte **beskikbaar** vir behuisings projekte, daar gaan nie toegelaat word dat ander areas se mense in Kylemore op 'n hoop gegooi word nie.

(Klapmuts is n goeie voorbeeld van dieselfde projek wat tans n baie groot probleem / gemors is.)

9. Beheer van huiswinkels, dwelm handelaars, onwettige aanbouings en Hout strukture (Wendy houses)?

- Hoe gaan dit beheer word?

- Is daar reëls in plek rakende die oprig van bogenoemde strukture?

7

Camissa Farms Pty Ltd (Registration number: 2016/501428/07)
rob@camissafarm.com
 Camissa Farm, Farm 1312 Banhoek, Stellenbosch, 7600

The Director, Development Management
 Stellenbosch Municipality
 Plein Street
 Stellenbosch, 7600
 Email: admin@mkangisa.co.za & Bulelwa.Mdoda@stellenbosch.gov.za

STELLENBOSCH MUNICIPALITY
 PLANNING AND DEVELOPMENT SERVICE

11 AUG 2025

RECEIVED

7 August 2025

Subject: Objection to Proposed Development on Erf 64 Kylemore (Reference Number: LU/18668 – TP1091/2025)

Dear Sir/Madam,

The grounds for my objection are based on the following

1. Non-compliance with the National Heritage Resources Act (Act 25 of 1999):

FILE NO:	E 64 Kylemore
CITY:	
COLLATOR NO:	791729

The application package lacks any documentation indicating compliance with the National Heritage Resources Act. No Notice of Intent to Develop (NID) has been included, nor is there evidence that a Heritage Impact Assessment (HIA) has been initiated or completed. Although the application form indicates that Heritage Authorisation is attached, such documentation is absent from the publicly available materials. The absence of a completed HIA is a material deficiency, particularly given the area's heritage sensitivity. The National Heritage Resources Act mandates such assessments to prevent the unwarranted degradation of heritage resources and to inform responsible development. Furthermore, Section 65(u) of the Stellenbosch By-law on Municipal Land Use Planning (2023) explicitly states that no land use application may be considered if the impact on heritage resources has not been adequately defined and assessed. This application is therefore procedurally premature and non-compliant.

2. Violation of the Stellenbosch Urban and Rural Conservation Overlay Zone (URCOZ):

The subject property is located within the URCOZ, as per the Stellenbosch Municipality Zoning Scheme By-Law (2024). This overlay zone imposes additional protections aimed at safeguarding heritage, cultural, architectural, and landscape attributes. Any land use application in this area must be accompanied by robust heritage assessments and, where applicable, authorisations from Heritage Western Cape or similar authorities. The application is silent on these critical aspects. Proceeding without addressing the requirements of the URCOZ undermines the planning integrity and legal protections of this sensitive area.

3. Lack of Socio-Economic Justification and Impact Analysis:

While the applicant references anticipated positive socio-economic outcomes, no supporting evidence or formal Socio-Economic Impact Assessment (SEIA) is

provided. Rezoning applications that shift land out of Agricultural Zoning, particularly those of this scale, typically require an SEIA to justify the broader public benefit and demonstrate alignment with regional planning objectives. The absence of such a study renders these claims speculative and unsubstantiated.

4. Flawed Public Participation Process:

The public participation process failed to comply with Sections 44–48 of the Stellenbosch By-law on Municipal Land Use Planning (2023). Initially, affected landowners received notices with an incorrect submission deadline of 31 July 2025, followed by a revised date of 11 August 2025, creating confusion and uncertainty. Moreover, the notice referenced an incorrect application number (TP109/2025 instead of TP1091/2025), and the municipal website contained only limited documentation during the public comment period. Such procedural irregularities compromise public transparency and fairness, warranting re-advertisement and proper notification in accordance with the by-law.

5. Absence of Detailed Environmental Sensitivity Analysis:

Although the Background Information Document compiled by IKAMVA Consulting mentions that the proposed development triggers a Basic Assessment under the National Environmental Management Act (Act 107 of 1998), no comprehensive environmental assessment or summary of ecological constraints is provided. There is no explanation of what environmentally sensitive features are present, nor how the development will avoid or mitigate harm. This omission suggests that the application is being advanced without sufficient understanding of the site's environmental limitations.

6. No Alignment with the Western Cape Provincial Spatial Development Framework (WCPSPDF, 2014):

The application fails to demonstrate how the proposed development is aligned with the policy directives and spatial planning objectives of the WCPSPDF. In terms of Section 65(n) of the Stellenbosch By-law on Municipal Land Use Planning (2023), this alignment is a statutory requirement. The omission of this analysis undermines the application's legitimacy and raises questions about its strategic fit within broader provincial planning frameworks.

7. Failure to Address SPLUMA Development Principles:

The application inadequately addresses the five core development principles outlined in Section 7 of the Spatial Planning and Land Use Management Act (SPLUMA), Act 16 of 2013. These include spatial justice, spatial sustainability, spatial efficiency, spatial resilience, and good administration. A development of this scale must clearly articulate its response to each principle. The absence of this structured evaluation is a critical shortcoming.

8. Incompatible Density and Urban Character:

The inclusion of 418 residential units, alongside commercial, utility, transport, and community uses, introduces a high-density, urban-scale development into an area characterised by its low-density, semi-rural village identity. Kylemore's historical form and rural scale are fundamentally at odds with the proposed layout. The application does not include any visual impact assessments, character studies, or mitigation

strategies to soften the development's integration into the surrounding village context.

9. Inadequate Road Access and Traffic Considerations:

The proposed development is accessible only via Skool Street, a narrow 5.6m-wide road that already services a high school and adjacent farmland. No alternative access routes are proposed, nor is there any indication of road widening, traffic calming, or transport infrastructure upgrades. The likely result is severe congestion, increased accident risk, and disruption to both the school and agricultural operations — particularly during peak hours.

10. Outdated and Incomplete Environmental Reports:

The layout includes detention ponds and interacts with nearby wetlands in a visually and ecologically sensitive corridor framed by mountain ranges. However, the environmental information appears to be based on studies from 2010, which are over a decade out of date. No consolidated, site-specific Environmental Impact Assessment (EIA) or recent ecological reports are submitted. Given Kylemore's location in a biodiversity hotspot, this gap in environmental due diligence is highly problematic.

11. Lack of Justification for Agricultural Rezoning in a Rural Node:

The land is currently zoned for Agricultural and Rural use. The application offers no compelling rationale for its transformation into a high-intensity urban development, especially considering the property is located outside the Stellenbosch Primary Housing Support District. The proposal does not sufficiently explore or exclude more suitable alternative locations closer to existing urban infrastructure and services.

12. Insufficient Transition and Integration with Surrounding Uses:

The proposed development directly borders school grounds, productive farmland, and open space areas, yet the layout lacks proper spatial transitions, density gradients, or visual buffers. The absence of design sensitivity to these adjoining land uses risks negative edge effects and poor contextual integration, exacerbating potential land use conflicts.

13. Risk of Precedent for Urban Sprawl and Ribbon Development:

Granting approval for such a large-scale urban township in a rural context may set an undesirable precedent for further incremental urban encroachment along the scenic corridor between Stellenbosch and Franschhoek. This could lead to unsustainable ribbon development, fragmentation of rural landscapes, and irreversible damage to the region's scenic and agricultural character.

This proposed development raises serious concerns regarding procedural non-compliance, inadequate heritage and environmental assessments, and a lack of alignment with key spatial planning policies. The proposed development is incompatible with Kylemore's rural character, introduces excessive urban density, and poses significant risks to heritage, traffic safety, and ecological integrity. Approval in its current form would set a harmful precedent for unsustainable urban sprawl in a sensitive and protected landscape.

In light of the above, I respectfully request that the Municipality reconsider the current development proposal for Erf 64 Kylemore.

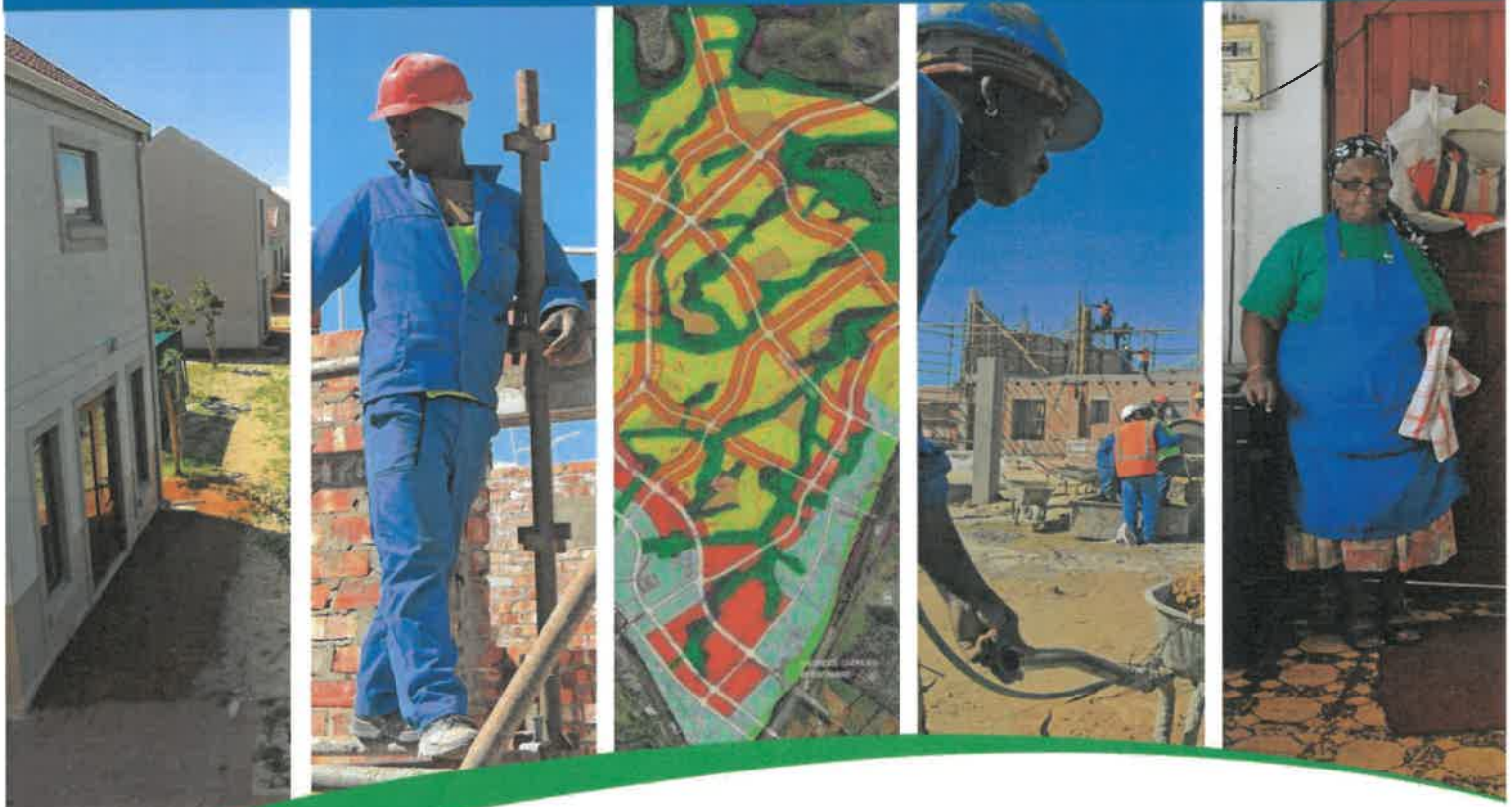
The objector respectfully requests the opportunity to make verbal representations to the MPT before any decision is made in this matter, particularly if such a decision may adversely affect the rights of the objectors and other landowners in the area.

Thank you in advance for considering this matter. We look forward to hearing from you.

APPENDIX 6

Comments on objections.

Accelerating the development of sustainable human settlements through land assembly, building and property acquisitions, and project management and support services



APPLICATION FOR A PROPOSED SIMULTANEOUS REZONING AND SUBDIVISION OF THE REMAINDER OF ERF 64 KYLEMORE TOWNSHIP FROM AGRICULTURE AND RURAL ZONE TO SUBDIVISIONAL AREA OVERLAY ZONE AND CANCELLATION OF 8M RIGHT OF WAY SERVITUDE OVER ERF 64 KYLEMORE

Remainder of Erf 64 Kylemore Subdivision & Rezoning – Report in Response to Objections
Received on Application (LU/18668 - TP1091/2025)

April 2026

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EXECUTIVE SUMMARY

The proposed development of the Remainder of Erf 64 Kylemore represents a strategic initiative by Stellenbosch Local Municipality, in partnership with the Housing Development Agency (HDA), to provide a sustainable, integrated human settlement that responds to the housing demand in the area. The site, measuring approximately 6.9 hectares, will be rezoned and subdivided to accommodate a mix of residential units, community facilities, retail opportunities, and public open spaces.

During the public participation process, objections were received, particularly regarding environmental sensitivity on the site, heritage preservation in Kylemore, spatial planning compliance, the impact on property values in Kylemore, bulk service infrastructure capacity for the development and socio-economic amenities to support the development. Each of these objections has been carefully considered and addressed as follows:

- Public open spaces and stormwater retention areas have been incorporated in the layout plan to retain stormwater and protect the landscape character.
- The site does not conflict with the National Heritage Resources Act, given that no significant heritage resources are located on the site.
- The development is aligned with municipal, provincial, and national spatial planning policies, including SPLUMA principles of spatial justice, sustainability, efficiency, resilience, and good administration.
- Bulk infrastructure assessments confirm that water, sanitation, stormwater, and road networks can accommodate the development, supported by a Traffic Impact Assessment and engineering design inputs.
- Social and economic amenities, including educational and community facilities, have been integrated into the layout plan to enhance liveability and to promote inclusion.

Through balancing housing delivery with careful environmental and heritage considerations, the development provides dignified housing opportunities for beneficiaries on the municipal housing waiting list and surrounding Kylemore community, whilst ensuring compliance with planning legislation and long-term sustainability.



1. INTRODUCTION

The Housing Development Agency (HDA), an agency for the National Department of Human Settlements, has appointed Thoba Mkangisa and Associates to provide professional services for the rezoning and subdivision of the Remainder of Erf 64, Kylemore. This application has been submitted to the municipality in terms of the Stellenbosch Municipal Planning Bylaw (2023), with the objective of creating an integrated, sustainable, and inclusive human settlement.

The proposed development responds directly to the municipality's housing mandate and waiting list pressures, whilst ensuring compatibility with the surrounding environment and settlement patterns. It provides 432 portions, including conventional residential units, a local business site, utility erven, educational and community facilities, public open spaces, and internal roads.

In response to objections raised, the development has incorporated measures to address environmental sensitivity, heritage considerations, bulk infrastructure provision, and the need for socio-economic balance. The application demonstrates that the project is in line with SPLUMA principles, the Stellenbosch Municipal Spatial Development Framework (MSDF), and the Western Cape Provincial Spatial Development Framework (WCPSPDF).

2. BACKGROUND

Stellenbosch Local Municipality has identified the Remainder of Erf 64, Kylemore, as a strategic site to advance its human settlements programme and address housing shortages in the Dwars River Valley area. The site, approximately 6.9272 hectares in extent, is proposed to be developed into an integrated human settlement that incorporates both residential and non-residential land uses.

The property is strategically located and presents an opportunity to enhance housing delivery while supporting social and economic development. To ensure financial and social viability, the layout incorporates community facilities, retail opportunities, an early childhood development centre, utility erven and open spaces. These design elements address concerns raised during the public participation period, regarding environmental impacts, visual integration with the rural character, and provision of amenities.

Key objections relating to compliance with environmental regulations, heritage preservation, bulk infrastructure provision, and spatial planning alignment have been addressed as follows:



- **Environmental & Heritage Compliance:** The development does not trigger a heritage impact assessment under the National Heritage Resources Act. Public open spaces and a stormwater retention area have been included to safeguard natural features and retain stormwater.
- **Spatial Planning Alignment:** The proposal complies with SPLUMA principles and is consistent with the MSDF and WCPSTDF. Whilst the density of the proposed development is higher than surrounding areas, it directly addresses urgent housing demand for low-income groups and promotes spatial justice.
- **Infrastructure Capacity:** Specialist studies confirm that bulk water, sanitation, stormwater, and transport infrastructure can accommodate the proposed development with planned upgrades.
- **Community Integration:** The development aligns with existing facilities in Kylemore, whilst contributing to new community amenities and ensuring inclusive access to housing opportunities.

Through this approach, the project ensures that housing delivery objectives are met without compromising environmental, heritage, or infrastructure considerations, whilst also promoting long-term spatial transformation in Stellenbosch Municipality.

3. KEY THEMES INVESTIGATED FROM THE RECEIVED OBJECTIONS

3.1. THEME 1: CONCERNS REGARDING COMPLIANCE WITH ENVIRONMENTAL HERITAGE, AND SPATIAL PLANNING REGULATIONS IN SENSITIVE AND PROTECTED AREAS

Theme 1: Concerns regarding compliance with Environmental, Heritage, and Spatial Planning Regulations in Sensitive and Protected Areas		
	Comment	Response
1.	Potential Development threats to rural nature of Kylemore	Whilst the rural zoning and nature of Kylemore is acknowledged and given that the area also falls within a rural conservation zone, the Kylemore area is a mainly residential area. There are residential uses in this area that are supported by social and economic uses such as a school. The proposed development proposes residential opportunities in an increased density approach. The development's intention is to accommodate many people in need of a housing opportunity, with all the beneficiaries of the project already living within the Kylemore community. The development also includes public open spaces within it that aim to soften the visual impact of the buildings and align with the landscape of the surrounding properties.

2.	Lack of Green Spaces in Housing Development Proposal	The proposed development layout plan includes public open spaces to ensure integration with existing land use patterns and to harmonize the new housing development with the surroundings.
3.	No buffer zone to protect the residential area from the farming effect	The approved layout allocates approximately 15 % (≈ 1.0 ha) of the total site area to public open spaces and stormwater attenuation zones, including a landscaped green buffer along the western boundary. This buffer provides visual softening between residential clusters and adjacent farmland while maintaining ecological connectivity. The green network design was developed in collaboration with the municipal Parks and Environmental Department and will be implemented as part of the civil-works phase to ensure immediate environmental integration.
4.	Non-Compliance with the National Heritage Resource Act (Act 25 of 1999): <ul style="list-style-type: none"> Proposed High-Density Development Threatens Tourism and Heritage in Banhoek Valley. Proposed Development Threatens Banhoek's Environmental and Cultural Heritage. 	<p>The National Heritage Resources Act provides guidelines that establish a system of grading of places and objects which form part of the national estate, and which distinguishes between at least the categories</p> <p>(a) Grade I: Heritage resources with qualities so exceptional that they are of special national significance;</p> <p>The act indicates that:</p> <ol style="list-style-type: none"> 1. No foreign cultural property may be imported into South Africa, other than through a customs port of entry. 2. No structure that is older than 60 years can be altered or demolished without permission by the relevant provincial heritage resources authority.

		<p>3. The protection of archaeological & paleontological sites and material is the responsibility of the provincial heritage resources authority.</p> <p>(b) Grade II: Heritage resources which, although forming part of the national estate, can be considered to have special qualities which make them significant within the context of a province or a region; and</p> <p>(c) Grade III: Other heritage resources worthy of conservation,</p> <p>The Act also sets out criteria that is used to assess the heritage value of Grade II and Grade III resources.</p> <p>The proposed development does not infringe on any of the criteria set out in the Act.</p> <p>Whilst the development does not conflict with any of the categories, a heritage impact assessment was conducted for the site. Based on the heritage impact assessment, the site does not have graveyard or heritage buildings that are over 60 years old. However, there is a graveyard and heritage building within 20 km of the site. Moreover, an increase in density has no impact on heritage resources, according to the Act.</p>
<p>5.</p>	<p>▪ Violation of the Stellenbosch Urban and Rural Conservation Overlay Zone (URCOZ)</p>	<p>In terms of the URCOZ the property falls under the Dwaars River Rural Conservation Area. There are no restrictive conditions that have been imposed in this conservation area in terms of the development; therefore, the Stellenbosch Urban and Rural Conservation Overlay Zone (URCOZ) is not violated by the proposed development of the Remainder of Erf 64, Kylemore.</p>

6.	<ul style="list-style-type: none"> Impact on seasonal water flow on Kylemore's water supply and pollution risks 	<p>The catchment assessment study was conducted by a registered civil engineer (Pr. Eng) in October 2024, and it outlined:</p> <p>The layout plan does not completely eradicate the use of stormwater retention. A portion of the layout plan allows for stormwater retention that will be taken into consideration at implementation stage. Open stormwater drainage system along road reserves, box and pipe culverts at perennial streams and stormwater facilities will be designed for minor floods only. A 1:5-year recurrence period will be used for design purposes.</p>
7.	<ul style="list-style-type: none"> Importance of retention dam for flood protection in Kylemore 	<p>The layout plan does incorporate a stormwater retention/run off pond area in the area of the layout that originally had a dam catchment area.</p> <p>The catchment assessment study was conducted in October 2024, and it revealed that:</p> <p>The existing dam is an artificial embankment structure constructed on a minor drainage line. The hydrological specialist study recommended decommissioning the dam to restore the natural hydrological regime of the Banhoek River. This recommendation was endorsed by a registered civil engineer (Pr. Eng) and forms part of the mitigation measures in the Basic Assessment process. The decommissioning will be implemented under engineer's supervision, with the area rehabilitated and incorporated as a landscaped open-space corridor that</p>

		accommodates controlled stormwater retention and enhances downstream flood resilience.
8.	<ul style="list-style-type: none"> Absence of Detailed Environmental Sensitivity Analysis Out-dated and Incomplete Environmental Reports 	<p>A Notice of Intent to Submit a Basic Assessment Report (BAR) was lodged with the Western Cape DEA&DP on 29 April 2026 in accordance with NEMA Listing Notice 1, Activity 9,10,27,28, 56, and 12. The BAR was acknowledged by DEA&DP 11th of May 2026. On the 14th of May 2026, DEA&DP formally responded to the BAR and indicated that a site sensitivity report must be submitted with the BAR. The submission will also include the aquatic study and the heritage impact assessment.</p> <p>DEA&DP</p> <p>Further, in October 2024, a dam catchment specialist study was conducted in line with the proposed layout. The outcome of the study was that, subject to some form of stormwater retention, the man-made dam located on the site can be closed, and the area rehabilitated for additional residential uses.</p>
9.	<ul style="list-style-type: none"> Lack of Justification for Agricultural Rezoning in a Rural Node: 	<p>Confirmation from Stellenbosch Municipality and the Department of Agriculture indicates that the Remainder of Erf 64 has not been under active agricultural use prior to 1998 and to date. In accordance with the Subdivision of Agricultural Land Act 70 of 1970, and the guidance issued by the Department of Agriculture for dormant agricultural land exceeding ten years without production, the site no longer holds agricultural potential, given that the site has not been used for agricultural purposes. Consequently, the rezoning to a Subdivisional Area Overlay Zone is</p>

	consistent with the municipality's objective to optimize under-utilized urban-edge land for human-settlement development.
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3.2. THEME 2: IMPACT ON PROPERTY VALUES

Theme 2: Impact on the Kylemore character and Property values	
Comment	Response
<p>1.</p> <ul style="list-style-type: none"> Incompatible Density and Urban Character. 	<p>It is acknowledged that the development proposes high density in a low-density and rural area. However, given its location within the urban edge and the need for housing that the Stellenbosch Municipality is faced with in the Kylemore area, the development is both strategically aligned with the current development priorities.</p> <p>Moreover, the higher-density development will accommodate more people on the municipal waiting list. The housing waiting list is 20 073 for Ward WC024, and Kylemore currently has 701 on the waiting list. The people on the waiting list are people who are disadvantaged in terms of housing opportunity and need to be accommodated in a development of this nature. The proposed development presents the municipality with an opportunity to provide needed housing opportunities for low-income groups. The high-density development promotes spatial justice by accommodating more beneficiaries per hectare, improving spatial sustainability and efficiency, and supporting the municipality's housing delivery mandate.</p>

	<p>Furthermore, National and Provincial policies, including the National Development Plan 2030, promote urban densification and improved housing access in well-located areas like Kylemore. Lastly, the development aims to address housing needs whilst preserving local character, hence the incorporated proposed public open spaces in the development.</p>
2.	<p>To mitigate the issue of bringing high density to a rural area and to ensure long-term success, the design of the development remains sensitive to the surrounding context. It incorporates spatial transitions and visual buffers through the incorporation of public open spaces, promoting integration with surrounding land uses.</p>
3. Value of private properties	<p>The proposed development is intended to become an integrated low-cost housing development that is managed well. Moreover, it should be considered that the proposed development will not only bring housing opportunities, but rather a holistic intervention that will contribute to making Kylemore a holistic neighbourhood. The layout incorporates social community facilities, economic opportunities and public open spaces that will integrate with the character of the area. These design elements address concerns raised about property value as the residential areas will be well managed, the design element of the development brings a balance of the housing need and local character while contributing to making Kylemore a more strategic and well-located area for everyone who resides in it. The statutory process of obtaining development rights for the proposed development will also enhance the value of the site agriculturally zoned land to land zoned for a sustainable human settlement</p>



development.

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4.	Height of the boundary wall between Erf 64 and Erf 66	<p>Regarding concerns about privacy, visual impact, theft, security, dumping of waste over the border wall into the strip (Erf 66) it is noted that Erf 66 is currently a vacant open space, characterized by forestry and vegetation. The planned development will not include a border wall between Erf 64 and Erf 66. The layout design positions the houses of the proposed development to face Arend Street, which, in support of creating "eyes on the street", is intended to deter and minimize crime in that area. Regarding waste dumping on Erf 66, the municipality will have to collaborate with residents of the new development to maintain cleanliness of the environment. The development is not anticipated to significantly impact Erf 66, given that there are currently no existing activities on the property.</p>
5.	<ul style="list-style-type: none"> ▪ Insufficient Transition and Integration with Surrounding Uses 	<p>The intention of the development as proposed is to integrate with the surrounding community. The development is proposing an integrated community development that is supposed to integrate with the surrounding area. The development proposes community facilities that are supposed to sustain the actual residential community itself. There are no buffers created because the intention of the development is to integrate with the existing Kylemore community.</p>
6.	<ul style="list-style-type: none"> ▪ Risk of Precedent for Urban Sprawl and Ribbon Development 	<p>A spatially justified development, according to SPLUMA, is intended to integrate with the existing community and land uses in an area. The property falls within the designated urban edge, as defined in the Stellenbosch SDF, and is therefore consistent with planned urban growth. The proposal does not constitute urban sprawl or ribbon development, as it is a contained, infill development intended to enhance the existing rural village form which is currently not in use. The SDF</p>



	<p>explicitly supports compact, integrated development that respects the rural character and avoids fragmented or linear expansion into agricultural or natural areas.</p> <p>Moreover, this is a well-located parcel of land that accommodates the Kylemore community. Following a traffic impact study completed for the proposed development, it is not anticipated that the beneficiaries of the proposed development will have many vehicles, there is therefore no risk of ribbon development. Lastly, the SDF tends to require that new development in such zones provides a transition in land use and character, which this development does.</p> <p>For clarity, the “urban edge” is a legal/planning boundary set by the SDF that demarcates where urban development is allowed / encouraged, versus where rural or agricultural land protection is prioritized. Being “within the urban edge” means that the land is eligible for certain urban-level services, infrastructure, and development densities, although development must still adhere to environmental, heritage, and rural character constraints.</p>
7.	<p>Number/amount of people/population on one piece of land</p> <p>The most optimal number of residential opportunities have been proposed, to maximize the number of residential opportunities for development. The location of the site allows for increased density given its vacant use, which can support sustainable growth while reducing pressure in Kylemore itself for residential development. Precisely, the purpose of this development is to respond directly to</p>

		the municipality's housing mandate and waiting list pressures, whilst ensuring compatibility with the surrounding environment and settlement patterns.
8.	Concerns regarding ownership of the properties: <ul style="list-style-type: none"> ▪ Buy houses or destroy houses 	The property will be transferred/donated to the Stellenbosch Municipality by the Republic of South Africa, the owner and custodian of the property. The property was released with the power of attorney to the HDA to allow for planning development purposes. A transfer of the property to the Stellenbosch Municipality has been approved by the HDA board.
9.	Concerns regarding who is going to benefit from housing of development: For whom are these houses exactly	Stellenbosch Municipality has a housing waiting list for Kylemore. The housing waiting list is currently 20 073 for WC024, and 701 for Kylemore. The rolling out of the development will be led by Stellenbosch Municipality.

3.3. THEME 3: IMPACT ON SERVICE INFRASTRUCTURE AND POTENTIAL FOR UPGRADING ENGINEERING SERVICES

Theme 3: Impact on Service Infrastructure and Potential for Upgrading Engineering Services	
Comment	Response
1. Water Services	<p>The capacity analysis of Bulk water service and sanitation that was conducted in September 2025, and the Remainder of Erf 64 Kylemore, Stellenbosch municipality bulk water and sewer capacity review report (2025) outlined: The sources for water on the Remainder of Erf 64, Kylemore, Stellenbosch Municipality are reservoirs. Water to the Remainder of Erf 64, Kylemore will be supplied through a main supply line from the Kylemore Lower reservoir and Kylemore Upper reservoir (3x2.5ML). The current water sources and water treatment capacities are sufficient to meet the water demands of the future residents of the Remainder of Erf 64 Kylemore, Stellenbosch.</p> <p>Based on the development of 414 residential units, Kylemore is expected to generate an average daily demand of 202.86 kl/day. After accounting for a 15% loss and a Summer Peak Factor of 1.2, the Gross Annual Average Daily Demand (GAAD) increases to 286.39 kl/day. Including fire flow requirements through five hydrants, the Total Annual Average Daily Demand (AADD) is 287.26 kl/day. The minimum storage requirement is 405.72 kl, equivalent to 48 hours of AADD, which will be met by a proposed 2.5 Ml reservoir. However, additional water infrastructure, including a new pump station at Kylemore Lower reservoir, a 160 mm diameter</p>

	<p>rising main to Kylemore Upper reservoir, a new 2.5 MI Kylemore Upper reservoir, and a 160 mm delivery waterline from the Upper reservoir, is needed to fulfill the development's water demands.</p>
<p>2. Sanitation:</p> <ul style="list-style-type: none"> ▪ Sewage Treatment Location Challenges in Kylemore. 	<p>Based on the amended review of capacity analysis of Bulk water service and sanitation report 2024: That the proposed residential area is located inside the sewer priority area. The positioning of the project area will create ease for connection to the existing bulk sewer mains running adjacent to the sewer priority area. The proposed Kylemore development is serviced by the Dwaarsrivier Wastewater Treatment Works which has a treatment capacity of 1.35MI/day.</p> <p>Based on an Average Daily Dry Weather Flow (ADDWF) of 500 litres/eff/day the development will discharge 207 kl/per day. Applying a design peak factor of 2 and 15% extraneous flow yields a discharge of 487.06 kl/day or 0.487MI/day. Therefore, it can be deduced that the Dwaarsrivier wastewater treatment works is not currently operating at full capacity and will be able to handle an extra 0.5 MI/day of sewage inflows from the development out of its 1.35MI/day treatment capacity. Nonetheless, the provision of internal services will have to be provided during the implementation of the project.</p>
3. Stormwater management	<p>The suggestion of utilizing the existing dam catchment area for additional residential opportunities is in line with a specialist's recommendation. The application indicates that there will be provisions made for storm water runoff, and this will be considered at the design and implementation stage of the development.</p>

4.	<p>Traffic Congestion:</p> <ul style="list-style-type: none"> ▪ Impact of Development Traffic on Kylemore Village. ▪ Impact of Proposed Project on Kylemore's Road Infrastructure. ▪ Inadequate Road Access and Traffic Considerations. ▪ Public transport and road infrastructure 	<p>Regarding the traffic-related issues that are raised in relation to the new development, the Traffic Impact Assessment (TIA) study (2024 and 2025) done by a specialist outlined the following:</p> <ul style="list-style-type: none"> ▪ The current operating conditions on the road network within the study area are found to be acceptable with no level of service (LOS) or capacity failure. ▪ The existing critical peak in terms of traffic volumes was found to be the AM peak hours, while the PM peak hour tested similarly, but with marginally lower demand. ▪ Once developed and fully occupied the proposed development may be expected to generate in order of 130 and 110 new vehicles in the AM and PM commuter peak hours respectively. ▪ The network is not overloaded when development trips are assigned for any of the given tested peak hours subject to, it is recommended that the road network improvement be undertaken. <p>The required internal road network improvements to be made by the development are as follows:</p> <ul style="list-style-type: none"> ▪ Traffic calming ▪ Pedestrian facilities and, ▪ Control Strategy
5.		<p>There is no restriction legislation wise, that prohibits the nature of this development. This is a well-located parcel of land that accommodates the Kylemore community. Following a traffic impact study completed for the proposed development, it is not</p>

	<p>anticipated that the community of Kylemore would have many vehicles, there is therefore no risk of ribbon development. According to the Traffic Impact Assessment (TIA) study, the development is situated on lower order roads with low traffic volumes, and the area is classified as having low vehicle ownership. The TIA study (2024 and 2025) stated that areas with high vehicle ownership, households typically have one to two vehicles. Conversely, in areas with low vehicle ownership, over 50% of households do not own a vehicle and depend on public transport. In areas with very low vehicle ownership, more than 90% of households lack a vehicle, making it unlikely for car ownership to exceed 50%.</p>
6.	<p>The children within the surrounding areas as well as those within the project can use the proposed community park and recreation area rather than using the street as a playground. Further, in terms of the safety and traffic concept for children and the people in the neighbourhood, the layout offers non-motorized transport (NMT) and road network that offers safety and security for pedestrians. Moreover, the project will generate local pedestrian traffic and the appropriate pedestrian facilities by strategically locating raised pedestrian tables near the proposed place of worship, creche, community facility and business site, as well as at the existing rumble strips and proposed public transport facility along Skool Street.</p>
7.	<p>The road network for the proposed development in the layout plan was developed in line with the Stellenbosch Municipality engineering department. The layout plan</p>

	was strategically guided by the engineering department and roads have been proposed, as per guidelines from the municipality.
8.	The traffic impact study assessed the access into the site and incorporated future growth of this settlement till 2030.
9.	The Traffic Impact Assessment (TIA) study indicated that there are no formalized public transport facilities that are currently available on the surrounding road network. However, following a traffic impact study completed for the proposed development, it is not anticipated that the community of Kylemore would have many vehicles. According to the TIA study, the development is situated on lower order roads with low traffic volumes, and the area is classified as having low vehicle ownership. The TIA study stated that areas with high vehicle ownership, households typically have one to two vehicles. Conversely, in areas with low vehicle ownership, over 50% of households do not own a vehicle and depend on public transport. In areas with very low vehicle ownership, more than 90% of households lack a vehicle, making it unlikely for car ownership to exceed 50%. Thus, it can be concluded that traffic would not be an issue, supporting also the abovementioned information about traffic analysis of the area from TIA study.
10.	<p>Accessibility:</p> <ul style="list-style-type: none"> ▪ Access to private property ▪ Additional access to the property <p>The proposed entry of the development is in line with the existing entrance into the property. The construction of a border wall would alienate the proposed development from the surrounding community. This development, as should any in South Africa, aims to achieve spatial justice by providing residential opportunities to</p>

	those deprived of them. Creating walls to separate the development from existing development will create segregation.
11.	<p>The main access into this Kylemore area is through Skool Street, hence the access feeding off the road. With further development of this area, the municipality will need to look at how they adjust their road network to accommodate future growth of the area.</p>
12.	<p>As per the traffic impact study, the required public road network improvements to be made to accommodate the development are as follows:</p> <ul style="list-style-type: none"> ▪ The construction of the internal roads to acceptable standards with hard surfacing to match adjacent roads. ▪ Construction of strategically located raised pedestrian tables near the proposed place of worship, creche, community facility and business site, as well as at the existing rumble strips and proposed public transport facility along Skool street.

3.4. **THEME 4: IMPACT ON SOCIAL AMENITIES AND COMMUNITY FACILITIES DUE TO INCREASE IN THE POPULATION**

Theme 4: Impact on social amenities and community due to increase in the population	
Comment	Response
1. Public Facilities Capacity (Schools)	Regarding school capacity, it should be noted that the beneficiaries of the proposed development already reside in Kylemore, and their children are currently enrolled in local schools in Kylemore. As such, these learners are already accommodated within the existing education system. Consultation between the Stellenbosch Municipality and the Western Cape Education Department is proposed to continuously align the phased implementation of the human settlement development and the accommodation of learners that will be residing within the proposed development.
2. Socio-Economic Study: <ul style="list-style-type: none"> Lack of Socio-Economic Justification and Impact Analysis 	A Socio-Economic Impact Assessment was not conducted for the application, given the project's alignment with the Integrated Human Settlements Plan (2023–2028) and the Municipal Spatial Development Framework (2023), both of which incorporate socio-economic baseline data and demographic projections for

		Kylemore. The proposed development responds to these established needs by providing a mix of affordable residential opportunities and community facilities within walking distance of existing services. During the process of developing the layout plan for the proposed development, the planning team applied the Red Book (2022) design principles to ensure adequate access to social amenities, education, and recreation within recommended thresholds.
3.	<p>Public Facilities (Police Station):</p> <ul style="list-style-type: none">▪ Impact of New Homes on Local Police Resources and Farming Security.▪ Management of home shops, drug dealers, illegal extensions, and wooden structures (Wendy houses).	Community safety will be addressed through a collaborative approach between the Stellenbosch Municipality Law Enforcement Division and the South African Police Service (SAPS) in Kylemore. A Community Safety Forum is proposed as part of the settlement management framework to coordinate neighborhood watch activities, youth programs, and by-law enforcement. The urban design itself promotes passive surveillance ("eyes on the street") through active street frontages, adequate lighting, and public open spaces designed for visibility and safety, thereby reducing opportunities for crime and informal expansion.
4.	<p>Public green spaces and social amenities in South Kylemore Village:</p> <ul style="list-style-type: none">▪ Lack of Amenities and Green Spaces in South Kylemore Village.▪ Concerns Over Proposed Development's Impact on Kylemore High School's Environment.	The proposed development is located near existing social amenities, including Kylemore High School, Kylemore Kleuterskool (Pre-School), PC Petersen Primary School, Kylemore Public community hall, Kylemore Public clinic, and a

	<p>sports ground. The <i>Red Book: Guidelines for Human Settlement Planning and Design</i>, encourages residents to access social facilities within their own or neighboring communities, promoting shared use and optimal distribution of services, for which Kylemore residents have. The educational facilities are within 5km which support the Red Book recommends a maximum access distance of 5 km to primary and secondary schools and Early Childhood Development (ECD) centers for every 20,000 residents. Similarly other facilities such as community halls and libraries are within 30km which matches the red book recommendation of a maximum of 30 km distance for up to 60,000 people in rural areas, and 40 km to SASSA offices for up to 120,000 people. The proposed development aligns with these guidelines and further enhances the area by integrating additional community and economic facilities, as well as public green spaces, contributing to the social, environmental, and economic sustainability of Kylemore.</p> <p>In terms of impact of the development on social amenities capacity, especially educational facilities, the beneficiaries of the proposed development will benefit from the amenities within Kylemore as well as the proposed additional amenities proposed in the layout of Erf 64 Kylemore.</p>
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5.	Employment opportunities	<p>The development supports spatial justice by providing inclusive housing access to historically disadvantaged groups, promoting social stability and economic opportunity. Its location near to accessing transport enhances access to jobs, education, and services, supporting spatial sustainability and efficiency. Whilst crime and drug issues are complex, good urban design and inclusive planning contribute to community safety and resilience.</p>

3.5. THEME 5: CONCERNS ABOUT NON-COMPLIANCE WITH POLICY AND LEGISLATION

Theme 5: Concerns about non-compliance with policy and legislation		
Comments	Responses	
1. No Alignment with the Western Cape Provincial Spatial Development Framework (WCPSPDF, 2014)	<p>The proposal gives effect to the Western Cape Provincial Spatial Development Framework (2014), particularly Policy S3 (Promote compact, sustainable settlements) and Policy E1 (Protect and manage environmental resources), by directing growth inside the demarcated urban edge and optimizing existing infrastructure. The development also supports Policy T2 (Integrate Land Use and transport) by situating residents within proximity to established routes and services in Kylemore. Its design thus advances the PSDF's objective of integrated, resilient human settlements while respecting the environmental and rural character of the Dwaars River Valley. Furthermore, the development aligns with spatial policies, promotes integration, and makes efficient use of land and infrastructure. While the application does not include direct provision for schools, the Western Cape Education Department was consulted during the public participation and intergovernmental processes to ensure future educational needs are addressed appropriately.</p>	
2. Alignment with SPLUMA Development Principles:	<p>The development proposes to provide residential opportunities to needy occupiers on the Stellenbosch Municipality Kylemore waiting list. This seeks to achieve spatial justice among those that are underprivileged within the community of Kylemore.</p>	

	<ul style="list-style-type: none"> Failure to Address SPLUMA Development Principles 	<p>Furthermore, the application was assessed in line with Section 7 of SPLUMA, and the 5 principles of spatial justice, sustainability, efficiency, resilience, and good administration were applied. This is how the development specifically adhered to the SPLUMA Principles:</p> <ul style="list-style-type: none"> Spatial Justice: With regards to the proposed development, the principle of the spatial justice reads as follows: Indirectly, contextually appropriate provision and densification and intensification of the different land uses in Kylemore such as this proposal, will cumulatively contribute to spatial justice in terms of giving access to the African people that were hindered in the past to own residential land within jurisdiction on municipality. Spatial Sustainability: The proposal supports this principle of spatial sustainability in the sense that it facilitates development inside the urban edge thereby limiting the urban or settlement sprawl and encouraging the optimal use of existing urban land and services. Spatial Efficiency: The proposal supports the efficient use of existing resources and infrastructure where decision-making procedures are designed to minimize negative financial, social, economic or environmental impacts. The positive consideration of the application will contribute to efficient use of urban and rural land with minimal negative impact.
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		<p>▪ Spatial Resilience: Environmental constraints were considered, and the development includes sustainable infrastructure and green spaces to adapt to socio-economic and environmental changes.</p> <p>▪ Good Administration: This principle has no direct bearing on the application; however, the Stellenbosch Municipality is obligated to consider the application fairly and within the timeframes provided in terms of the SPLUMA.</p>
3.	Public Participation Process: Non-compliance with the By-Law advertising procedure.	<p>There was an error regarding the date of the public participation period in the email sent to surrounding landowners, however, the municipality received all comments on the application within the 11 July - 11 August public advertising period, all objections were received. Nonetheless, other parts of the noticeboard contained accurate reference number.</p> <p>The public was adequately informed of the nature of the application, how to participate, and were allowed to comment on the application within the correct advertising timeframes.</p>
4.		<p>The application was advertised in line with the requirements set out in Sections 44 to 48 of the Stellenbosch Land Use Planning By-law:</p> <ul style="list-style-type: none"> • In terms of Section 44, notice of the application was given to the public through prescribed means, including placement in a local newspaper and on the municipal website.



	<ul style="list-style-type: none">• In accordance with Section 45, the content of the notice included all essential information: the nature and purpose of the application, the property description, and instructions for how to submit comments.• The public was afforded a minimum of 30 days to submit written comments, thereby complying with Section 46.• Regarding Sections 47 and 48, all comments received during the comment period have been duly recorded and will be considered in the decision-making process. No person has been denied the opportunity to participate, and procedural fairness has been upheld. <p>The process can be considered substantially compliant with the By-law.</p>	
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4. CONCLUSION

All objections and comments received during the statutory public participation process have been comprehensively addressed through professional studies, municipal verification, and alignment with applicable legislation and policy frameworks. The application for the rezoning and subdivision of Erf 64 Kylemore meets the intent of the Stellenbosch Municipal Planning By-law (2023), complies with the Spatial Planning and Land Use Management Act (2013) and the Western Cape PSDF (2014), and supports the municipality's strategic goal of creating inclusive, sustainable, and integrated human settlements. It is therefore recommended that the application be approved, subject to standard engineering and environmental conditions.

APPENDIX 7

Comments from Infrastructure Services



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	Director: Planning + Economic Development
Att Aandag:	Bulelwa Mdoda
From ▫ Van:	Development (Infrastructure Services)
Author ▫ Skrywer:	Tyrone King
Date ▫ Datum:	5 March 2026
Our Ref ▫ Ons Verw:	Civil LU 2916
Town Planning Ref:	LU/18668
Re ▫ Insake:	Erf 64: Kylemore: Kylemore Housing Project: Rezoning, subdivision to 432 erven.

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

- Civil engineering services report by Zwashu Group dated 4 October 2024
- Email dated Mon 2026/03/02 11:29 from HAD (Ismael Hartley) re the proposed outfall sewer route.
- TIS by Emonti Consulting Engineers CC dated September 2025 Ver 1.0
- Land Use Plan File No 2023/3 by Thoba Mkangisa dated 21/01/2025 (**Attached**)

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

Specific Conditions: These conditions must be complied with prior to subdivision clearance.

1. Water

- 1.1 No bulk upgrades are triggered. The water connection for the housing development can be made to the existing water pipeline in Skool Street.

2. Sewer

- 2.1 Outfall sewer line A-B must be installed to connect the housing development with the municipal network (see **Annexure: Sewer**).

It is understood that both the housing development site as well as the sportsgrounds through which the outfall sewer runs are owned by Department Public Works (DPW). However, since it is understood that the housing development land and its services will eventually be carried over to the municipality, a sewer servitude in favour of the municipality must be registered across the sewer line where it crosses the sportsground erf (DPW property).

3. Roads

- 3.1 The formalization (surfacing) of Skool Street must be extended to the access points of the housing development. This formalization must include surfaced sidewalks on both sides of the road. (see **Annexure: Roads**)

4. Stormwater

- 4.1 The difference between the pre-and post-development run-off must be attenuated on site.

The Public Open Spaces can be utilized for the detention facilities. The designs of the detention facilities should allow for other public uses as well when the pond is dry ie. amenities like playparks, sports courts etc.

The detention pond, associated stormwater pipelines, inlet and outlet structures and erosion protection must be completed to municipal standards before clearance. All earthworks and trimming and shaping of the pond must also be completed.

Stormwater infrastructure details must be clearly indicated on the engineering drawings submitted for approval prior to construction. Additional conditions may be set at that point in time.

If deemed necessary by the roads and stormwater department, a detailed Stormwater Management Plan for the catchment area may also be requested at detail design stage and before detail engineering drawings will be approved.

5. Servitudes

- 5.1 A municipal sewer servitude must be registered where the sewer line crosses the Kylemore Sports Ground. The width of the registered servitude must be a minimum of 3 m or twice the depth of the pipe (measured to invert of pipe), whichever is the highest value.
- 5.2 Should the need for any servitudes be identified during building plan approval and/or engineering drawing approval stage, such servitudes must also be registered.

6. Installation of Engineering Services

- 6.1 Over and above the bulk and external upgrades identified above, each newly created erf (or each building where subdivision is not applicable) must also be fully serviced to water- and sewer connections, stormwater drainage and roads/access points. All internal and link engineering services for the development must be installed by the developer at his cost.
- 6.2 Detail engineering drawings must be submitted for approval prior to the commencement of construction and prior to the approval of building plans. The engineering drawings approval letter issued by the Municipality will constitute the "engineering services agreement" for the provision and installation of services between the municipality and the land owner / developer, as stated in the municipality's land-use planning by-law.

7. Development Charges (DCs)

- 7.1 DCs are payable in accordance with the prevailing and applicable Council DCs Tariffs and DCs Policy at the time of payment prior to the transfer of the first property (subdivision clearance) or approval of any building plans, whichever occurs first. The amount payable will therefore be the amount as calculated according to the approved tariff structure and according to the DCs Policy principles at the time that payment is made.

8. As - Built

- 8.1 Upon completion, a complete set of as-built drawings, as well as the asset verification information (in the case of municipal services) be submitted in a format acceptable to the Municipality. These drawings must be signed by a professionally registered engineer.

9. General

- 9.1 Erf 42 is indicated as a municipal erf and it is recommended that it be rezoned to a public road reserve, as the existing access road to the sportsfield crosses this erf and the future sewer line will also cross it. This is a recommendation and will not be a requirement for subdivision clearance.



General Conditions

10. The implementation of the development wrt the provision of civil engineering services, must comply with the "*General guidelines and standard practices for the provision of civil engineering services for new developments*" as published on the municipality's website and as amended from time-to-time.
11. The design of the civil engineering services for the development must comply with the "*Design Guidelines and Minimum Standards for Civil Engineering Services*" as published on the municipality's website and as amended from time-to-time.
12. The internal services are **public**. Therefore, all internal services will be maintained by the **Municipality**.
13. The Developer will be held liable for any damage to municipal infrastructure, caused as a direct result of the development of the subject property. The Developer will therefore be required to carry out the necessary rehabilitation work, at his/her cost, to the standards of the Directorate: Infrastructure Services, prior to transfer of the first property or approval of any building plans or occupation certificate, whichever occurs first.
14. The developer will be held liable for any nuisance, health or other risk to the public, caused as a direct result of the development of the subject property. Where in the opinion of the Municipality a nuisance, health or other risk to the public is caused due to construction activities and/or a lack of maintenance of any service, the Municipality may give the Developer and/or Owner's Association written notice to remedy the defect.



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

LAYOUT PLAN OF THE SUBDIVISIONS OF

ERF 64 KYLEMORE TO DEVELOP INTEGRATED HUMAN SETTLEMENTS SITUATED IN STELLENBOSCH LOCAL MUNICIPALITY IN THE ADMINISTRATIVE DISTRICT OF KYLEMORE PROVINCE OF THE WESTERN CAPE

SCALE: 1: 1250 (A2) CONTOUR INTERVAL: 1m



LAND USE PLAN SCHEDULE

CODE	LAND USE	LOT NO.	NO. OF LOTS	AREA (Ha.)	%
RESIDENTIAL	RESIDENTIAL	1-418	418	3,47	51,03
BUSINESS	BUSINESS	419	1	0,02	0,29
PLACE OF WORSHIP	PLACE OF WORSHIP	420	1	0,06	0,89
WATERCOURT	WATERCOURT	421	1	0,16	2,35
PUBLIC TRANSPORT FACILITY	PUBLIC TRANSPORT FACILITY	422-423	2	0,36	5,29
PUBLIC OPEN SPACE	PUBLIC OPEN SPACE	424-426	3	0,46	6,77
PODS	PODS	427-432	6	2,27	33,38
TOTAL	TOTAL	1-432	432	6,80	100,00

NOTES

- 1) ALL SPLAYS ARE 5m x 5m.
- 2) SMALLEST PLOT SIZE IS 75m² i.e. 5m x 15m.
- 3) 5m WIDE WATER SERVITUDE (SG DIAGRAM 950/2020) AS SHOWN.
- 4) RESERVOIR SERVITUDE AREA (SG DIAGRAM 950/2020) AS SHOWN.
- 5) AREA NOTED IN RED IN THE LOT IS THE APPROXIMATE AREA OF THE FULL LOT.
- 6) AREA DETECTING EXISTING DAM THAT MAY NEED ENVIRONMENTAL AUTHORIZATION.

PREPARED BY:-



**Thoba Mkangisa
and associates**

7 Tyrell Road, Berea, East London

Phone: 043 422 0534

FILE NO. 2023/3 DATE: 21/01/2025

PORTION 4 OF
FARM NO. 153

REMAINDER
FARM NO. 153

KYLEMORE
SECONDARY
SCHOOL

RE/199
KYLEMORE
PRIMARY
SCHOOL

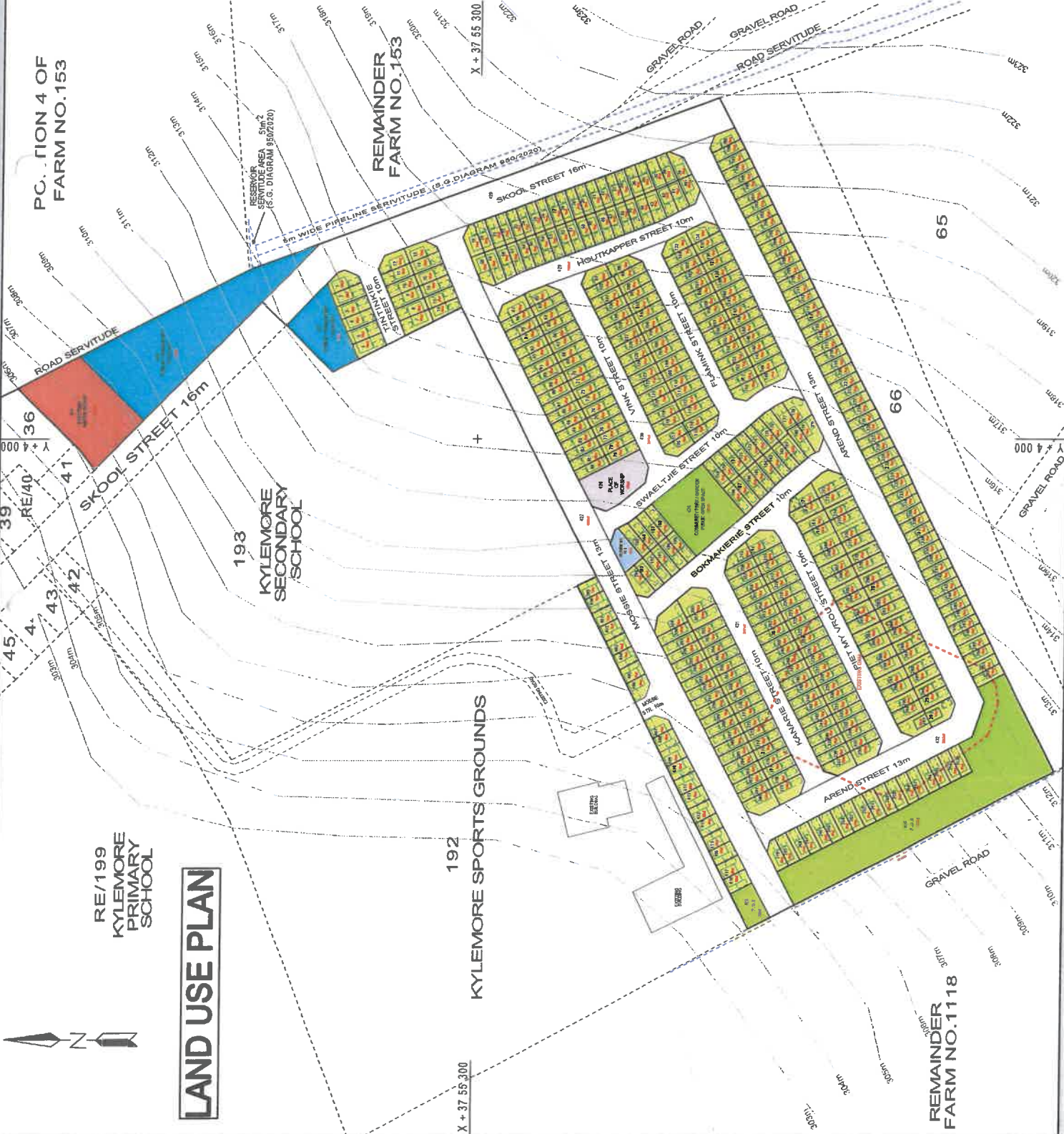
LAND USE PLAN

KYLEMORE SPORTS GROUNDS

REMAINDER
FARM NO. 1118

65

66



ERF 64 KYLEMORE

TO DEVELOP INTEGRATED HUMAN SETTLEMENTS
SITUATED IN STELLERBUSH LOCAL MUNICIPALITY
IN THE ADMINISTRATIVE DISTRICT OF KENMORE
PROVINCE OF THE WESTERN CAPE

SCALE: 1:1250 (A2) CONTOUR INTERVAL: 1m

LAND USE IN VANDERBILT					
CODE	LAND USE	LOT NO.	NO. OF LOTS	AREA (HA.)	%
	CEMETERY	1-418	418	3.47	51.01
	GRASS	419	1	0.02	0.28
	PAVED DRIVE	420	1	0.06	0.88
	WOODLOT	421	1	0.16	2.35
	WATER RESERVE LOT	422-423	2	0.38	5.52
	WATER RESERVE	424-426	3	0.46	6.77
	PAVE	427-432	6	2.27	33.38
	LOT	1-432	432	6.38	100.00

[illegible]

PREPARED BY:

7 Tyrell Road, Berea, East London

Phone: 043 422 0634

.....



Annexure Roads

SCALE

1:2 256,99

Legend



Stellenbosch Municipality
Planning & Economic Development
Created by: Corporate GIS

Date: 2026/03/04



Author: Stellenbosch Municipality



Stellenbosch Municipality
Street Address:
71 Plein Street, Stellenbosch, 7600
Tel: 021 808 8658

This map is a representation of the information contained in the Stellenbosch Municipality's GIS database. It is not a legal document and should not be used for legal purposes. The map is provided for informational purposes only. The map is not a legal document and should not be used for legal purposes. The map is provided for informational purposes only.



Skool Street to be extended and formalised.

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NRS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, OpenStreetMap contributors, and the GIS User Community, Stellenbosch Municipality

APPENDIX 8

Copy of Environmental Authorization
application.



**Western Cape
Government**

Department of Environmental Affairs and
Development Planning

APPLICATION FORM FOR ENVIRONMENTAL AUTHORISATION

Application in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations, 2014 for EIA Listed Activities

NOVEMBER 2025

DEPARTMENTAL DETAILS	
CAPE TOWN OFFICE: DIRECTORATE: DEVELOPMENT MANAGEMENT (REGION 1) (City of Cape Town, West Coast District, Cape Winelands District & Overberg District)	GEORGE REGIONAL OFFICE: DIRECTORATE: DEVELOPMENT MANAGEMENT (REGION 3) (Central Karoo District & Garden Route District)
<p>The completed Form must be sent via electronic mail to: DEADPEIAAdmin@westerncape.gov.za</p> <p>Queries should be directed to the Directorate: Development Management (Region 1) at: E-mail: DEADPEIAAdmin@westerncape.gov.za Tel: (021) 483-5829</p> <p>Western Cape Government Department of Environmental Affairs and Development Planning Attention: Directorate: Development Management (Region 1) Private Bag X 9086 Cape Town, 8000</p>	<p>The completed Form must be sent via electronic mail to: DEADPEIAAdmin.George@westerncape.gov.za</p> <p>Queries should be directed to the Directorate: Development Management (Region 3) at: E-mail: DEADPEIAAdmin.George@westerncape.gov.za Tel: (044) 814-2006</p> <p>Western Cape Government Department of Environmental Affairs and Development Planning Attention: Directorate: Development Management (Region 3) Private Bag X 6509 George, 6530</p>

LIST OF ABBREVIATIONS:

AEL	Air Emissions Licence in terms of NEM:AQA.
BA	Basic Assessment
CARA	Conservation of Agricultural Resources Act, 1982 (Act. No 43 of 1982).
CML	Coastal Management Line
CPP	Coastal Public Property
EA	Environmental Authorisation
EIA	Environmental Impact Assessment
EIA Regulations	Environmental Impact Assessment Regulations, 2014 as published in terms of Chapter 5 of National Environmental Management Act, 1998.
EAP	Environmental Assessment Practitioner
EAPASA	Environmental Assessment Practitioner Association of South Africa.
EMPr	Environmental Management Programme
NEMA	National Environmental Management Act, 1998 (Act No. 107 of 1998).
NEM:AQA	National Environmental Management: Air Quality Act, 2004 (Act No. 39 of 2004).
NEM:BA	National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004)
NEM:ICMA	National Environmental Management: Integrated Coastal Management Act, 2008 (Act No. 24 of 2008).
NEM:PAA	National Environmental Management Protected Areas Act, 2003 (Act No. 57 of 2003.
NEM:WA	National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008).
NID	Notice of Intent to Develop
NWA	National Water Act, 1998 (Act No. 36 of 1998)
POPIA	Protection of Personal Information Act, 2013 (Act No. 4 of 2013)
SACNASP	South African Council for Natural Scientific Professions
S&EIR	Scoping and Environmental Impact Report
SSVR	Site Sensitivity Verification Report.
STR	Screening Tool Report.

IMPORTANT INFORMATION TO BE READ PRIOR TO COMPLETING THE ATTACHED FORM:

1. Purpose

The purpose of this form is to provide a format for the submission of an application for Environmental Authorisation in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"), Environmental Impact Assessment ("EIA") Regulations, 2014.

2. Administrative requirements

- 2.1. This Application Form must always be used for applications that must be subjected to Basic Assessment or Scoping & Environmental Impact Reporting Process in terms of the NEMA EIA Regulations where this Department is the Competent Authority.
- 2.2. The application fee must be paid prior to the submission of this Application Form and proof thereof must be submitted together with this Application Form as Appendix C.
- 2.3. The application will not be considered if the proof of payment is not included in the application form.
- 2.4. Where an Applicant is **not required** to pay a fee, the Applicant must inform the Department in writing by attaching proof thereof and a motivation to the Application Form.

Department of Environmental Affairs and Development Planning banking details:

Bank:	Nedbank
Branch code:	145209
Account number:	145 204 5003
Type of Account:	Current Account
Status:	Tax exempted
Deposit reference:	Confirmed specific fee reference number

NB: Your confirmed Specific Fee Reference Number MUST be used as a deposit reference when making a payment.

3. Lapsing of the Application

- 3.1. An application for Environmental Authorisation lapses if the Applicant fails to meet any of the timeframes prescribed in terms of the NEMA EIA Regulations. As such, it is recommended that:
 - 3.1.1. The Applicant/EAP approach the Department prior to submission of the Application Form for guidance on the process to be followed – In this regard it must be noted that the Department has developed a **Notice of Intent** form to be submitted to the Department to allow for informed guidance by the Department;
 - 3.1.2. if the intention is to apply for exemption in terms of the National Exemption Regulations, 2014, Application for Exemption (Form No. AE10/2018) must be submitted **and the application finalised** prior to the submission of this Application Form.

4. General

- 4.1. *Submission of documentation, reports and other correspondence:*

The Department has adopted a digital format for corresponding with applicants or the general public. If there is a conflict between this approach and any provision in the legislation, then the provisions in the legislation prevail. If there is any uncertainty about the requirements or arrangements, the relevant Competent Authority must be consulted.

The Directorate: Development Management has created generic e-mail addresses for the respective Regions, to centralise their administration (i.e. receiving EIA applications and notifying clients of decisions, Notice of Intent form; request for fee reference numbers, etc.) Please make use of the relevant general administration e-mail address below when submitting documents:

DEADPEIAAdmin@westerncape.gov.za

Directorate: Development Management (Region 1):
City of Cape Town; West Coast District Municipal area;
Cape Winelands District Municipal area and Overberg District Municipal area.

DEADPEIAAdmin.George@westerncape.gov.za

Directorate: Development Management (Region 3):
Garden Route District Municipal area and Central Karoo District Municipal area

General queries must be submitted via the general administration e-mail for EIA related queries. Where a case-officer of DEA&DP has been assigned, correspondence may be directed to such official and copied to the relevant general administration e-mail for record purposes.

All correspondence, comments, requests and decisions in terms of applications, will be issued to either the applicant/requester in a digital format via email, with digital signatures, and copied to the Environmental Assessment Practitioner (where applicable).

- 4.2. The required information must be typed within the spaces provided in the form. The sizes of the spaces provided are not necessarily indicative of the amount of information to be provided. The tables may be expanded where necessary. Please make use contrasting colours in the answer blocks to improve the visibility and highlight information.
- 4.3. Unless protected by law all information contained in, and attached to this application, will become public information on receipt by the Department. Upon request, the Applicant/EAP must provide any interested and affected party with the information contained in or submitted with this Form.

Protection of Personal Information Act, 2013 (Act No. 4 of 2013) ("POPIA"):

Your attention is drawn to POPIA which is a comprehensive data protection legislation enacted in South Africa and came into effect on 1 July 2020. POPIA aims to give effect to the constitutional right to privacy, whilst balancing this against competing rights and interests, particularly the right of access to information. Please note that your personal information will only be used as far as it relates to the EIA process. By including your personal details in the Form and any subsequent reports and documents it will be deemed as giving consent to use this information as far as it relates to the EIA process.

- 4.4. This form is current as of April 2024. It is the responsibility of the Applicant/EAP to ascertain whether subsequent versions of the form have been released by the Department. Visit the Department's website at <http://westerncape.gov.za/eadp> to check for the latest version of this Form.
- 4.5. This Form must be **duly dated and signed** by the Applicant and/or EAP (wherever applicable) and must be submitted to the Department at the details provided below. Please note that a new declaration must be completed and submitted for each specific form or report.
- 4.6. **Where a Waste Management Licence in terms of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) ("NEM:WA" / "the Waste Act") is required, and this Department is also the competent authority in terms of the Waste Management Licence Application, the Form for an Integrated Environmental Authorisation must be completed (when available) and not this Form. Forms are available on the departmental website at the following address <https://www.westerncape.gov.za/eadp/about-us/meet-chief-directorates/environmental-quality/waste-management>.**
- 4.7. Please note that it is an offence for a person to provide incorrect or misleading information in any form, including any document submitted in terms of the EIA Regulations to a competent authority or omits information that may have an influence on the outcome of a decision of a competent authority.
- 4.8. The information provided in this Form will be used to confirm the applicable application process that must be followed and the appropriate fee.

5. Circulars, Guidelines and Tools

- 5.1. The Department's latest Circulars pertaining to the "One Environmental Management System" and the EIA Regulations, and guidelines must be taken into account when completing this Form.
- 5.2. The Screening Tool developed by the National Department of Environmental Affairs must be used to generate a screening report. Please use the Screening Tool link <https://screening.environment.gov.za/screeningtool> to generate the Screening Tool Report ("STR"). The STR must be attached to this Form as Appendix D.
- 5.3. The general requirements for undertaking site sensitivity verification and the Protocols for the assessment and minimum report content requirements of environmental impacts for environmental themes for activities requiring environmental authorisation, must be considered and applied in the EIA process (where applicable). The STR provides a summary of the assigned sensitivity ratings for each theme. A Site Sensitivity Verification Report ("SSVR") for each identified theme should be attached to this Form as Appendix E, wherein the STR sensitivity rating for each theme is either confirmed or refuted.

6. Other Legislative Requirements

The Applicant must comply with any other statutory requirements that may be applicable to the undertaking of the proposed activities. Where another law relating to a matter affecting the environment is applicable to the proposed activities and the application for environmental authorisation, the relevant organ of state administering that law must be consulted during the environmental impact assessment (EIA) process. Furthermore, the EAP managing the application for environmental authorisation must (to the extent required) ensure the synchronisation of the consideration of the respective applications in terms of the NEMA and the specific other law.

Where applicable, this Department's operational agreement regarding the synchronisation of processes in terms of CARA; NWA; NHRA and NEMA must be considered and implemented. Also, please refer to this Department's Circular EADP 0028/2014: One Environmental Management System in terms of the synchronisation of the consideration of the applications in terms of the NEMA and the NWA.

Kindly note that any omission of any reports/information required in terms of such other law that may apply; or delay as a result of the synchronisation process in terms of the application process in terms of that law, may prejudice the success of an application for environmental authorisation.

The following section provides a list of legislation affecting the environment and which may be applicable to the proposed activities (application); however, this is **not** an exhaustive list. The onus is on the applicant to ensure that all the applicable legislative requirements are complied with prior to undertaking the proposed activities.

- 6.1. *National Water Act, 1998 (Act No. 36 of 1998) ("NWA")*
Relevant where a water use licence or general authorisation will be required for any activities identified in terms of Section 21 of the NWA.
- 6.2. *National Environmental Management: Air Quality Act, 2004 (Act No. 39 of 2004) ("NEM:AQA")*
Where an air emissions licence ("AEL") will be required in terms of the NEM:AQA for the proposed activity, specific attention must be given to the synchronisation of the application processes and consultation with the relevant licensing authority.
- 6.3. *National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004) ("NEM:BA")*
If the proposed activities will include the need for a permit in terms of Section 71 and 73 of NEM:BA, regarding their duty of care relating to listed invasive species, namely an implementing an invasive species control plan, the synchronisation of the application processes and consultation with the relevant licensing authority is important.
- 6.4. *National Environmental Management: Integrated Coastal Management Act, 2008 (Act No. 24 of 2008) (NEM:ICMA):*
Should a Coastal Authorisation is required for reclaiming land or a Coastal Waters Discharge Permit will be required, the synchronisation of the application processes and consultation with the relevant licensing authority is important.

Where the development will include coastal activities, the EAP must ensure that information pertaining to the provisions of Section 63 of NEM:ICMA is provided demonstrating how the proposed development conforms or complies with such requirements.
- 6.5. *National Heritage Resources Act, 1999 (Act No. 25 of 1999) ("NHRA")*
Please note that section 38 of the NHRA sets out the requirements regarding the integration of the decision-making process with that of the EIA Regulations, 2014, however, under the proviso that the necessary information is submitted and any comments and recommendations of the relevant heritage resources authority (HWC) with regard to such development, have been provided and taken into account prior to the granting of the authorisation.
- 6.6. *Conservation of Agricultural Resources Act, 1982 (Act No.43 of 1982)*
If the Where an application for the cultivation of virgin soil is required in terms of the Regulations promulgated under CARA ("CARA Regulations"), the EAP must ensure that the EIA and CARA permitting processes are synchronised and all specialist reports submitted as part of the CARA process must be submitted to the Competent Authority for consideration in the EIA process.
- 6.7. *National Forests Act, 1998 (Act No. 84 of 1998) ("NFA")*
Where the proposed activity may result in the removal of protected tree species or indigenous forest, the applicability of the NFA must be confirmed by the Department of Forestry, Fisheries and the Environment: Western Cape Forestry - Directorate: Forestry Management Other Regions (Western Cape) in writing.
- 6.8. *Regulations Relating to the Management of Human Remains (GN. R363 of 22 May 2013)*
If the proposed development will include a cemetery or burial sites, the applicability of this legislation must be determined. The relevant authority must be consulted regarding the above and written comment must be obtained from the Department of Health on how all the provisions of the Regulations Relating to the Management of Human Remains (GN. R363 of 22 May 2013), apply to the proposed development and whether exemption from said regulations is applicable.

GENERAL REQUIREMENTS

1. Applicants | EAPs and Specialists

An applicant must appoint an EAP at own cost to manage the application; Provided that an EAP need not be appointed for an application to amend an environmental authorisation where no environmental impact assessment or part thereof is required as part of such amendment application. A Specialist may need to be appointed, at the cost of the applicant, if the level of assessment is of a nature requiring the appointment of a specialist.

The applicant must take all reasonable steps to verify whether the EAP and specialist complies with requirements set out in the EIA Regulations; and provide the EAP and specialist with access to all information at the disposal of the applicant regarding the application, whether or not such information is favourable to the application.

An EAP appointed to manage an application must be registered with an appointed registration authority contemplated in terms of section 24H of the NEMA. The appointed EAP must be able to provide proof that their registration is up to date and current.

An appointed Specialist performing work in accordance with the minimum information requirements specified in a Protocol published under Sections 24(5)(a), (h) and 44 of the NEMA, **must** be registered with the South African Council for Natural Scientific Professions (SACNASP). The appointed specialist must be able to provide proof of the relevant expertise as well as the SACNASP registration number.

2. Locality Map and Site Development Plan

A locality map must be attached to this Form, as Appendix L. The scale of the locality map must be at least 1:50 000. For linear activities of more than 25 kilometres, a smaller scale e.g. 1:250 000 can be used. The scale must be indicated on the map. The map must include the following:

- an accurate indication of the project site position as well as the positions of the alternative sites, if any;
- road names or numbers of all the major roads as well as the roads that provide access to the site(s)
- a north arrow;
- a legend;
- the prevailing wind direction; and
- GPS co-ordinates (Indicate the position of the proposed activity with the latitude and longitude at the centre point for each alternative site. The co-ordinates should be in degrees, minutes and seconds. The minutes and seconds should be to at least three decimal places. The projection that must be used in all cases is the Hartebeesthoek94 WGS84 coordinate system;
- a digital copy of the GPS coordinates must also be provided in a KMZ File (.kmz) format. The KMZ File may be converted to a PDF format and submitted as such.

The EIA Regulations require that a map (i.e., a site development plan) at an appropriate scale which superimposes the proposed activity and its associated structures and infrastructure on the environmental sensitivities of the preferred site indicating any areas that should be avoided, including buffers; be submitted with the relevant EIA reports.

If the project has progressed to a point where a site development plan ("SDP") has been designed, the final plan must be submitted in a digital format with the Application Form. The Shape Files (.shp) for the site development plans must be in the Hartebeesthoek94 WGS84 co-ordinate system, and such plans must be included in an electronic copy of the report submitted to the competent authority).

3. Application Project Plan

A project schedule must be submitted as an Appendix K, and must include milestones for:

- public participation (dates for advertisements, workshops and other meetings, obtaining comment from organs of state including state departments);
- the commencement of parallel application processes required in terms of other statutes (WULA, Heritage and any other Department) and where relevant, the alignment of these application processes with the EIA process;
- the submission of the key documents (e.g. Basic Assessment Report, Scoping Reports, EIA Reports and Environmental Management Programmes).

Note: All the above dates must take into account the reckoning of days as prescribed in the EIA Regulations, the statutory timeframes applicable to the Applicant and EAP, as well as the timeframes applicable in terms of authority responses as prescribed in the EIA Regulations. Possible appeals may impact on project timeframes/milestones.



APPLICATION FORM

APPLICATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 FOR EIA LISTED ACTIVITIES.

APRIL 2024

GENERAL PROJECT DESCRIPTION

[This must include an overview of the project including the Farm name/Portion/Erf number]

DEVELOPMENT OF SUSTAINABLE AND INTEGRATED HUMAN SETTLEMENTS ON ERF 64 KYLEMORE, STELLENBOSCH MUNICIPALITY. The proposed integrated scenario aims to provide a middle ground between the three main economic clusters. The development is proposed to consist of:

- Open Space
- Residential; and
- Commercial

ATTACHMENTS

Note: The Appendices must be attached to the Application form as per the list below.

Appendix A:	Consent Form - Landowner	YES		
Appendix B:	Proof that it is community project and/or funded by a government Department			N/A
Appendix C:	Proof of payment of the application fee			N/A
Appendix D:	Screening Tool Report	YES		
Appendix E:	Site Sensitivity Verification Report	YES		
Appendix F:	Notice of Intent to Develop (NID) from Heritage Western Cape	YES		
Appendix G:	Proof of application to the Department of Water and Sanitation			N/A
Appendix H:	Exemption Notice (s)			N/A
Appendix I:	Zoning Map	YES		
Appendix J:	Existing approvals			N/A
Appendix K:	Application Project Plan	YES		
Appendix L:	Locality map (at scale of 1: 50 000 or less, including a KMZ File)	YES		
Appendix	Any other attachments must be included as subsequent appendices.			

PART 1: ADMINISTRATIVE DETAILS

SECTION A: DETAILS OF APPLICANT | EAP | LANDOWNER | MUNICIPALITY

Highlight the Departmental Region and District in which the intended application will fall	CAPE TOWN OFFICE (REGION 1)		GEORGE REGIONAL OFFICE (REGION 3)				
	City of Cape Town	Cape Winelands District	Central Karoo District				
	West Coast District	Overberg District	Garden Route District				
Duplicate this section where there is more than one Applicant							
1.	Name of Applicant:	Housing Development Agency (HDA) – Western Cape					
	Contact person name (if other):	Ms Minenhle Qwabe					
	Company/ Trading name State Department/Organ of State:	N/A					
	Company Registration Number:	N/A					
	Postal address & Postal code:	P.O BOX 7638, ROGGEBAAL, CAPETOWN	Code	8012			
	Contact numbers:	Tel. +27(0) 21 481 2900	Cell:	+27(0) 82 589 4183			
	E-mail:	Minenhle.qwabe@thehda.co.za					
2.	Company of EAP:	IKAMVA Consulting					
	EAP / Candidate EAP name:	Mr Dumisani Bokveldt					
	EAP registration no:	2019/1133					
	Postal address & Postal code:	P.O. BOX 1217, Mthatha	Code	5099			
	Contact numbers:	Tel. +27(0) 47 531 4044	Cell:	+27(0) 73 219 6396			
	E-mail:	dbokveldt@kamva.co.za					
	Duplicate this section where there is more than one Landowner						
3.	Name of landowner:	DEPARTMENT OF PUBLIC WORKS AND INFRASTRUCTURE					
	Name of contact person for landowner (if other):	Mr Imitaz Fazel (Acting Director General)					
	Postal address & Postal code:	Private Bag X 65, Pretoria	Code	0001			
	Contact numbers:	Tel. +27(0) 21 406 1000	Cell:	+27(0)			
	E-mail:	Dg.pa@dpw.gov.za					
	Note: The written consent form must be attached as Appendix A to this Form. If there is more than one cadastral, written consent must be provided for each cadastral unit by all landowners. The consent of the landowner or person in control of the land is not required for: a) linear activities; b) an activity directly related to prospecting or exploration of a mineral and petroleum resource or extraction and primary processing of a mineral resource; or c) strategic integrated projects ("SIPs") as contemplated in the Infrastructure Development Act, 2014 (Act No. 23 of 2014).						
4.	Name of Person in control of the land:	Housing Development Agency					
	Contact person for 'person in control of the land' (if other):	Mr Bheki Khenisa CEO Housing Development Agency : Western Cape					
	Postal address & Postal code:	4 Kikuyu Road, Sunninghill	Code:	2157			
	Contact numbers:	Tel. +27(0) 11 544 1000	Cell:				
	E-mail:	info@thehda.co.za					
	Duplicate this section where there is more than one Municipal Jurisdiction						
5.	Municipality in whose area of jurisdiction the proposed activity will be undertaken:	Stellenbosh Local Municipality					
	Name of contact person:	Mr Shaun October (Programme Manager Department: Housing Development)					
	Postal address & Postal code:	P.O BOX 17 STELLENBOSCH	Code	7600			
	Contact numbers:	Tel. +27(0) 21 808 8756	Cell:	+27(0) 82 788 9891			
	E-mail:	Shaun.October@stellenbosh.gov.za					

SECTION B: NATIONAL SECTOR CLASSIFICATION LIST

Highlight the main sector the proposed development falls under and insert "1" in the relevant block in the sector list below. This will be the same sector indicated in the National Web Based Environmental Screening Tool which should be utilised to generate the Screening Tool Report.

Note: Where more than one sector may be applicable, for the purpose of identifying all the relevant / applicable specialist studies, also indicate the "secondary sector(s)" applicable to the proposed development by inserting a "2" in the relevant block in the sector list below with "2". Screening Tool Reports must be generated for each of the applicable sectors.

Infrastructure/Transport Services/Roads – Public	X	Utilities Infrastructure/Telecommunications/Radio Broadcasting – Tower	Services/Waste Management Services/Storage Facilities – Nuclear	
Infrastructure/Transport Services/Roads – Private		Utilities Infrastructure/Telecommunications/Radio Broadcasting – Mast	Services/Burial and cemeteries – Cemeteries	
Infrastructure/Transport Services/Rail- Public		Utilities Infrastructure/Telecommunications/Radio Broadcasting – Receivers	Services/Burial and cemeteries – Cremators	
Infrastructure/Transport Services/Rail – Private		Utilities Infrastructure – Marine cables	Services/Water services/Storage – Reservoirs	
Infrastructure/Transport Services/Airport/Runways/Landing Strip/Helipad – Commercial		Utilities Infrastructure/Electricity/Generation/ Non- Renewable/ Hydrocarbon – Petroleum	Services/Water services – Desalination	
Infrastructure/Transport Services/Airport/Runways/Landing Strip/Helipad – Private		Utilities Infrastructure/Electricity/Generation / Non- Renewable/ Hydrocarbon – Coal	Services/Water services – Treatment and Wastewater	
Infrastructure/Transport Services/Airport/Runways/Landing Strip/Helipad – Public Services		Utilities Infrastructure/Electricity/Generation/ Non- Renewable – Nuclear	Services - Hospitality	
Infrastructure/Transport Services – Ports		Utilities Infrastructure/Electricity/Generation/Renewable – Hydro	Agriculture/Forestry/Fisheries – Crop production	
Infrastructure/Transport Services – Inland waterways		Utilities Infrastructure/Electricity/Generation/Renewable/Solar – PV	Agriculture/Forestry/Fisheries – Animal production	
Infrastructure/Transport Services – Marina		Utilities Infrastructure/Electricity/Generation/Renewable/Solar – CSP	Agriculture/Forestry/Fisheries – Afforestation	
Infrastructure/Transport Services – Canal		Utilities Infrastructure/Electricity/Generation/Renewable - Wind	Agriculture/Forestry/Fisheries – Aquaculture	
Infrastructure/Localised infrastructure – Infrastructure in the sea/Estuary/Littoral active zone/Development setback/100m inland/ or coastal public property		Utilities Infrastructure/Electricity/Generation/Renewable – Biomass/Biofuels	Agriculture/Forestry/Fisheries – Agro-processing	
Infrastructure/Localised infrastructure – Zip lines and Foeftie slides		Utilities Infrastructure/Electricity/Generation/Renewable - Wave	Transformation of land – Indigenous vegetation	X
Infrastructure/Localised infrastructure – Cableway and Funiculars		Utilities Infrastructure/Electricity/ Distribution and Transmission – Powerline	Transformation of land – From open space or Conservation	
Infrastructure/Localised infrastructure – Billboards		Utilities Infrastructure/Electricity/ Distribution and Transmission – substation	Transformation of land – From Agriculture or Afforestation	X
Infrastructure/Localised infrastructure – Depot for dangerous goods		Services/Waste Management Services/Disposal Facilities – Hazardous	Transformation of land – From mining or heavy industrial areas	
Infrastructure/Localised infrastructure – Filling station or Tanks for Dangerous goods		Services/Waste Management Services/Disposal Facilities – Nuclear	Any activities close to or within a watercourse	
Utilities Infrastructure/Pipelines – Fresh/Storm water urban	X	Services/Waste Management Services/Disposal Facilities – General	Any activity in an estuary, on the seashore, in the littoral active zone, or in the sea	
Utilities Infrastructure/Pipelines – Fresh/Storm water rural		Services/Waste Management Services/ Treatment Facilities – Hazardous	Activity requiring a permit or license in terms of National or Provincial legislation governing the release or generation of emissions – emissions	
Utilities Infrastructure/Pipelines – Wastewater	X	Services/Waste Management Services/ Treatment Facilities – General	Activity requiring permit or license – Marine effluent/freshwater effluent	
Utilities Infrastructure/Pipelines – Dangerous goods urban		Services/Waste Management Services/ Storage Facilities – General	Activity requiring permit or license – Freshwater effluent	
Utilities Infrastructure/Pipelines – Dangerous goods rural		Services/Waste Management Services/ Storage Facilities – Hazardous	Release genetically modified organisms	

Note: Mining categories have been excluded from the above list.

PART 2: APPLICATION FOR ENVIRONMENTAL AUTHORISATION

SECTION C: PROJECT DETAILS

1.	Is this Application for a:	Basic Assessment Process X	Scoping & EIR Process	Integrated Application	
2.	Is this a strategic infrastructure projects ("SIPs") as contemplated in the Infrastructure Development Act, 2014 (Act No. 23 of 2014)?			YES	NO X
3.	Is the proposed activity a 'new development' or an 'expansion of an existing development / facility?			New X	Expansion
	Is the proposed site(s) a brownfield or greenfield site?			Brownfield X	Greenfield
4.	Please explain. Brownfield: There are approximately 30 households which are currently residing in erf 64 Kylemore, Stellenbosch. Few families reside on the property in houses built on the north-western and south-eastern corners. These dwellings can be retained and accommodated in the development, but in the instances where dwellings have to be demolished, the inhabitants will have to be relocated.				
5.	Are there existing structures or infrastructure on the site?				
5.1.	If yes, provide a description of what this entails, the development footprint and the date when these structures or infrastructure were developed. N/A				
6.	For Linear activities or developments				
6.1.	Provide the Farm(s)/Farm Portion(s)/Erf number(s) for all routes: Remainder of ERF 64				
6.2.	Development footprint of the proposed development for each alternative.				69,272 m²
6.3.	Provide a description of the proposed development (e.g. for roads the length, width and width of the road reserve in the case of pipelines indicate the length and diameter) for all alternatives.				
6.4.	Indicate how access to the proposed routes will be obtained for all alternatives. There is existing access to the site proposed for development. Access to the proposed development will be gained via the existing Skool Street. This road currently provides access to Kylemore High School, two farms, a couple of houses and a property of the Department of Water Affairs and Forestry. Skool Street road reserve is 16 meters wide and the street has a black top width of 5.6 meters with mountable concrete kerbs and channels on both sides.				
6.5.	SG Digit codes of the Farms/Farm Portions/Erf numbers for all alternatives (description of cadastral unit)				
	E	R	F	6	4
6.6.	Starting point co-ordinates for all alternatives				
	Latitude (S)		"		"
	Longitude (E)		"		"
	Middle point co-ordinates for all alternatives				
	Latitude (S)	33°	55'		31.67"
	Longitude (E)	18°	57'		23.38"
	End point co-ordinates for all alternatives				
	Latitude (S)		"		"
	Longitude (E)		"		"
Note	For linear activities or developments longer than 500m, a map indicating the co-ordinates for every 100m along the route must be attached to this Application form as an Appendix.				
7.	Other developments				
7.1	Property size(s) of all proposed cadastres:				6.9272 ha
7.2	Developed footprint of the existing facility and associated infrastructure (if applicable):				N/A
7.3	Development footprint of the proposed development and associated infrastructure size(s) for all alternatives:				6.9272 ha
7.4	Provide a detailed description of the proposed development and its associated infrastructure (This must include details of for example buildings, structures, infrastructure, storage facilities, sewage/effluent treatment facilities) for all alternatives.				
Stellenbosch Local Municipality as part of its human settlements delivery mandate aims to undertake the development of Erf 64 Kylemore which measures 6.9272ha in extent. The municipality will through this development of integrated human settlements provide sustainable residential opportunities for beneficiaries from Kylemore and surrounds as well as incorporate the current occupancy status on the property. The project is aimed at the implementation of erf 64 Kylemore housing project of 443 dwelling units as indicated by the Stellenbosch Municipality IDP (2017 – 2022).					
The property is strategically located and therefore a proposed development which incorporates retail space for economic opportunities is imperative for the financial viability of the development. To achieve the main goal of creating integrated and					

sustainable human settlements with an expression of green spaces and social facilities, the proposed development must incorporate the proposed land uses approved in 2010 by the municipality which include an early childhood development centre as well as public open spaces. Erf 64, Kylemore falls outside the declared PHSHDA, (Stellenbosch urban Core).

The proposed development will apply the following land development as provided for in the Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA) which include Spatial Justice, Spatial Sustainability, Efficient, and Spatial Resilience. There are approximately 30 households which are currently residing in erf 64 Kylemore, Stellenbosch. Few families reside on the property in houses built on the north-western and south-eastern corners. These dwellings can be retained and accommodated in the development, but in the instances where dwellings have to be demolished, the inhabitants will have to be relocated.

In the western third of the property, the historical construction and presence of a dam has introduced disturbance. The dam wall or embankment is heavily encroached by black wattle and long leaf wattle. On the northern boundary of the erf a drainage trend and gravel road exist. This gravel road is incorporated in an existing servitude right of way in favour of the western farm.

The close proximity of the school is ideal for this type of development and Kylemore being a small town, means that the shops and other amenities are also close by. The records from Stellenbosch Municipality indicated that erf 64 Kylemore Stellenbosch Municipality is owned by National Department of Public Works. The current of erf 64 Kylemore is agricultural zone I and the study area measures 6.9272ha in extent.

Roads - Access to the proposed development will be gained via the existing Skool Street. This road currently provides access to Kylemore High School, two farms, a couple of houses and a property of the Department of Water Affairs and Forestry. Skool Street road reserve is 16 meters wide and the street has a black top width of 5.6 meters with mountable concrete kerbs and channels on both sides. Traffic Studies found out that there will be low trip generation from the low-cost erven and the existing road network will be able to accommodate the proposed development of integrated and sustainable human settlement in erf 64, Kylemore, Stellenbosch Municipality. Skool Street has been constructed with a permanent surface and kerbs up to the gate of Kylemore High School. Approximately 215 meters of road will have to be constructed to the boundary of the development.

Stormwater - an existing stormwater detention pond is situated on the southern portion of the site. This detention pond is required as part of the stormwater management system of Kylemore and it must be part of the infrastructure that will be supporting the proposed development of integrated and sustainable human settlement in erf 64, Kylemore, Stellenbosch. The stormwater runoff from the development will be disposed into the said detention pond. A portion of runoff from the lower lying area will be disposed into the adjacent municipal stormwater system below the detention pond.

The study further revealed that no upgrading of the existing municipal stormwater disposal system is expected

Sewer - GLS Engineering provides the information of the existing sewer reticulation system. According to their study, the system will have to be upgraded. These items are not required for this development only. The sewer connection point for this erf 64, Kylemore, Stellenbosch Municipality, is at the Gouwsblom Street. A 160 mm diameter link sewer line will have to be installed from the proposed development to the connection point.

The expected sewage flow from the development is approximately 100k/day and it is revealed that no upgrading of the treatment works will be required to accommodate the development.

Water Supply - according to GLS Engineering the capacity of the water source and the water treatment works is adequate to accommodate the proposed development. It is further suggested that it will be necessary to provide a new pumpstation at Kylemore Lower reservoir, a 160 mm diameter rising water main from Kylemore Lower reservoir to Kylemore Upper reservoir, a new 1.5ML Kylemore Upper reservoir (at 360m MSL) and a new 160mm diameter delivery waterline from the new Kylemore Upper reservoir.

Electricity Supply - DK Electrical Consultants liaised with Eskom and they revealed that the proposed development can be supplied with electricity from the existing 11kV overhead network in the area. A 11Kv cable has to be installed from the end of the existing line (approximately 30m from the northern boundary of the erf 64, Kylemore, Stellenbosch Municipality) to supply two new miniature substations inside the proposed development.

Community facilities form an integral part of the sustainable and integrated human settlement. The following are the proposals that support the development of sustainable human settlement in erf 64 Kylemore, Stellenbosch Municipality:

- Provision of schools (Crèche, Primary & Secondary)
- Early Childhood Development centres.
- Develop sport and recreation facilities
- Provide facilities for multi- purpose usage.
- Provision of libraries in strategic points
- Provision of Sports Fields
- Provision of grave yards or cemeteries
- The need to provide the community halls

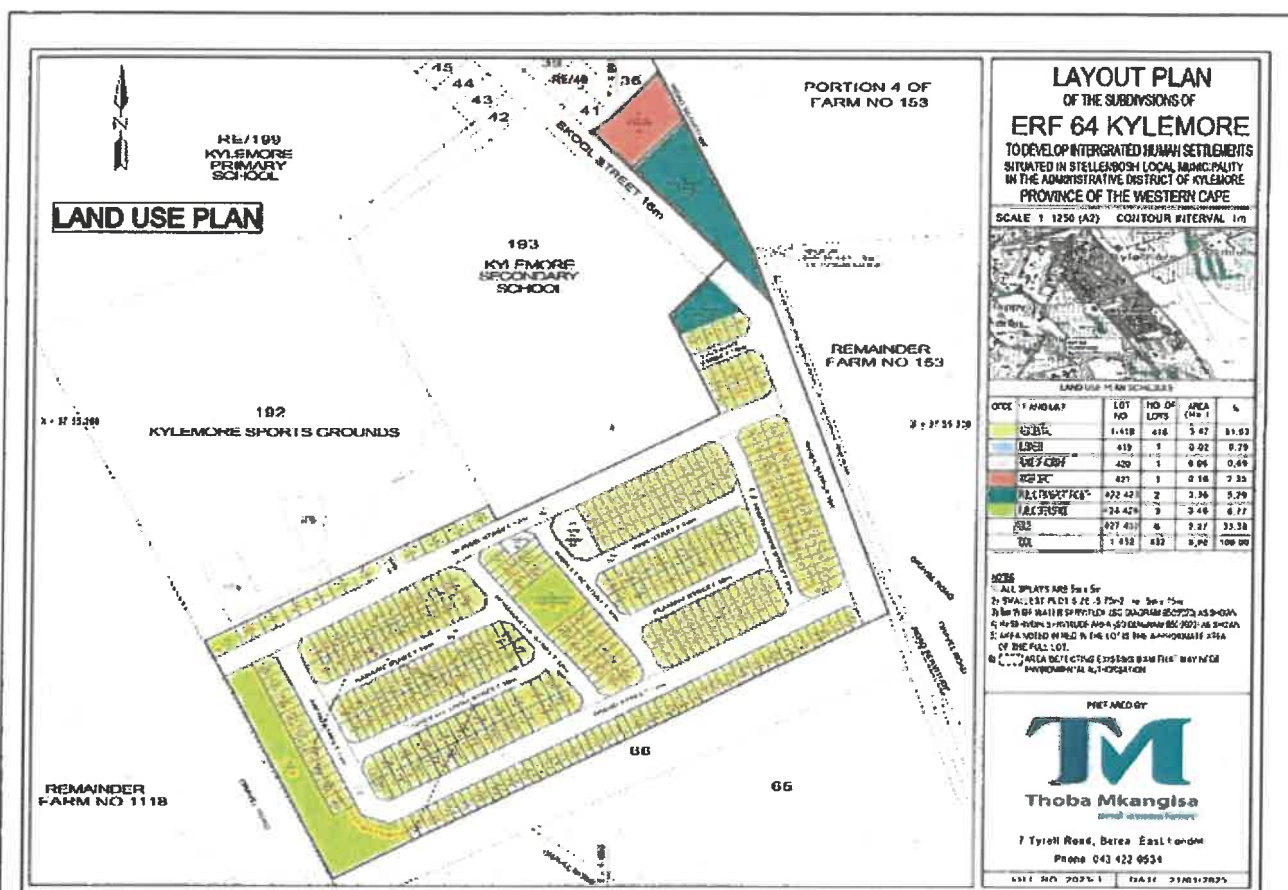


Figure 1: Layout Plan for Erf 64 Development

[illegible]

SECTION D: LISTED ACTIVITIES TO BE APPLIED FOR

All activities listed in of the EIA Regulations that are associated with the proposed development must be provided below.

Activity No(s):	Provide the relevant Basic Assessment Activities as set out in Listing Notice 1	Describe the portion of the <u>proposed development</u> to which the <u>applicable listed activity</u> relates.
56	<p>The widening of a road by more than 6 metres, or the lengthening of a road by more than 1 kilometre —</p> <ul style="list-style-type: none"> (i) where the existing reserve is wider than 13,5 meters; or (ii) where no reserve exists, where the existing road is wider than 8 metres; <p>excluding where widening or lengthening occur inside urban areas</p>	<p>Internal roads will be constructed within the Erf 64 development. The development of roads to provide access. The road to be built is more that 8m in width</p>

Activity No(s):	Provide the relevant Basic Assessment Activities as set out in Listing Notice 3	Describe the portion of the proposed development to which the applicable listed activity relates.
Activity No(s):	Provide the relevant Scoping and EIR Activities as set out in Listing Notice 2	Describe the portion of the proposed development to which the applicable listed activity relates.
N/A		N/A
Note: <ul style="list-style-type: none"> Only those activities listed which will be applied for shall be considered for authorisation. The onus is on the Applicant to ensure that all applicable listed activities are included in the application. Environmental Authorisation must be obtained prior to commencement with each applicable listed activity. If a specific listed activity is not included in an Environmental Authorisation, a new application for Environmental Authorisation will have to be submitted. The Minister responsible for mineral resources is the Competent Authority to deal with all applications where the listed or specified activity is directly related to- <ul style="list-style-type: none"> (a) prospecting or exploration of a mineral or petroleum resource; or (b) extraction and primary processing of a mineral or petroleum resource. 		

SECTION E: SPECIALIST INPUT

Note:

Please note that the submission of a report generated from the National Web Based Environmental Screening Tool in terms of Section 24(5)(h) of the NEMA and Regulation 16(1)(b)(v) of the EIA Regulations, 2014, is compulsory when submitting an application for environmental authorisation in terms of Regulation 19 and 21 of the EIA Regulations, 2014.

The Screening Tool developed by the National Department of Environmental Affairs must be used to generate a screening report. Please use the link <https://screening.environment.gov.za/screeningtool> to generate the Screening Tool Report. The Screening Tool Report(s) must be attached to this Form as Appendix D.

In terms of Sections 24(5)(a), (h) and 44 of the NEMA the Minister has prescribed general requirements for undertaking site sensitivity verification and for protocols for the assessment and minimum report content requirements of environmental impacts for environmental themes for activities requiring environmental authorisation. When the requirements of a protocol apply, the requirements of Appendix 6 of the Environmental Impact Assessment Regulations, (EIA Regulations), promulgated under sections 24(5) and 44 of the National Environmental Management Act, 1998 (Act No. 107 of 1998), are replaced by these requirements. Please provide information provided in this section to demonstrate how the minimum information requirements will be met.

1.	Explain which environmental themes and protocols are applicable to your proposal.		
Aquatic theme, Archaeological and cultural Heritage theme, Terrestrial Biodiversity theme			
2.	Will you be conducting the specialist input as recommended in the screening tool report?	YES X	NO
If NO , please attach a Site Sensitivity Verification Report ("SSVR") as Appendix E and indicate for which Themes the specialist investigations will be conducted and provide an explanation why the others will not be undertaken or will not be undertaken at the level of assessment indicated in the STR.			
Note: The site sensitivity verification must be undertaken by an environmental assessment practitioner or a specialist. The site sensitivity verification must be undertaken through the use of: <ul style="list-style-type: none"> (a) a desk top analysis, using satellite imagery; (b) a preliminary on-site inspection; and (c) any other available and relevant information. The outcome of the site sensitivity verification must be recorded in the form of a report that: <ul style="list-style-type: none"> (a) confirms or disputes the current use of the land and environmental sensitivity as identified by the screening tool, such as new developments or infrastructure, the change in vegetation cover or status etc.; (b) contains a motivation and evidence (e.g. photographs) of either the verified or different use of the land and environmental sensitivity; and (c) is submitted together with the relevant assessment report prepared in accordance with the requirements of the Environmental Impact Assessment Regulations. 			
3.	List the specialist investigations to be conducted as part of the EIA process and provide the name(s) of the specialist(s).		
Aquatic Theme – Earthguard Consulting- Zona Quvile			
Terrestrial Biodiversity -Earthguard Consulting- Zona Quvile			
Archaeological and Cultural Heritage Theme- Karen Van Ryneveld			

SECTION F: OTHER LEGISLATION | APPROVALS

1.	Exemptions in terms of the NEMA and the EIA Regulations		
1.1	Is it your intention to apply for exemption from any provision of the NEMA and the EIA Regulations.	YES	NO X
Note: If YES , an application for exemption from provisions of the EIA Regulations, 2014 must be submitted on a separate Exemption Application Form. The required Exemption Application Form must be submitted and decided by the Competent Authority prior to the application for Environmental Authorisation being submitted. Visit the Department's website at http://westerncape.gov.za/eado to check for the latest version of this Exemption Application Form.			

2.	Other applicable Legislation		
2.1	Does the proposed development require a Coastal Waters Discharge Permit in terms of the National Environmental Management: Integrated Coastal Management Act (NEM:ICMA)? If YES, explain:	YES	NO X
2.2	Will the proposed development require the reclamation of land in terms of NEM:ICMA? If YES, explain:	YES	NO X
2.3	Does the proposed project require an application for a water use license in terms of the National Water Act, 1998 (Act No. 36 of 1998)? If YES, explain:	YES	NO X
2.4	Does the proposed project require an application for an Atmospheric Emission License in terms of the National Environmental Management: Air Quality Act, 2004 (Act No. 39 of 2004)? If YES, explain:	YES	NO X
2.5	Is the National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004 ('NEM:BA')) applicable to your proposed development? If YES, explain:	YES	NO X
2.6	Is the National Environmental Management Protected Areas Act, 2003 (Act No. 57 of 2003 ('NEM:PAA')) applicable to your proposed development? If YES, explain:	YES	NO X
2.7	Does the proposed development require a permit in terms of the Conservation of Agricultural Resources Act, 1983 (Act No. 43 of 1983)? If YES, explain:	YES	NO X
2.8	Is the proposed development subject to the Regulations Relating to the Management of Human Remains (GN. R363 of 22 May 2013)? (i.e. include a cemetery or burial site). If YES, explain: The applicability of these regulation must be confirmed by the relevant authority.	YES	NO X
2.9	Is there any other law relating to a matter affecting the environment relevant to that application for an environmental authorisation which has not been listed above? If YES, please list the legislation below:	YES	NO X
3.	Existing approvals		
3.1	Are there any existing approval(s) linked to the property or development? If YES, indicate which approvals were granted (attach approvals as Appendix J).	YES	NO X
3.2	Will any of the approval(s) listed above be in conflict with the proposed development? If YES, explain:	YES	NO X
4.	Heritage Impact Assessment		
4.1	Does the proposed development constitute the undertaking of any of the categories of development set out in Section 38(1) of the National Heritage Resources Act? If yes, explain:	YES X	NO
4.2	Has a NID been submitted to Heritage Western Cape?	YES	NO X
If yes, indicate the date the NID was submitted and any further information relevant to the NID:		Date:	
Note: Please be advised that every application for Environmental Authorisation, must include, where applicable, the investigation, assessment and evaluation of the impact of any proposed listed or specified activity on any national estate referred to in section 3(2) of the National Heritage Resources Act, 1999 (Act No. 25 of 1999), excluding the national estate contemplated in section 3(2)(i)(vi) and (vii) of that Act.			
If Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) is applicable to your proposed development, then you are requested to submit the Notice of Intent to Develop ("NID") form developed by Heritage Western Cape to Heritage Western Cape and attach a copy to this form as Appendix F. If Heritage Western Cape requires that a Heritage Impact Assessment will be required, the Heritage Impact Assessment must be undertaken as one of the specialist studies of the EIA process to be undertaken in terms of the EIA Regulations.			

	<p>Section 38 of the Act states as follows:</p> <p>38. (1) Subject to the provisions of subsections (7), (8) and (9), any person who intends to undertake a development categorised as-</p> <p>(a) the construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;</p> <p>(b) the construction of a bridge or similar structure exceeding 50m in length;</p> <p>(c) any development or other activity which will change the character of a site-</p> <p>(i) exceeding 5 000 m² in extent; or</p> <p>(ii) involving three or more existing erven or subdivisions thereof; or</p> <p>(iii) involving three or more erven or divisions thereof which have been consolidated within the past five years; or</p> <p>(iv) the costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority;</p> <p>(d) the re-zoning of a site exceeding 10 000 m² in extent; or</p> <p>(e) any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority, must at the very earliest stages of initiating such a development, notify the responsible heritage resources authority and furnish it with details regarding the location, nature and extent of the proposed development.</p>
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SECTION G: DESCRIPTION OF THE RECEIVING ENVIRONMENT

1.	GROUNDWATER, SOIL AND GEOLOGICAL STABILITY OF THE SITE
1.1	<p>Is the site or alternative site(s) located on or near any important abiotic features, including groundwater, soil or geological features?</p> <p>If YES, provide a detailed explanation below.</p>
Note:	<p>Important abiotic features may include: a shallow water table (less than 1.5m deep); seasonally wet soils (often close to water bodies); unstable rocky slopes or steep slopes with loose soil (35-45 degrees); dispersive soils (soils that dissolve in water); soils with high clay content; any other unstable soil or geological feature; an area adjacent to or above an aquifer.</p>

2.	SURFACE WATER						
2.1	Indicate the surface water features present on or adjacent to any of site alternatives (highlight the appropriate boxes)? If "YES" indicate the distance from the site (i.e. preferred or alternative site) to the nearest feature in metres (m).						
	Perennial River		NO	Preferred site	m	Alternative site	m
	Non-Perennial River		NO	Preferred site	m	Alternative site	m
	Permanent Wetland		NO	Preferred site	m	Alternative site	m
	Seasonal Wetland		NO	Preferred site	m	Alternative site	m
	Artificial Wetland		NO	Preferred site	m	Alternative site	m
	Pans		NO	Preferred site	m	Alternative site	m
	Peat or Peat Soils		NO	Preferred site	m	Alternative site	m
	An area adjacent to or above an aquifer		NO	Preferred site	m	Alternative site	m
2.2	Are there any wetland within a radius of 500 metres from the site or an alternative site?						NO

3.	COASTAL FEATURES THE SEAFRONT SEA		
3.1	Is the site(s) located within any of the following areas? (highlight the appropriate boxes).		
	An area within 100m of the high-water mark of the sea		NO
	An area within 100m of the high-water mark of an estuary/lagoon		NO
	Within the Estuarine Functional Zone (i.e. below the 5 m topographical contour as referenced from the indicative mean sea level).		NO
	An area within the littoral active zone		NO
	An area in the coastal public property ("CPP")		NO
	Major anthropogenic structures		NO
	An area within a Coastal Protection Zone		NO
	An area seaward of the coastal management line ("CML")		NO
	In relation to the CML, an area within the high-risk zone (20 years)		NO
	In relation to the CML, an area within the medium risk zone (50 years)		NO
	In relation to the CML, an area within the low-risk zone (100 years)		NO
	An area subject to tidal influence		NO
	An area within 1km from the high-water mark of the sea		NO

An area sensitive to coastal erosion		NO
A rocky beach		NO
A sandy beach		NO
Please provide any additional information or indicate if the information is appended to the Form.		

4.	BIODIVERSITY		
4.1	Does any part of the proposed site contain indigenous vegetation? If YES, indicate the vegetation type and the threatened ecosystem status of the vegetation in terms of the NEM:BA list of threatened ecosystems in need of protection, (November 2022).		NO
4.2	Does the site or alternative sites potentially have any species of conservation concern ("SCC")? If YES, please explain and provide relevant information:		NO
4.3	Will the proposed development be located within a protected area? If so, explain below how the proposed development is in line with the protected area management plan?		NO
4.4	Will the proposed development be located within an aquatic Critical Biodiversity Area and/or Ecological Support Area. If so provide an explanation below:		NO
4.5	According to the Western Cape Biodiversity Spatial Plan, explain whether the proposed site is located within a Critical Biodiversity Area, Ecological Support Area, or Other Natural Area) or contains any of the features listed below. Please highlight the relevant biodiversity priority areas and provide additional information. Also indicate whether the proposed development is aligned with the land management objectives ("LMO")		
	Biodiversity Priority	Proximity to Biodiversity Priority Area	Hectares Lost
	CBA1		NO
	CBA2		NO
	ESA1		NO
	ESA2		NO
	Protected Area (PA)		NO
	Forest		NO
	River NFEPA including 32m buffer		NO
	Wetland NFEPA including 32m buffer		NO
	Strategic water source area		NO
	Threatened species and Red Data listed species		NO
Please provide any additional information or indicate if the information is appended to the Form.			

Remainder Erf 64, Kylemore Stellenbosch is found at the south-east end of Kylemore Village at the base of the Groot Drakenstein mountains. On the north side is the Kylemore High School with its sports fields and on the south, west and east sides is agricultural land. A gravel road runs along the boundary between Remainder Erf 64 and Kylemore High School. The site is roughly rectangular in shape with the long-axis running NE – SW. Apart from a man-made dam that forms a depression towards the south-western end of the property, it is relatively flat. The substrate consists of colluvial soils with large sandstone boulders that lie shallowly just below the surface. The site has a slight slope to the north-west but is effectively exposed in all directions with no aspect dominating in particular. A few houses are found in the north-west quarter opposite the school. Another group of houses is found in the south-east corner of the property.

According to the national vegetation classification (VEGMAP) the original vegetation that would have occurred on the site is Boland Granite Fynbos, an ENDANGERED vegetation type according to the National Spatial Biodiversity Assessment (Rouget *et al.* 2004) which has now been superseded by the Draft National List of Threatened Ecosystems in which it is classified as VULNERABLE - D1. This means that the ecosystem where this vegetation is found has 'threatened plant species associations'.

The site was visited to determine its state and whether there is any remaining natural vegetation. Having determined prior to the visit that the site was mapped as Boland Granite Fynbos I was mindful that it was possible that there could be Red Data plant species on the property. A foot-survey was conducted from the west corner, through the dam area (the dam has no water at present) then through the central area to the eastern corner. From there the route followed the roads along the boundary. Very small and derelict remnants of the fynbos vegetation persist in an area that is otherwise extremely disturbed.

In the western third of the property the historical construction and presence of the dam has introduced disturbance. The dam is presently empty but plant species such as *Pennisetum macrourum*, *Zantedeschia aethiopica*, *Juncus kraussii* and various sedges that favour wet conditions were evident. The dam wall or embankment is heavily encroached by black wattle (*Acacia mearnsii*) and long-leaf wattle (*Acacia longifolia*). Beefwood (*Casuarina equisetifolia*) is also seeding into this area from the nearby wind-breaks.

To the south of the dam is an open grassy area dominated by exotic but with relatively few invasive shrubs and trees. This grassy area extends down the west side of the property where there is a drainage ditch, to the south-west area (see accompanying annotated photograph). A few geophytes such as *Corycium* sp. and *Gladiolus* sp. were found here but these could not be positively identified since they were finished flowering and dried out.

If NO, please provide an explanation below regarding the LMO.

5.	SOLID WASTE		
5.1	Will the development proposal produce waste (including rubble) during the development phase?	YES	
	If YES , describe the types of waste (actual type of waste, e.g. oil, and whether hazardous or not) as well as the volume (m³) of estimated quantity per type?		
	Hazardous Waste which may include oil wastes, waste of liquid fuels, and construction waste. General Waste domestic waste, building and demolition waste, business waste, and or inert waste.		Not yet quantified m³
			m³
5.2	Will the development proposal produce waste (including rubble) during the <u>operational</u> phase?		NO
	If YES , describe the types of waste (actual type of waste, e.g. oil, and whether hazardous or not) as well as the volume (m³) of estimated quantity per type?		
			m³
			m³

6.	EFFLUENT WASTEWATER		
6.1	Will the development proposal produce effluent during the development phase?		NO
	If YES , describe the types of effluent as well as the volume (m³) of estimated quantity per type?		
			m³
			m³
			m³
6.2	Will the development proposal produce effluent (including sewage) during the <u>operational</u> phase?	YES	
	If YES , describe the types of waste (actual type of waste, e.g. oil, and whether hazardous or not) as well as the volume (m³) of estimated quantity per type?		
	Effluent, including sewage, will be produced during the operational phase of the activity. The development will include households, businesses and schools which will be serviced by the municipality as they will connect to the existing municipal infrastructure.		Not yet determined m³
			m³
			m³
6.3	Indicate the manner in which the effluent will be treated and disposed of by highlighting the appropriate box(es).		
	Municipal: Sewer network and licenced WWTW		
Explain:			
Note	Provide proof of assurance of effluent treatment and disposal at a licenced waste disposal facility with sufficient unallocated capacity for the proposed development (e.g. Letter of confirmation from the municipality / water user associations / license from the Department of Water and Sanitation) OR a service level agreement (SLA) with the Municipality in the final BAR.		

7.	WATER USE		
7.1	Indicate the source(s) of water for the development proposal by highlighting the appropriate box(es).		
	Municipal		
Explain:			
7.2	If water is to be extracted from a groundwater source, river, stream, dam, lake or any other natural feature, please indicate the volume that will be extracted per month:		m³
Note	Provide proof of assurance of water supply (e.g. Letter of confirmation from the municipality / water user associations / license from the Department of Water and Sanitation) in the final BAR.		

8.	POWER SUPPLY		
8.1	Describe the source of power (e.g. municipality / Eskom / renewable energy source).		
	Eskom power supply		
8.2	If power supply is not available, where will power be sourced?		
	N/A		
Note:	Provide proof of assurance of electricity supply (e.g. Letter of confirmation from the municipality / Eskom in the final BAR).		

SECTION H: PLANNING CONTEXT

1.	What is the current zoning of the property or properties?		
The current of erf 64 Kylemore is Agricultural zone 1. A copy of the zoning certificate is attached as an appendix to this document			
Note: In instances where more than one zoning is applicable, attach a list or map of the properties that indicates their respective zoning as Appendix I.			
2.	Is a rezoning application required?	YES	NO X
3.	Is any other land use approval(s) (e.g. consent or departure) required? If YES, provide details:	YES	NO X
The records from Stellenbosch Municipality indicated that erf 64 Kylemore Stellenbosch Municipality is owned by National Department of Public Works. A landowner consent letter is attached to this application.			
4.	Will the proposed development be located in an urban area as defined in the EIA Regulations? If YES, provide an explanation:	YES X	NO
Note: Where applicable, the "interim urban edge" as adopted on 5 March 2012 by the Competent Authority must be considered. Should the site fall within the interim urban edge, for the purpose of the Environmental Impact Assessment Regulations, 2014, the property may be regarded to fall within an "urban area". Please refer to the Department's NEMA EIA Circular 1 of 2012, to inform your explanation.			
5.	Is the activity permitted in terms of the property's existing land use rights?	YES	NO X
Please explain:			
6.	Are there any building restrictions in terms of the applicable Municipal By-laws?	YES	NO X
Please explain:			
Primary use: Agriculture Zone 1 Consent uses:			
<ul style="list-style-type: none"> • Additional dwelling units • Farm store • Farm stall • Intensive-feed farming • Riding school • Nursery • Tourist facilities 			
Service trade			
7.	Will the activity be aligned with the urban edge as delineated in the Municipality's Spatial Development Framework? Please explain below:	YES X	NO
The project is aimed at the implementation of erf 64 Kylemore housing project of 171 units as indicated by the Stellenbosch Municipality IDP (2017 – 2022). ERF 64 is within municipality's urban edge as indicated in the SDF.			
8.	Will the activity be aligned with an Environmental Management Framework (EMF) or any other Policies, Plans, Guidelines, Spatial Tools, Development Planning Frameworks and instruments applicable to the development? Please explain below:	YES	NO X
N/A			
9.	Will the proposed development lie within coastal public property, the coastal protection zone, or coastal access land as defined in terms of the NEM: ICMA, 2008? If YES, please explain below:	YES	NO X

SECTION I: PUBLIC PARTICIPATION PROCESS

1. Indicate the Public Participation Process to be conducted

(Note: Linear activities must be described in section J2 below).

1.1 Highlight the answers of the actions that will be undertaken in terms of Regulation 41 of the EIA Regulations, 2014:

(a)	fixing a notice board at a place conspicuous to and accessible by the public at the boundary, on the fence or along the corridor of -		
(i)	the site where the activity to which the application relates is or is to be undertaken; and	YES X	EXEMPTION
(ii)	any alternative site.	YES	EXEMPTION
(b)	giving written notice, in any manner provided for in section 47D of the NEMA, to -		
(i)	the occupiers of the site and, if the applicant is not the owner or person in control of the site on which the activity is to be undertaken, the owner or person in control of the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;	YES X	EXEMPTION
(ii)	owners, persons in control of, and occupiers of land adjacent to the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;	YES X	EXEMPTION
(iii)	the municipal councillor of the ward in which the site or alternative site is situated and any organisation of ratepayers that represent the community in the area;	YES X	EXEMPTION
(iv)	the municipality (Local and District Municipality) which has jurisdiction in the area;	YES X	EXEMPTION

(v)	any organ of state having jurisdiction in respect of any aspect of the activity; and	YES X	EXEMPTION
(vi)	any other party as required by the competent authority;	N/A	YES EXEMPTION
(c)	placing an advertisement in -		
(i)	one local newspaper; or	YES X	EXEMPTION
(ii)	any official Gazette that is published specifically for the purpose of providing public notice of applications or other submissions made in terms of these Regulations;	N/A	YES EXEMPTION
(d)	placing an advertisement in at least one provincial newspaper or national newspaper, if the activity has or may have an impact that extends beyond the boundaries of the metropolitan or district municipality in which it is or will be undertaken.	N/A	YES EXEMPTION
(e)	using reasonable alternative methods, as agreed to by the Department, in those instances where a person is desirous of but unable to participate in the process due to— (i) illiteracy; (ii) disability; or (iii) any other disadvantage.	N/A	YES EXEMPTION

Note: If you have indicated that "EXEMPTION" applies to any of the above, then an Application for Exemption must be submitted and decided by the Competent Authority prior to the application for Environmental Authorisation being submitted. If NEM:AQA is applicable to your proposed development then a notice must be placed in at least two newspapers.

2. Exclusively for linear activities: Indicate the public participation process to be conducted.

2.1 Highlight which actions will be undertaken in terms of Regulation 41 of the EIA Regulations, 2014:

(a)	fixing a notice board at a place conspicuous to and accessible by the public at the boundary, on the fence or along the corridor of -		
(i)	the site where the activity to which the application relates is or is to be undertaken; and	YES	EXEMPTION
(ii)	any alternative site.	YES	EXEMPTION
(b)	giving written notice, in any manner provided for in section 47D of the NEMA, to -		
(i)	the occupiers of the site and, if the applicant is not the owner or person in control of the site on which the activity is to be undertaken, the owner or person in control of the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;	YES	EXEMPTION
(ii)	owners, persons in control of, and occupiers of land adjacent to the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;	YES	EXEMPTION
(iii)	the municipal councillor of the ward in which the site or alternative site is situated and any organisation of ratepayers that represent the community in the area;	YES	EXEMPTION
(iv)	the municipality (Local and District Municipality) which has jurisdiction in the area;	YES	EXEMPTION
(v)	any organ of state having jurisdiction in respect of any aspect of the activity; and	YES	EXEMPTION
(vi)	any other party as required by the competent authority;	N/A	YES EXEMPTION
(c)	placing an advertisement in -		
(i)	one local newspaper; or	YES	EXEMPTION
(ii)	any official Gazette that is published specifically for the purpose of providing public notice of applications or other submissions made in terms of these Regulations;	N/A	YES EXEMPTION
(d)	placing an advertisement in at least one provincial newspaper or national newspaper, if the activity has or may have an impact that extends beyond the boundaries of the metropolitan or district municipality in which it is or will be undertaken.	N/A	YES EXEMPTION
(e)	using reasonable alternative methods, as agreed to by the Department, in those instances where a person is desirous of but unable to participate in the process due to— (i) illiteracy; (ii) disability; or (iii) any other disadvantage.	N/A	YES EXEMPTION

Note: If you have indicated that "EXEMPTION" applies to any of the above, then an Application for Exemption must be submitted and decided by the Competent Authority prior to the application for Environmental Authorisation being submitted. If NEM:AQA is applicable to your proposed development then a notice must be placed in at least two newspapers.

3. List of State departments/organs of State to be consulted.

3.1.	Provide a list of all the State departments/organs of State that will be consulted, including the name and contact details of the relevant official.
	Stellenbosch Local Municipality
	Heritage Western Cape
	Housing Development Agency
	Department of Public Works and Infrastructure
	Department of Agriculture

Note: In terms of section 24O(3) of NEMA and Regulation 7(2) of the EIA Regulations, 2014 the Competent Authority must consult with every State Department/Organ of State that administers a law relating to a matter affecting the environment relevant to an application for an Environmental Authorisation when such Competent Authority considers the application, and unless agreement to the contrary has been reached, the EAP will be responsible for such consultation on behalf of the Competent Authority. A State Department/Organ of State consulted in terms of Section 24O(2) of NEMA and Regulations 3(4) and 43(2) must within 30 days from

the date of the EAP's request for comment, submit such comment in writing to the EAP, unless otherwise stated by the Competent Authority.

PART 3 DECLARATIONS

SECTION A: DECLARATION OF THE APPLICANT

Note: Duplicate this section where there is more than one Applicant.

I, BHEKI KHENISA ID Number: 72102554910086
in my personal capacity or duly authorised thereto hereby declare/affirm that:

- the information provided or to be provided as part of this Application form, is true and correct;
- I am fully aware of my responsibilities in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"), the Environmental Impact Assessment ("EIA") Regulations, as defined in Chapter 5 of NEMA (as amended) and any relevant Specific Environmental Management Acts and that failure to comply with these requirements may constitute an offence in terms of relevant environmental legislation;
- I am aware that it is an offence in terms of Section 24F of the NEMA should I commence with a listed activity prior to obtaining an Environmental Authorisation;
- I am aware of my general duty of care in terms of Section 28 of the NEMA;
- I appointed the Environmental Assessment Practitioner ("EAP") which:
 - meets the requirements of the Section 24H Registration Authority Regulations, 2016, promulgated in terms of NEMA;
 - meets all the requirements in terms of Regulation 13 of the EIA Regulations, 2014;
 - meets all the requirements other than the requirement to be independent in terms of Regulation 13 of the EIA Regulations, but a review EAP has been appointed who does meet all the requirements of Regulation 13 of the EIA Regulations, 2014;
- I will provide the EAP and specialist, where applicable, and the Competent Authority with access to all information at my disposal that is relevant to the application;
- I will be responsible for the costs incurred in complying with the EIA Regulations, 2014 and other environmental legislation including but not limited to –
 - costs incurred for the appointment of the EAP or any person contracted by the EAP;
 - costs in respect of any fee prescribed by the Minister or MEC in respect of the EIA Regulations, 2014;
 - costs in respect of specialist reviews; and
 - the provision of security to ensure compliance with applicable management and mitigation measures; and
- I am responsible for complying with conditions that may be attached to any decision(s) issued by the Competent Authority; hereby indemnify, the government of the Republic, the Competent Authority and all its officers, agents and employees, from any liability arising out of the content of any report, any procedure or any action for which the Applicant or EAP is responsible in terms of the EIA Regulations, 2014 and any Specific Environmental Management Act.

Note: If acting in a representative capacity, a certified copy of the resolution or power of attorney must be attached.


Signature of the Applicant:

12/12/2025
Date:

HOUSING DEVELOPMENT AGENCY
Name of company (if applicable):

SECTION B: DECLARATION OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER ("EAP")I, DUMISANI BOKVELDT

EAP Registration Number:

2	0	1	9	/	1	1	3	3
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as the appointed EAP hereby declare/affirm that:

- my EAP Registration is current and up to date, and will inform the applicant and Department if the registration should lapse during this pre-application process;
- the information provided or to be provided as part of this Application form, is true and correct;
- in terms of the general requirement to be independent:
 - other than fair remuneration for work performed/to be performed in terms of this application, have no business, financial, personal or other interest in the activity or application and that there are no circumstances that may compromise my objectivity; or
 - am not independent, but another EAP that meets the general requirements set out in Regulation 13 of EIA Regulations, 2014 have been appointed to review my work (Note: a declaration by the review EAP must be submitted);
- in terms of the remainder of the general requirements for an EAP, am fully aware of and meet all of the requirements and that failure to comply with any the requirements may result in disqualification;
- I have disclosed/will disclose, to the Applicant, the specialist (if any), the Competent Authority and registered interested and affected parties, all material information that have or may have the potential to influence the decision of the Competent Authority or the objectivity of any report, plan or document prepared or to be prepared as part of this Application form;
- I have ensured/will ensure that information containing all relevant facts in respect of the Application Form was/will be distributed or was/will be made available to registered interested and affected parties and that participation will be facilitated in such a manner that all interested and affected parties were/will be provided with a reasonable opportunity to participate and to provide comments;
- I have ensured/will ensure that the comments of all interested and affected parties were/will be considered, recorded and submitted to the Competent Authority in respect of this Application form;
- I have ensured/will ensure the inclusion of inputs and recommendations from any specialists in respect of the Application form, where relevant;
- I have kept/will keep a register of all interested and affected parties that participated in the public participation process;
- I am aware that a false declaration is an offence in terms of Regulation 48 of the EIA Regulations, 2014; and
- All specialist investigations must comment on how the potential impacts relate to climate change concerns.



10 / 12/ 2025

Signature of the EAP:

Date:

IKAMVA Consulting

Name of company (if applicable):

APPENDIX A: LANDOWNER'S CONSENT FORM

Note: Where the applicant is not the landowner, in terms of Regulation 39 of the EIA Regulations, consent must be obtained from the landowner or person in control of the land that the proposed activity/ies may be undertaken on the land in question. The landowner's consent must be obtained when an application will be made to amend a valid Environmental Authorisation for the change of ownership or transfer of rights and obligations.

CONTACT INFORMATION:

Name of landowner / Person in control of the land:	Mr Imitaz Fazel (Acting Director-General)		
Company / Trading name: State Department or Organ of State:	Department of Public Works & Infrastructure		
Contact numbers:	Tel. (012) 406 1000	Cell:	+27(0)
E-mail:	dg.pa@dpw.gov.za		
Postal address:	Head Office: Public Works CGO Building, Cnr Bosman and Madiba Pretoria Central Private Bag X65 Pretoria	Code:	0001

CONSENT:

1. I/we the undersigned

(insert the name/s of the owner/s of the land or person/s in control of the land)

of identity number/ company registration number

(insert the owner/s ID number/s or the registration number of the legal entity)

am / are the registered owner/s of the property or the lawful person/persons in control of the land

(insert description of the property/ properties and title deed numbers)

located at:

(insert the physical address and a brief description of the location of the property)

2. I / we hereby give consent to the Applicant,

(insert the name/s of the Applicant / legal entity applying)

of identity number/registration number

(insert the owner/s ID number/s or the registration number of the legal entity)

to undertake the following activity(ies) on the land:

(insert a brief description of the project and identified activity(ies) in question that will be applied for)

Signature of Landowner / authorised representative

Date:

Note: If you are an authorised representative or person in control of the land, a certified copy of the resolution or power of attorney must be attached



FORM NO. NOI10/2019

NOTICE OF INTENT TO SUBMIT AN APPLICATION FOR ENVIRONMENTAL AUTHORISATION

THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS

NOVEMBER 2019

(For official use only)	
NOI Reference Number:	
Date received by Department:	
Date received by Directorate:	
Date received by Case officer:	

GENERAL PROJECT DESCRIPTION

(This must include an overview of the project including the Farm name/Portion/Erf number)

DEVELOPMENT OF SUSTAINABLE AND INTEGRATED HUMAN SETTLEMENTS ON ERF 64 KYLEMORE, STELLENBOSCH MUNICIPALITY. The proposed Integrated scenario aims to provide a middle ground between the three main economic clusters. The development is proposed to consist of:

- Open Space
- Residential; and
- Commercial

IMPORTANT INFORMATION TO BE READ PRIOR TO COMPLETING THIS NOTICE OF INTENT FORM:

1. Purpose

The purpose of this form is to provide a format for the submission of a Notice of Intent to start the process to obtain an Environmental Authorisation in terms of the National Environmental Management Act, 19998 (Act No. 107 of 1998) ("NEMA"), Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended). This will allow the Department to provide regulation 8 guidance to the proponent / applicant regarding their proposed application.

2. General

- 2.1 The EIA Regulations is defined in terms of Chapter 5 of NEMA hereinafter referred to as the "NEMA EIA Regulations".
- 2.2 The required information must be typed within the spaces provided in the form. The sizes of the spaces provided are not necessarily indicative of the amount of information to be provided. The tables may be expanded where necessary.
- 2.3 Unless protected by law all information contained in, and attached to this application, will become public information on receipt by the Department. Upon request, the Applicant/EAP must provide any interested and affected party with the information contained in or submitted with this NOI Form.
- 2.4 This form is current as of **November 2019**. It is the responsibility of the Proponent/EAP to ascertain whether subsequent versions of the form have been released by the Department. Visit the Department's website at <http://westerncape.gov.za/eadp> to check for the latest version of this NOI Form.
- 2.5 This NOI Form must be **duly dated and originally signed** by the Applicant and EAP (if applicable) and must be submitted to the Department at the details provided below.

Where a Waste Management Licence in terms of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) ("the Waste Act") is required, and this Department is also the competent authority in terms of the Waste Management Licence Application, the NOI Form for an Integrated Environmental Authorisation must be completed (when available) and not this NOI form. Forms are available on the departmental website at the following address <https://www.westerncape.gov.za/eadp/about-us/meet-chief-directorates/environmental-quality/waste-management>.

3. Administrative requirements

- 3.1 This Notice of Intent ("NOI") form must always be used for pre-applications that must be subjected to Basic Assessment or Scoping & Environmental Impact Reporting process in terms of the NEMA EIA Regulations, where this Department is the competent authority.
- 3.2 An **application fee may be applicable**. Where an application fee must be paid, the application fee must be paid prior to the submission of an application Form and proof thereof must be submitted together with this NOI form as Appendix C.

4. Circulars, Guidelines and Tools

- 4.1 The Department's latest Circulars pertaining to the "One Environmental Management System" and the EIA Regulations, and guidelines must be taken into account when completing this NOI Form.
- 4.2 The Screening Tool developed by the National Department of Environmental Affairs must be used to generate a screening report. Please use the Screening Tool link <https://screening.environment.gov.za/screeningtool> to generate the Screening Report. The Screening Report must be attached to this NOI form as Appendix D.

5. Other Legislative requirements

- 5.1. Should a water use licence application be required in terms of the National Water Act, 1998 (Act No. 36 of 1998) ("NWA"), the "One Environmental System" is applicable, specifically in terms of the synchronisation of the consideration of the application in terms of the NEMA and the NWA. Refer to this Department's Circular EADP 0028/2014: One Environmental Management System.
- 5.2. Where Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) is triggered, the Standard Operating Procedure between Heritage Western Cape and this Department **must** be followed.

DEPARTMENTAL DETAILS

CAPE TOWN OFFICE: REGION 1 AND REGION 2 (City of Cape Town, West Coast District, Cape Winelands District & Overberg District)	GEORGE OFFICE: REGION 3 (Central Karoo District & Garden Route District)
<p>NOI must be sent to the following details:</p> <p>Western Cape Government Department of Environmental Affairs and Development Planning Attention: Directorate: Development Management (Region 1) Private Bag X 9086 Cape Town, 8000</p> <p>Registry Office 1st Floor Utilitas Building 1 Dorp Street, Cape Town</p> <p>Queries should be directed to the Directorate: Development Management (Region 1 and 2) at: Tel: (021) 483-5829 Fax (021) 483-4372</p>	<p>NOI must be sent to the following details:</p> <p>Western Cape Government Department of Environmental Affairs and Development Planning Attention: Directorate: Development Management (Region 3) Private Bag X 6509 George, 6530</p> <p>Registry Office 4th Floor, York Park Building 93 York Street George</p> <p>Queries should be directed to the Directorate: Development Management (Region 3) at: Tel: (044) 805-8600 Fax (044) 805 8650</p>

GENERAL REQUIREMENTS

1. Locality Map

A locality map must be attached to this NOI form, as Appendix H. The scale of the locality map must be at least 1:50 000. For linear activities of more than 25 kilometres, a smaller scale e.g. 1:250 000 can be used. The scale must be indicated on the map. The map must include the following:

- an accurate indication of the project site position as well as the positions of the alternative sites, if any;
- road names or numbers of all the major roads as well as the roads that provide access to the site(s)
- a north arrow;
- a legend;
- the prevailing wind direction; and
- GPS co-ordinates (Indicate the position of the proposed activity with the latitude and longitude at the centre point for each alternative site. The co-ordinates should be in degrees and decimal minutes. The minutes should be to at least

three decimal places. The projection that must be used in all cases is the WGS-84 spheroid in a national or local projection)

2. Project Plan

A project schedule must be submitted as an Appendix I, and must include milestones for:

- public participation (dates for advertisements, workshops and other meetings, obtaining comment from organs of state including state departments);
- the commencement of parallel application processes required in terms of other statutes (WULA, Heritage and any other Department) and where relevant, the alignment of these application processes with the EIA process;
- the submission of the key documents (e.g. Basic Assessment Report, Scoping Reports, EIA Reports and Environmental Management Programmes).

Note: All the above dates must take into account the statutory timeframes applicable to the Applicant and EAP, as well as the timeframes applicable in terms of authority responses as prescribed in the NEMA EIA Regulations. Possible appeals may impact on project timeframes/milestones.

ATTACHMENTS

NOTE: The appendices must be attached to the NOI as per the list below. Please use a ✓ (tick) or a x (cross) to indicate whether the Appendix is attached to the NOI.

The following appendices must be attached to this NOI Form:

APPENDIX		✓ (tick) x (cross)
Appendix A:	Specific fee reference number	X
Appendix B:	Landowner consent	✓
Appendix C:	Proof of payment of the application fee	X
Appendix D:	Screening Tool Report	✓
Appendix E:	Notice of Intent to Develop (NID) from Heritage Western Cape	X
Appendix F:	Existing approval(s)	X
Appendix G:	Zoning map	✓
Appendix H:	Locality map	✓
Appendix I:	Project plan	✓
Appendix	Any other attachments must be included as subsequent appendices.	✓

SECTION A: FEES

1.1. If the relevant application fee was already confirmed with the Department and a Specific Fee Reference Number obtained following the submission of a **Notice of Intent** to the Department, then all that is still required is:

- for the Specific Fee Reference Number to be provided:

- to confirm the fee paid:
and

- for the proof of payment to be attached to this NOI Form.

1.2. If the relevant application fee was not confirmed with the Department and a Specific Fee reference Number has not yet been obtained:

- Complete the request for a Specific Fee Reference Number and fax it to the relevant Directorate. The Specific Fee Reference Number Form is attached as Appendix A.
- An Applicant/EAP must pay a fee for the processing of EIA applications as set out in the Fee Regulations¹ published in terms of sections 24(5) and 44(1) of the National Environmental Management Act, 1998 (Act No. 107 of 1998). A fee of **R2 000** is applicable to an application which must be subjected to Basic Assessment and a fee of **R10 000** is applicable to an application which must be subjected to Scoping and Environmental Impact Reporting.
- Where an integrated process for environmental authorisation is required, an Application Form for an Integrated Environmental Authorisation must be completed.
- **An Applicant is excluded from having to pay the application fee if:**
 - The application is for a community based project funded by a government grant; or
 - The Applicant is an Organ of State.
- Where an Applicant is **not required** to pay a fee, the Applicant must inform the Department in writing by attaching proof thereof and a motivation to this Application Form.

Department of Environmental Affairs and Development Planning banking details:

Bank: Nedbank
Branch Code: 145209
Account Number: 145 204 5003
Type of Account: Current Account
Status: Tax exempted

- **NB: Your Specific Fee Reference Number MUST be used as a deposit reference when making a payment.**

SECTION B: PRE-APPLICATION MEETING REQUEST

The information submitted with this NOI will allow for the Department to provide informed guidance to a proponent and the EAP on the process to be followed.

Do you intend to request a pre-application consultation meeting with the Department?	YES	NO
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SECTION C: ADMINISTRATIVE DETAILS

Highlight the Departmental Region in which the intended application will fall	CAPE TOWN OFFICE		GEORGE OFFICE
	REGION 1 (City of Cape Town, West Coast District)	REGION 2 (Cape Winelands District & Overberg District)	REGION 3 (Central Karoo District & Garden Route District)
1. Duplicate this section where there is more than one Proponent Name of Proponent:	Housing Development Agency (HDA) – Western Cape		
Name of contact person for Proponent (if other):	Sanelisiwe Ntshanga (Pr.Pl. A/1694/2013) Town and Regional Planner Housing Development Agency : Western Cape		
Company/ Trading name/State Department/Organ of State:	N/A		
Company Registration Number:	N/A		
Postal address:	P.O BOX 7638, ROGGEBAAL		
Telephone:	CAPE TOWN	Postal code: 8012	
E-mail:	(021) 481 2900	Cell: 072 788 5611	
	Sanelisiwe.Ntshanga@thehda.co.za	Fax: (021) 481 2913	
2. Company of EAP:	IKAMVA Consulting		
EAP name:	Mr Dumisani Bokveldt		
Postal address:	P.O. Box 1217		
	Mthatha	Postal code: 5099	
Telephone:	(047) 531 4044	Cell: 073 219 6396	
E-mail:	dbokveldt@kamva.co.za	Fax: (047) 531 4097	
Qualifications:	BSc Honours (Entomology)		
EAPASA registration no:	2019/1133		
3. Duplicate this section where there is more than one landowner Name of landowner:	Department of Public Works and Infrastructure		
Name of contact person for landowner (if other):	Mr Imitaz Fazel (Acting Director-General)		
Postal address:	Private Bag X 65		
	Pretoria	Postal code: 0001	
Telephone:	(012) 406 1000	Cell: N/A	
E-mail:	dg.pa@dpw.gov.za	Fax: N/A	
Note: The written consent form must be attached as Appendix B to this NOI form. If there is more than one cadastral, written consent must be provided by all landowners. The consent of the landowner or person in control of the land is not required for: a) linear activities; b) an activity directly related to prospecting or exploration of a mineral and petroleum resource or extraction and primary processing of a mineral resource; or c) strategic integrated projects ("SIPs") as contemplated in the Infrastructure Development Act, 2014 (Act No. 23 of 2014).			
4. Name of Person in control of the land:	Housing Development Agency		
Name of contact person for person in control of the land:	Sanelisiwe Ntshanga (Pr.Pl. A/1694/2013) Town and Regional Planner Housing Development Agency : Western Cape		
Postal address:	P.O BOX 7638, ROGGEBAAL		
	CAPE TOWN	Postal code: 8012	
Telephone:	(021) 481 2900	Cell: 072 788 5611	
E-mail:	Sanelisiwe.Ntshanga@thehda.co.za	Fax: (021) 481 2913	

5.	Duplicate this section where there is more than one Municipal Jurisdiction Municipality in whose area of jurisdiction the proposed activity will fall: Contact person: Postal address: Telephone: E-mail:	Stellenbosch Local Municipality	
		Mr Shaun October (Programme Manager Department: Housing Development)	
		P.O Box 17	
		Stellenbosch	Postal code: 7600
		(021) 808 8756	Cell: 082 788 9891
		Shaun.October@ Stellenbosch.gov.za	Fax: N/A

SECTION D: NATIONAL SECTOR CLASSIFICATION LIST

Indicate one main sector the proposed development falls under by ticking the relevant block in the sector list below. (Note: this will be the same sector indicated in the DEA screening tool)

Infrastructure/Transport Services/Roads – Public	X	Services/Waste Management Services/Disposal Facilities – General	
Infrastructure/Transport Services/Roads – Private		Services/Waste Management Services/Treatment Facilities – Hazardous	
Infrastructure/Transport Services/Rail-Public		Services/Waste Management Services/Treatment Facilities – General	
Infrastructure/Transport Services/Rail – Private		Services/Waste Management Services/Storage Facilities – General	
Infrastructure/Transport Services/Airport/Runways/Landing Strip/Helipad – Commercial		Services/Waste Management Services/Storage Facilities – Hazardous	
Infrastructure/Transport Services/Airport/Runways/Landing Strip/Helipad – Private		Services/Waste Management Services/Storage Facilities – Nuclear	
Infrastructure/Transport Services/Airport/Runways/Landing Strip/Helipad – Public Services		Services/Burial and cemeteries – Cemeteries	
Infrastructure/Transport Services – Ports		Services/Burial and cemeteries – Cremators	
Infrastructure/Transport Services – Inland waterways		Services/Water services/Storage – Dams	
Infrastructure/Transport Services – Marina		Services/Water services/Storage – Reservoirs	
Infrastructure/Transport Services – Canal		Services/Water services – Desalination	
Infrastructure/Localised infrastructure – Infrastructure in the sea/Estuary/Littoral active zone/Development setback/100m inland/ or coastal public property		Services/Water services – Treatment and Waste Water	
Infrastructure/Localised infrastructure -Zip lines and Foefie slides		Services - Hospitality	
Infrastructure/Localised infrastructure – Cableway and Funiculars		Mining – Prospecting rights	
Infrastructure/Localised infrastructure – Billboards		Mining – Mining permit	
Infrastructure/Localised infrastructure – Depot for dangerous goods		Mining – Mining right	
Infrastructure/Localised infrastructure – Filling station or Tanks for Dangerous goods		Mining/Exploration right – Gas or Oil marine	
Utilities Infrastructure/Pipelines – Fresh/Storm water urban	X	Mining/Exploration right – Gas or Oil terrestrial	
Utilities Infrastructure/Pipelines – Fresh/Storm water rural		Mining/Production right – Gas or Oil marine	
Utilities Infrastructure/Pipelines – Waste Water	X	Mining/Production right – Gas or Oil terrestrial	
Utilities Infrastructure/Pipelines – Dangerous goods urban		Mining underground gasification of coal - Oil	
Utilities Infrastructure/Pipelines – Dangerous goods rural		Mining Beneficiation – Hydrocarbon	
Utilities Infrastructure/Telecommunications/Radio Broadcasting – Tower		Mining Beneficiation – Mineral	
Utilities Infrastructure/Telecommunications/Radio Broadcasting – Mast		Agriculture/Forestry/Fisheries – Crop production	
Utilities Infrastructure/Telecommunications/Radio Broadcasting – Receivers		Agriculture/Forestry/Fisheries – Animal production	
Utilities Infrastructure – Marine cables		Agriculture/Forestry/Fisheries – Afforestation	
Utilities Infrastructure/Electricity/Generation/Non- Renewable/Hydrocarbon – Petroleum		Agriculture/Forestry/Fisheries – Aquaculture	
Utilities Infrastructure/Electricity/Generation/Non- Renewable/Hydrocarbon – Coal		Agriculture/Forestry/Fisheries – Agro-processing	
Utilities Infrastructure/Electricity/Generation/Non- Renewable – Nuclear		Transformation of land – Indigenous vegetation	X
Utilities Infrastructure/Electricity/Generation/Renewable – Hydro		Transformation of land – From open space or Conservation	
Utilities Infrastructure/Electricity/Generation/Renewable/Solar – PV		Transformation of land – From Agriculture or Afforestation	X
Utilities Infrastructure/Electricity/Generation/Renewable/Solar – CSP		Transformation of land – From mining or heavy industrial areas	
Utilities Infrastructure/Electricity/Generation/Renewable - Wind		Any activities close to or within a watercourse	

SECTION E: PROJECT DESCRIPTION

[illegible]

6.2.	Developed footprint of the existing facility and associated infrastructure (if applicable):	N/A
6.3.	Development footprint of the proposed development and associated infrastructure size(s) for all alternatives:	6.9272 ha
6.4.	<p>Provide a detailed description of the proposed development and its associated infrastructure (This must include details of e.g. buildings, structures, infrastructure, storage facilities, sewage/effluent treatment facilities) for all alternatives.</p> <p>Stellenbosch Local Municipality as part of its human settlements delivery mandate aims to undertake the development of Erf 64 Kylemore which measures 6.9272ha in extent. The municipality will through this development of integrated human settlements provide sustainable residential opportunities for beneficiaries from Kylemore and surrounds as well as incorporate the current occupancy status on the property. The project is aimed at the implementation of erf 64 Kylemore housing project of 443 dwelling units as indicated by the Stellenbosch Municipality IDP (2017 – 2022).</p> <p>The property is strategically located and therefore a proposed development which incorporates retail space for economic opportunities is imperative for the financial viability of the development. To achieve the main goal of creating integrated and sustainable human settlements with an expression of green spaces and social facilities, the proposed development must incorporate the proposed land uses approved in 2010 by the municipality which include an early childhood development centre as well as public open spaces. Erf 64, Kylemore falls outside the declared PSHDA, (Stellenbosch urban Core).</p> <p>The proposed development will apply the following land development as provided for in the Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA) which include Spatial Justice, Spatial Sustainability, Efficient, and Spatial Resilience. There are approximately 30 households which are currently residing in erf 64 Kylemore, Stellenbosch. Few families reside on the property in houses built on the north-western and south-eastern corners. These dwellings can be retained and accommodated in the development, but in the instances where dwellings have to be demolished, the inhabitants will have to be relocated.</p> <p>In the western third of the property, the historical construction and presence of a dam has introduced disturbance. The dam wall or embankment is heavily encroached by black wattle and long leaf wattle. On the northern boundary of the erf a drainage trend and gravel road exist. This gravel road is incorporated in an existing servitude right of way in favour of the western farm.</p> <p>The close proximity of the school is ideal for this type of development and Kylemore being a small town, means that the shops and other amenities are also close by. The records from Stellenbosch Municipality indicated that erf 64 Kylemore Stellenbosch Municipality is owned by National Department of Public Works. The current of erf 64 Kylemore is agricultural zone I and the study area measures 6.9272ha in extent.</p> <p>Roads - Access to the proposed development will be gained via the existing Skool Street. This road currently provides access to Kylemore High School, two farms, a couple of houses and a property of the Department of Water Affairs and Forestry. Skool Street road reserve is 16 meters wide and the street has a black top width of 5.6 meters with mountable concrete kerbs and channels on both sides. Traffic Studies found out that there will be low trip generation from the low-cost erven and the existing road network will be able to accommodate the proposed development of integrated and sustainable human settlement in erf 64, Kylemore, Stellenbosch Municipality. Skool Street has been constructed with a permanent surface and kerbs up to the gate of Kylemore High School. Approximately 215 meters of road will have to be constructed to the boundary of the development.</p> <p>Stormwater – an existing stormwater detention pond is situated on the southern portion of the site. This detention pond is required as part of the stormwater management system of Kylemore and it must be part of the infrastructure that will be supporting the proposed development of integrated and sustainable human settlement in erf 64, Kylemore, Stellenbosch. The stormwater runoff from the development will be disposed into the said detention pond. A portion of runoff from the lower lying area will be disposed into the adjacent municipal stormwater system below the detention pond.</p>	

The study further revealed that no upgrading of the existing municipal stormwater disposal system is expected.

Sewer – GLS Engineering provides the information of the existing sewer reticulation system. According to their study, the system will have to be upgraded. These items are not required for this development only. The sewer connection point for this erf 64, Kylemore, Stellenbosch Municipality, is at the Gouwsblom Street. A 160 mm diameter link sewer line will have to be installed from the proposed development to the connection point.

The expected sewage flow from the development is approximately 100kl/day and it is revealed that no upgrading of the treatment works will be required to accommodate the development.

Water Supply – according to GLS Engineering the capacity of the water source and the water treatment works is adequate to accommodate the proposed development. It is further suggested that it will be necessary to provide a new pumpstation at Kylemore Lower reservoir, a 160 mm diameter rising water main from Kylemore Lower reservoir to Kylemore Upper reservoir, a new 1.5ML Kylemore Upper reservoir (at 360m MSL) and a new 160mm diameter delivery waterline from the new Kylemore Upper reservoir.

Electricity Supply - DK Electrical Consultants liaised with Eskom and they revealed that the proposed development can be supplied with electricity from the existing 11kV overhead network in the area. A 11Kv cable has to be installed from the end of the existing line (approximately 30m from the northern boundary of the erf 64, Kylemore, Stellenbosch Municipality) to supply two new miniature substations inside the proposed development.

Community facilities form an integral part of the sustainable and integrated human settlement. The following are the proposals that support the development of sustainable human settlement in erf 64 Kylemore, Stellenbosch Municipality:

- Provision of schools (Crèche, Primary & Secondary)
- Early Childhood Development centres.
- Develop sport and recreation facilities
- Provide facilities for multi- purpose usage.
- Provision of libraries in strategic points
- Provision of Sports Fields
- Provision of grave yards or cemeteries
- The need to provide the community halls

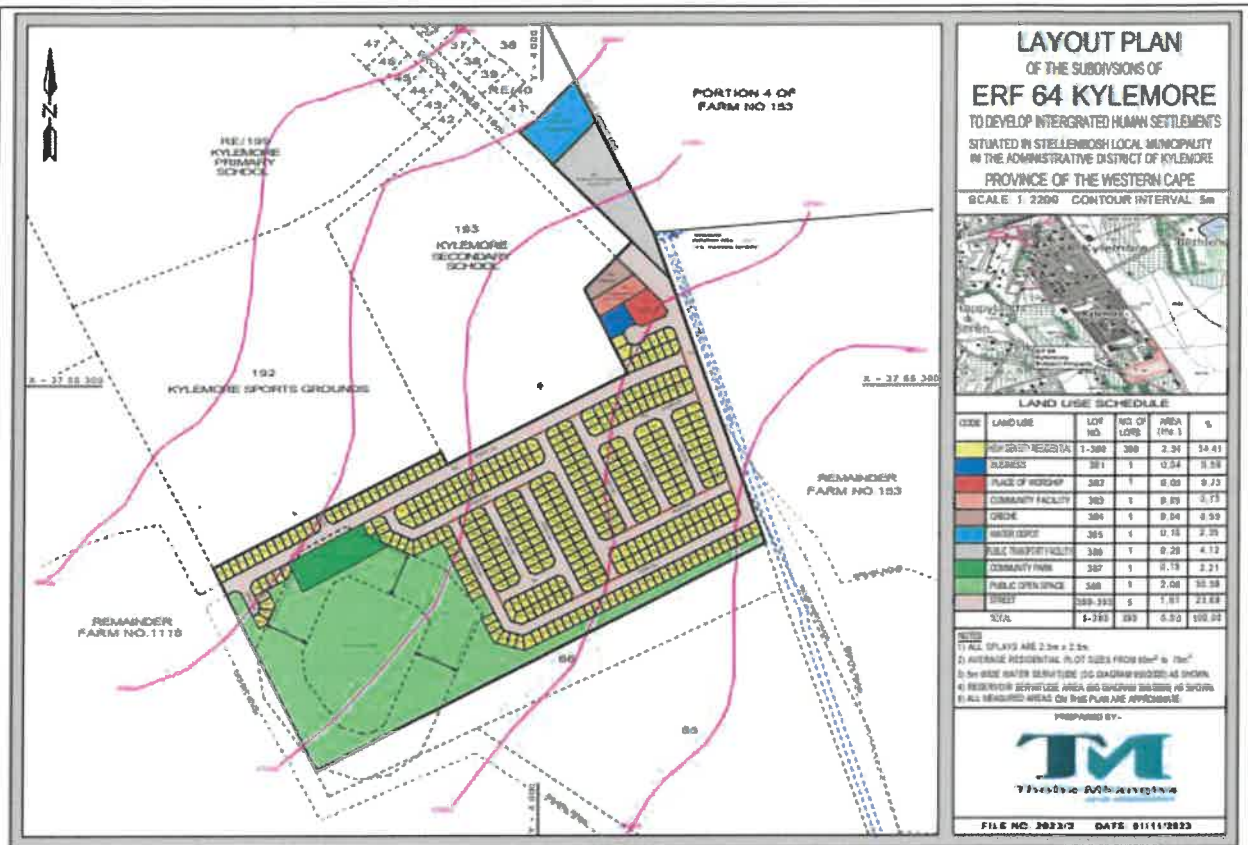


Figure 1: Layout Plan for Erf 64 Development

6.5. Indicate how access to the proposed developments will be obtained for all alternatives.

There is existing access to the site proposed for development. Access to the proposed development will be gained via the existing Skool Street. This road currently provides access to Kylemore High School, two farms, a couple of houses and a property of the Department of Water Affairs and Forestry. Skool Street road reserve is 16 meters wide and the street has a black top width of 5.6 meters with mountable concrete kerbs and channels on both sides.

6.6. SG Digit code(s) of the proposed site(s) for all alternatives:
Not Yet Available

Not Applicable

6.7. Coordinates of the proposed site(s) for all alternatives:

Latitude (S)	33°	55'	31.67"
Longitude (E)	18°	57'	23.38"

SECTION F: LISTED ACTIVITIES TO BE APPLIED FOR

All activities listed in of the NEMA EIA Regulations that are associated with the proposed development must be provided below.

Activity No(s):	Provide the relevant Basic Assessment Activity(ies) as set out in Listing Notice 1	Describe the portion of the proposed development to which the applicable listed activity relates.
9	<p>The development of infrastructure exceeding 1000 metres in length for the bulk transportation of water or storm water—</p> <p>(i) with an internal diameter of 0,36 metres or more; or</p> <p>(ii) with a peak throughput of 120 litres per second or more;</p> <p>excluding where—</p> <p>(a) such infrastructure is for bulk transportation of water or storm water or storm water drainage inside a road reserve or railway line reserve; or</p> <p>(b) where such development will occur within an urban area.</p>	<p>Water supply infrastructure will have to be provided to the new Erf 64 Development as well as stormwater management infrastructure.</p> <p>Size and throughput capacity of the infrastructure will be verified. Infrastructure will need to be put in place to address water and storm water requirements of the development.</p>
10	<p>The development and related operation of infrastructure exceeding 1 000 metres in length for the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes –</p> <p>(i) with an internal diameter of 0,36 metres or more; or</p> <p>(ii) with a peak throughput of 120 litres per second or more;</p> <p>excluding where—</p> <p>(a) such infrastructure is for the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes inside a road reserve or railway line reserve; or</p> <p>(b) where such development will occur within an urban area.</p>	<p>Sewer reticulation infrastructure will be provided for the new housing development on Erf64 Kylemore.</p> <p>The sewer connection point for this erf 64, Kylemore, Stellenbosch Municipality, is at the Gouwsblom Street. A 160 mm diameter link sewer line will have to be installed from the proposed development to the connection point.</p> <p>Size and throughput capacity of the infrastructure will be verified.</p>
27	<p>The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for—</p> <p>(i) the undertaking of a linear activity; or</p> <p>(ii) maintenance purposes undertaken in accordance with a maintenance management plan.</p>	<p>There will be removal of vegetation on Erf 64 Kylemore to make way for the proposed development of human settlements.</p>

28	Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development: (i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or (ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare; excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.	The Kylemore Erf 64 site is currently as Agricultural 1.
56	The widening of a road by more than 6 metres, or the lengthening of a road by more than 1 kilometre — (i) where the existing reserve is wider than 13,5 meters; or (ii) where no reserve exists, where the existing road is wider than 8 metres; excluding where widening or lengthening occur inside urban areas.	Internal roads will be constructed within the Erf 64 development. The development of roads to provide access. No road reserve exists.
Activity No(s):	Provide the relevant Basic Assessment Activity(ies) as set out in Listing Notice 3	Describe the portion of the proposed development to which the applicable listed activity relates.
12	The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan. iv. On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning	Erf 64 Kylemore The natural vegetation of the study includes the following: Mountain Fynbos. Mountain Fynbos is the most widespread vegetation type of the Fynbos Biome. It is largely confined to soils derived from sandstones of the Cape Supergroup, except where the rainfall is sufficiently high, when it occurs on leached soils derived from granites (more than 300 mm to 400 mm per year) and even shales (more than 600 mm to 800 mm per year). The overall finding of the study conducted by Pieter Badenhorst Professional Services CC Environmental management & engineering consultant (2010) is that there is no sensitive vegetation that will negatively impact on the proposed development layout. A copy of the Vegetation Assessment Report is attached as an Appendix.
Activity No(s):	Provide the relevant Scoping and EIR Activity(ies) as set out in Listing Notice 2	Describe the portion of the proposed development to which the applicable listed activity relates.
	None	N/A

Note:

- Only those activities listed above shall be considered for authorisation. The onus is on the Applicant to ensure that all applicable listed activities are included in the application. Environmental Authorisation must be obtained prior to commencement with each applicable listed activity. If a specific listed activity is not included in an Environmental Authorisation, a new application for Environmental Authorisation will have to be submitted.
- The Minister responsible for mineral resources is the Competent Authority to deal with all applications where the listed or specified activity is directly related to-
 - (a) prospecting or exploration of a mineral or petroleum resource; or
 - (b) extraction and primary processing of a mineral or petroleum resource.

SECTION G: SPECIALIST INPUT**Note:**

Please note that the submission of a report generated from the National Web Based Environmental Screening Tool in terms of Section 24(5)(h) of the NEMA and Regulation 16(1)(b)(v) of the NEMA EIA Regulations, 2014 (as amended), is compulsory when submitting an application for environmental authorisation in terms of Regulation 19 and 21 of the NEMA EIA Regulations, 2014 (as amended).

The Screening Tool developed by the National Department of Environmental Affairs must be used to generate a screening report. Please use the Screening Tool link <https://screening.environment.gov.za/screeningtool> to generate the Screening Tool Report. The Screening Tool Report must be attached to this NOI Form as Appendix D.

1.	Will you be conducting the specialist input as recommended in the screening tool report?	YES	NO ☒
If no, indicate which specialist investigations will not be conducted and provide an explanation why.			
Vegetation Assessment The overall finding of the study conducted by Pieter Badenhorst Professional Services CC Environmental management & engineering consultant (2010) is that there is no sensitive vegetation that will negatively impact on the proposed development layout. A copy of the report is attached as an appendix to this document.			
2.	List the specialist investigations to be conducted as part of the EIA process and provide the name(s) of the specialist(s).		
Heritage Impact Assessment - Non appointed yet			
3.	Explain whether any protocols are applicable to your proposed development, if so provide a list of the applicable protocols.		
The project will consist of these major phases as indicated below: ENVIRONMENTAL THEMES <u>Agriculture</u> <ul style="list-style-type: none"> • Protocol for the specialist assessment and minimum report content requirements for environmental impacts on agricultural resources. <u>Biodiversity</u> <ul style="list-style-type: none"> • Protocol for the specialist assessment and minimum report content requirements for environmental impacts on terrestrial biodiversity. • Protocol for the specialist assessment and minimum report content requirements for environmental impacts on aquatic biodiversity. <u>Noise</u> <ul style="list-style-type: none"> • Protocol for the specialist assessment and minimum report content requirements for noise impacts 			

SECTION H: OTHER LEGISLATION/APPROVALS

1. Exemptions in terms of the NEMA and the EIA Regulations

Note: An application for Exemption (Form No. AE10/2018) from provisions of NEMA or the EIA Regulations must be submitted on a separate Exemption Application Form.

1.1.	Is it your intention to apply for exemption from any provision of the NEMA and the EIA Regulations.	YES	NO
1.2.	If yes, submit an Exemption Application Form (Form No. AE10/2018). N/A		

2. Legislation

2.1.	Does the proposed development require a Coastal Waters Discharge Permit in terms of the National Environmental Management: Integrated Coastal Management Act (NEM: ICMA)?	YES	NO
If yes, explain: N/A			
2.2.	Will the proposed development require the reclamation of land in terms of NEM: ICMA?	YES	NO
If yes, explain: N/A			
2.3.	Does the proposed project require an application for a water use license in terms of the National Water Act, 1998 (Act No. 36 of 1998)?	YES	NO
If yes, explain: N/A			
2.4.	Does the proposed project require an application for an Atmospheric Emission License in terms of the National Environmental Management: Air Quality Act, 2004 (Act No. 39 of 2004)?	YES	NO
If yes, explain: N/A			
2.5.	Is the National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004 ("NEMBA")) applicable to your proposed development?	YES	NO
If yes, explain: N/A			
2.6.	Is the National Environmental Management Protected Areas Act, 2003 (Act No. 57 of 2003 ("NEMPAA")) applicable to your proposed development?	YES	NO
If yes, explain: N/A			
2.7.	Does the proposed development require a permit in terms of the Conservation of Agricultural Resources Act, 1983 (Act No. 43 of 1983)?	YES	NO
If yes, explain: The Department of Agriculture will be contacted as an Interested and Affected Party.			

3. Existing approvals

3.1.	Explain if there are any existing approval(s) linked to the property? If so, indicate which approvals were granted (attach approvals as Appendix F). None
3.2.	Explain whether the above approval(s) will be in conflict with the proposed development. N/A

4. Heritage Impact Assessment

Please be advised that every application for Environmental Authorisation, must include, where applicable, the investigation, assessment and evaluation of the impact of any proposed listed or specified activity on any national estate referred to in section 3(2) of the National Heritage Resources Act, 1999 (Act No. 25 of 1999), excluding the national estate contemplated in section 3(2)(i) (vi) and (vii) of that Act.

If Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) is applicable to your proposed development, then you are requested to submit the Notice of Intent to Develop ("NID") form developed by Heritage Western Cape to Heritage Western Cape and attach a copy to this form as Appendix E. If Heritage Western Cape requires that a Heritage Impact Assessment will be required, the Heritage Impact Assessment must be undertaken as one of the specialist studies of the EIA process to be undertaken in terms of the NEMA EIA Regulations.

Section 38 of the Act states as follows:

38. (1) Subject to the provisions of subsections (7), (8) and (9), any person who intends to undertake a development categorised as-
- (a) the construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;
 - (b) the construction of a bridge or similar structure exceeding 50m in length;
 - (c) any development or other activity which will change the character of a site-
 - (i) exceeding 5 000 m2 in extent; or
 - (ii) involving three or more existing erven or subdivisions thereof; or
 - (iii) involving three or more erven or divisions thereof which have been consolidated within the past five years; or
 - (iv) the costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority;
 - (d) the re-zoning of a site exceeding 10 000 m2 in extent; or
 - (e) any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority, must at the very earliest stages of initiating such a development, notify the responsible heritage resources authority and furnish it with details regarding the location, nature and extent of the proposed development.

4.1.	Does the proposed development constitute the undertaking of any of the categories of development set out in Section 38(1) of the National Heritage Resources Act?	YES ☒	NO ☐
If yes, explain: (a) the construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length; (c) any development or other activity which will change the character of a site (i) exceeding 5 000 m2 in extent; or (ii) involving three or more existing erven or subdivisions thereof; or (iii) involving three or more erven or divisions thereof which have been consolidated within the past five years; or (d) the re zoning of a site exceeding 10 000 m2 in extent. An Application/ Notice of Intent to Develop (NID) will be submitted to Heritage Western Cape. Exemption may be applied for AIA, PIA, or both (full HIA). There are no major heritage or archaeological concerns, but reports may be required for the environmental application. It is unlikely that a full HIA might be required.			
4.2.	Has a NID been submitted to Heritage Western Cape?	YES ☐	NO ☒
If yes, indicate the date the NID was submitted:			
N/A			

SECTION I: DESCRIPTION OF THE RECEIVING ENVIRONMENT

1. GROUNDWATER, SOIL AND GEOLOGICAL STABILITY OF THE SITE

Is the site(s) located on or near any of the following (highlight the appropriate boxes)?

Shallow water table (less than 1.5m deep)	☒ YES	☐ NO
Seasonally wet soils (often close to water bodies)	☒ YES	☐ NO
Unstable rocky slopes or steep slopes with loose soil (35-45 degrees)	☒ YES	☐ NO
Dispersive soils (soils that dissolve in water)	☒ YES	☐ NO
Soils with high clay content	☒ YES	☐ NO
Any other unstable soil or geological feature	☒ YES	☐ NO
An area adjacent to or above an aquifer	☒ YES	☐ NO

2. GEOLOGY FORMATION

Indicate the type of geological formation underlying the site.

Granite	Shale X	Sandstone X	Quartzite X	Dolomite	Dolorite	Other (describe)
<p>Explain:</p> <p>A variety of geological formations occurs in the Municipality and pose moderate to high engineering constraints to development. The major geological units in the area of interest are the sediments of the Malmesbury Group (Precambrian) with greywackes, schists, phyllites and quartzitic sandstones, the Cape Granites (pre-Ordovician) and the Klipheuwel Formation (Cambrian) with sandstones, conglomerates, greywackes and shales. The greater part of the Municipality comprises fertile soils, capable of efficient agricultural production.</p>						

3. SURFACE WATER

Indicate the surface water present on and or adjacent to the site(s) and alternative site(s) (highlight the appropriate boxes)?

SURFACE WATER			If "YES": Distance to nearest area (m)
Perennial River	YES	NO	N/A
Non-Perennial River	YES	NO	N/A
Permanent Wetland	YES	NO	N/A
Seasonal Wetland	YES	NO	N/A
Artificial Wetland	YES	NO	N/A
Pans	YES	NO	N/A
If your answer is yes to any of the above, please provide a description of the state of the watercourse(s) and/or wetlands. N/A			

4. THE SEAFRONT / SEA

Is the site(s) located within any of the following areas? (highlight the appropriate boxes).

An area within 100m of the high water mark of the sea	YES	NO
An area within 100m of the high water mark of an estuary/lagoon	YES	NO
Within the Estuarine Functional Zone	YES	NO
An area within the littoral active zone	YES	NO
An area in the coastal public property	YES	NO
Major anthropogenic structures	YES	NO
An area within a Coastal Protection Zone	YES	NO
An area seaward of the coastal management line	YES	NO
An area within the high risk zone (20 years)	YES	NO
An area within the medium risk zone (50 years)	YES	NO
An area within the low risk zone (100 years)	YES	NO
An area subject to tidal influence	YES	NO
An area within 1km from the high water mark of the sea	YES	NO
An area sensitive to erosion	YES	NO
A rocky beach	YES	NO
A sandy beach	YES	NO

5. BIODIVERSITY

5.1.	According to the Western Cape Biodiversity Spatial Plan, explain whether the proposed site is located within a Critical Biodiversity Area, Ecological Support Area, or Other Natural Area?
	<p>The natural vegetation of the study includes the following: Mountain Fynbos. Mountain Fynbos is the most widespread vegetation type of the Fynbos Biome. It is largely confined to soils derived from sandstones of the Cape Supergroup, except where the rainfall is sufficiently high, when it occurs on leached soils derived from granites (more than 300 mm to 400 mm per year) and even shales (more than 600 mm to 800 mm per year).</p> <p>The overall finding of the study conducted by Pieter Badenhorst Professional Services CC Environmental management & engineering consultant (2010) is that there is no sensitive vegetation that will negatively impact on the proposed development layout.</p>
5.2.	<p>Explain whether the proposed site contains indigenous vegetation. If so, indicate the vegetation type and the threatened ecosystem status of the vegetation in terms of the NEM:BA list of threatened ecosystems in need of protection, (December 2011).</p> <p>Remainder Erf 64, Kylemore, Stellenbosch is found at the south-east end of Kylemore Village at the base of the Groot Drakenstein mountains. On the north side is the Kylemore High School with its sports fields and on the south, west and east sides is agricultural land. A gravel road runs along the boundary between Remainder Erf 64 and Kylemore High School. The site is roughly rectangular in shape with the long-axis running NE – SW. Apart from a man-made dam that forms a depression towards the south-western end of the property, it is relatively flat. The substrate consists of colluvial soils with large sandstone boulders that lie shallowly just below the surface. The site has a slight slope to the north-west but is effectively exposed in all directions with no aspect dominating in particular. A few houses are found in the north-west quarter opposite the school. Another group of houses is found in the south-east corner of the property.</p> <p>According to the national vegetation classification (VEGMAP) the original vegetation that would have occurred on the site is Boland Granite Fynbos, an ENDANGERED vegetation type according to the National Spatial Biodiversity Assessment (Rouget et al. 2004) which has now been superseded by the Draft National List of Threatened Ecosystems in which it is classified as VULNERABLE - D1. This means that the ecosystem where this vegetation is found has 'threatened plant species associations'.</p>

The site was visited to determine its state and whether there is any remaining natural vegetation. Having determined prior to the visit that the site was mapped as Boland Granite Fynbos I was mindful that it was possible that there could be Red Data plant species on the property. A foot-survey was conducted from the west corner, through the dam area (the dam has no water at present) then through the central area to the eastern corner. From there the route followed the roads along the boundary. Very small and derelict remnants of the fynbos vegetation persist in an area that is otherwise extremely disturbed.

In the western third of the property the historical construction and presence of the dam has introduced disturbance. The dam is presently empty but plant species such as *Pennisetum macrourum*, *Zantedeschia aethiopica*, *Juncus kraussii* and various sedges that favour wet conditions were evident. The dam wall or embankment is heavily encroached by black wattle (*Acacia mearnsii*) and long-leaf wattle (*Acacia longifolia*). Beefwood (*Casuarina equisetifolia*) is also seeding into this area from the nearby wind-breaks.

To the south of the dam is an open grassy area dominated by exotic but with relatively few invasive shrubs and trees. This grassy area extends down the west side of the property where there is a drainage ditch, to the south-west area (see accompanying annotated photograph). A few geophytes such as *Corycium* sp. and *Gladiolus* sp. were found here but these could not be positively identified since they were finished flowering and dried out.

East of the dam the central to west part of the erf is overwhelmingly invaded by a dense stand of acacias, mainly black wattle (*Acacia mearnsii*) but also some long-leaf wattle (*Acacia longifolia*). These trees form dense impenetrable stands that have shaded out all vegetation in the understorey. Occasionally there are opening with remnant fynbos species such as *Diospyros glabra*, *Searsia angustifolia*, *Cliffortia ruscifolia*, *Ehrharta villosa*, *Asparagus rubicundus*, *Lichtensteinia lacera* and the geophytes *Gladiolus* cf. *carneus*, *Ornithogalum* sp. and *Brunsvigia* sp. The grass *Merxmüllera stricta* dominates in some of these openings and restios (*Ischyrolepis* sp.) also contribute to the graminoid stratum. It appears that the area heavily infested with wattles was previously a plantation of pine trees that were cut down with the area subsequently being invaded by the aggressive black wattles. It also appears that despite the sandstone boulders and shallow soil the area was 'ploughed' in some way contributing to the disturbance. The wattles thus represent a second cycle of invasion and disturbance on this land and the chances of rehabilitation are low. No proteoid or ericoid shrubs typical of Boland Granite Fynbos were found on the erf and no other typical species of this vegetation type were located. From the small fragments of fynbos present and the nature of the substrate it is doubtful if this area would have supported typical Boland Granite Fynbos but that the natural vegetation would more likely have been transitional between Boland Granite Fynbos and Swartland Alluvium Fynbos.

The eastern corner of the property has a few old houses that are currently still occupied. The area around these houses is highly disturbed with yards around the houses, a large amount of litter and large areas invaded by Kikuyu grass (*Pennisetum clandestinum*). No threatened plant species (Red Data) were found in the survey.

5.3.	Explain whether the proposed development will be located within a protected area? No
If so, is the proposed development in line with the protected area management plan? N/A	
No, the area is not classified as a Protected Area.	
5.4.	Explain whether the proposed development will be located within an aquatic Critical Biodiversity Area and/or Ecological Support Area. No
The Development itself will not be located within an Aquatic CBA or ESA	

Biodiversity Priorities	Hectares Lost	Is the proposed development aligned with the land management objectives	Proximity to Biodiversity Priority Area
CBA1	N/A	N/A	N/A
CBA2	N/A	N/A	N/A
ESA1	N/A	N/A	N/A
ESA2	N/A	N/A	N/A
PA	N/A	N/A	N/A
Forest	N/A	N/A	N/A
River NFEPA including 32m buffer	N/A	N/A	N/A
River NFEPA including 32m buffer	N/A	N/A	N/A
Strategic water source area	N/A	N/A	N/A
Threatened species and Red Data listed species	N/A	N/A	N/A

6. WASTE

6.1	Will the development proposal produce waste (including rubble) during the development phase?	YES	NO
If yes, indicate the types of waste (actual type of waste, e.g. oil, and whether hazardous or not) and estimated quantity per type?			Not known yet
Hazardous Waste which may include oil wastes, waste of liquid fuels, and construction waste, General Waste domestic waste, building and demolition waste, business waste, and or inert waste.			
6.2.	Will the development proposal produce waste during its operational phase?	YES	NO
If yes, indicate the types of waste (actual type of waste, e.g. oil, and whether hazardous or not) and estimated quantity per type?			m³
Hazardous Waste which may include oil wastes, waste of liquid fuels, and construction waste, General Waste domestic waste, building and demolition waste, business waste, and or inert waste.			

7. WATER USE

7.1.	Indicate the source(s) of water for the development proposal by highlighting the appropriate box(es). Note: Provide proof of assurance of water supply (e.g. Letter of confirmation from the municipality / water user associations/license from the Department of Water and Sanitation) in the final BAR.					
	Municipal	Water-board	Groundwater	River, Stream, Dam or Lake	Other	The project will not use water
7.2.	If water is to be extracted from a groundwater source, river, stream, dam, lake or any other natural feature, please indicate the volume that will be extracted per month: N/A				m³	

8. POWER SUPPLY

8.1.	Describe the source of power e.g. municipality / Eskom / renewable energy source. Note: Provide proof of assurance of electricity supply (e.g. Letter of confirmation from the municipality / Eskom in the final BAR).
------	--

Eskom power supply

DK Electrical Consultants liaised with Eskom and they revealed that the proposed development can be supplied with electricity from the existing 11kV overhead network in the area. A 11Kv cable has to be installed from the end of the existing line (approximately 30m from the northern boundary of the erf 64, Kylemore, Stellenbosch Municipality) to supply two new miniature substations inside the proposed development

8.2. If power supply is not available, where will power be sourced?

N/A

SECTION J: PLANNING CONTEXT

Note: In instances where more than one zoning is applicable, attach a list or map of the properties that indicates their respective zoning as Appendix G.

1.	What is the current zoning of the property?		
The current of erf 64 Kylemore is Agricultural zone 1. A copy of the zoning certificate is attached as an appendix to this document.			
2.	Is a rezoning application required?	YES	NO
3.	Is any other land use approval(s) (e.g. consent) required?	YES	NO
If yes, provide details: N/A			
4.	Will the proposed development be located in an urban area?	YES X	NO
5.	Is the activity permitted in terms of the property's existing land use rights?	YES	NO X
Please explain:			
The records from Stellenbosch Municipality indicated that erf 64 Kylemore Stellenbosch Municipality is owned by National Department of Public Works. A landowner consent letter is attached to this application.			
6.	Are there any building restrictions in terms of the applicable Municipal By-laws?	YES	NO X
Please explain:			
Primary use: Agriculture Zone 1 Consent uses: <ul style="list-style-type: none"> • Additional dwelling units • Farm store • Farm stall • Intensive-feed farming • Riding school • Nursery • Tourist facilities • Service trade 			
7.	Will the activity be aligned with the following:		
7.1.	The Provincial Spatial Development Framework (PSDF)	YES X	NO
Please explain:			
The project is aimed at the implementation of erf 64 Kylemore housing project of 171 units as indicated by the Stellenbosch Municipality IDP (2017 – 2022).			
7.2.	The Spatial Development Framework of the Local Municipality	YES X	NO
Please explain:			
Stellenbosch Local Municipality SDF. Stellenbosch Municipality (SM) has prepared a development Framework which will inform the development of sustainable and integrated human settlements, as one of the sector plans of the Integrated Development Plan (IDP), in terms of the Municipal Systems Act (MSA) 32 of 2000 and the National Housing Act 107 of 1997. These are to ensure that the inhabitants within erf 64, Kylemore, Stellenbosch Municipality will be having access to adequate, integrated and sustainable human settlements on a progressive basis by setting human settlements delivery goals, identify suitable land for human settlements development and planning, facilitating, initiating and co-ordinating human settlements development in erf 64, Kylemore, Stellenbosch.			
The Development Framework is regarded as the primary spatial response to the development of sustainable and integrated human settlement on erf 64, Kylemore, Stellenbosch Municipality and also development vision of an area. It is a land development tool that informs strategic choices and interventions, especially regarding the development of integrated and sustainable human settlement of the erf 64, Kylemore, Stellenbosch Municipality and has an important role to play in guiding and managing development decisions relating to the use, development, and planning of land.			

The Development Framework should resonate with the national, provincial and municipal spatial development plans and priorities. It enables the municipality to manage its land resources developmentally and sustainably in erf 64, Kylemore, Stellenbosch Municipality.			
7.3.	The urban edge as delineated in the Municipality's Spatial Development Framework	YES X	NO
Please explain: ERF 64 is within municipality's urban edge as indicated in the SDF.			
7.4.	An Environmental Management Framework (EMF)	YES	NO X
Please explain: N/A			
7.5.	Any other Policies, Plans, Guidelines, Spatial Tools, Development Planning Frameworks and instruments applicable to the development.	YES	NO X
Please explain: N/A			
7.6.	Are any Amendments of the above-mentioned required?	YES	NO X
Please explain: N/A			
8.	Will the proposed development lie within coastal public property, the coastal protection zone, or coastal access land as defined in terms of the NEM: ICMA, 2008?	YES	NO X
Please explain: N/A			

SECTION K: PUBLIC PARTICIPATION

1. Exclusively for linear activities: Indicate the public participation process to be conducted.

1.	In terms of Regulation 41 of the EIA Regulations, 2014 (as amended) -		
(a)	fixing a notice board at a place conspicuous to and accessible by the public at the boundary, on the fence or along the corridor of -		
(i)	the site where the activity to which the application relates is or is to be undertaken;	YES	EXEMPTION
(ii)	any alternative site.	YES	EXEMPTION
(b)	giving written notice, in any manner provided for in section 47D of the NEMA, to -		
(i)	the occupiers of the site and, if the applicant is not the owner or person in control of the site on which the activity is to be undertaken, the owner or person in control of the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;	YES	EXEMPTION N/A
(ii)	owners, persons in control of, and occupiers of land adjacent to the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;	YES	EXEMPTION
(iii)	the municipal councillor of the ward in which the site or alternative site is situated and any organisation of ratepayers that represent the community in the area;	YES	EXEMPTION
(iv)	the municipality (Local and District Municipality) which has jurisdiction in the area;	YES	EXEMPTION
(v)	any organ of state having jurisdiction in respect of any aspect of the activity; and	YES	EXEMPTION
(vi)	any other party as required by the competent authority	YES	EXEMPTION N/A
(c)	placing an advertisement in -		
(i)	one local newspaper; or	YES	EXEMPTION
(ii)	any official Gazette that is published specifically for the purpose of providing public notice of applications or other submissions made in terms of these Regulations;	YES	EXEMPTION N/A
(d)	placing an advertisement in at least one provincial newspaper or national newspaper, if the activity has or may have an impact that extends beyond the boundaries of the metropolitan or district municipality in which it is or will be undertaken.	YES	EXEMPTION N/A
(e)	using reasonable alternative methods, as agreed to by the Department, in those instances where a person is desirous of but unable to participate in the process due to— (i) illiteracy; (ii) disability; or (iii) any other disadvantage.	YES	EXEMPTION N/A

Note: If you have indicated that "EXEMPTION" applies to any of the above, then an Application for Exemption must be submitted. If NEM:AQA is applicable to your proposed development then a notice must be placed in at least two newspapers.

2. Other developments: Indicate the Public Participation Process to be conducted.

1.	In terms of Regulation 41 of the EIA Regulations, 2014 (as amended) -			
(a)	fixing a notice board at a place conspicuous to and accessible by the public at the boundary, on the fence or along the corridor of -			
(i)	the site where the activity to which the application relates is or is to be undertaken; and	YES	EXEMPTION	
(ii)	any alternative site.	YES	EXEMPTION	
(b)	giving written notice, in any manner provided for in section 47D of the NEMA, to –			
(i)	the occupiers of the site and, if the applicant is not the owner or person in control of the site on which the activity is to be undertaken, the owner or person in control of the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;	YES	EXEMPTION	N/A
(ii)	owners, persons in control of, and occupiers of land adjacent to the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;	YES	EXEMPTION	
(iii)	the municipal councillor of the ward in which the site or alternative site is situated and any organisation of ratepayers that represent the community in the area;	YES	EXEMPTION	
(iv)	the municipality (Local and District Municipality) which has jurisdiction in the area;	YES	EXEMPTION	
(v)	any organ of state having jurisdiction in respect of any aspect of the activity; and	YES	EXEMPTION	
(vi)	any other party as required by the competent authority;	YES	EXEMPTION	N/A
(c)	placing an advertisement in -			
(i)	one local newspaper; or	YES	EXEMPTION	
(ii)	any official Gazette that is published specifically for the purpose of providing public notice of applications or other submissions made in terms of these Regulations;	YES	EXEMPTION	N/A
(d)	placing an advertisement in at least one provincial newspaper or national newspaper, if the activity has or may have an impact that extends beyond the boundaries of the metropolitan or district municipality in which it is or will be undertaken.	YES	EXEMPTION	N/A
(e)	using reasonable alternative methods, as agreed to by the Department, in those instances where a person is desirous of but unable to participate in the process due to— (i) illiteracy; (ii) disability; or (iii) any other disadvantage.	YES	EXEMPTION	N/A

Note: If you have indicated that "EXEMPTION" applies to any of the above, then an Application for Exemption must be submitted. If NEM:AQA is applicable to your proposed development then a notice must be placed in at least two newspapers.

3. List of State departments/organs of State to be consulted.

3.1.	Provide a list of all the State departments/organs of State that will be consulted, including the name and contact details of the relevant official.
<p>The following Departments, in addition to the DEA&DP, will be invited to comment on the Pre-Application Draft BA Report and Post-application Draft BA Report:</p> <p>Department of Agriculture- Western Cape Mr. Anele Speelman Admin Building, Muldesvlei Road Elsenburg Tel: 021 808 5111 DOA.info@westerncape.gov.za</p> <p>Cape Nature Ms. L. Pavitt PGWC Shared Services Cnr Bosdulf & Volstrus Streets, Bridgetown, CPT Tel: 087 087 9262 lpavitt@capenature.co.za</p>	

Western Cape Department of Transport and Public Works: Head of Department

Jacqui Gooch

Email: Jacqui.Gooch@westerncape.gov.za

Heritage Western Cape

Dr Mxolisi Dlamuka

Email: mxolisi.dlamuka@westerncape.gov.za / ceoheritage@westerncape.gov.za

ameerah.peters@westerncape.gov.za

Note: In terms of section 24O(3) of NEMA and Regulation 7(2) of the NEMA EIA Regulations, the Competent Authority must consult with every State Department/Organ of State that administers a law relating to a matter affecting the environment relevant to an application for an Environmental Authorisation when such Competent Authority considers the application, and unless agreement to the contrary has been reached, the EAP will be responsible for such consultation on behalf of the Competent Authority. A State Department/Organ of State consulted in terms of Section 24O(2) of NEMA and Regulations 3(4) and 43(2) must within 30 days from the date of the EAP's request for comment, submit such comment in writing to the EAP, unless otherwise stated by the Competent Authority.

SECTION L: DECLARATIONS

DECLARATION OF THE PROPONENT (Signed Consent Letter and Power of Attorney from landowner is attached)

Note: Duplicate this section where there is more than one Proponent.

I....., ID Number: in my personal capacity or duly authorised thereto hereby declare/affirm that:

- the information provided or to be provided as part of this NOI, is true and correct;
- I am fully aware of my responsibilities in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"), the Environmental Impact Assessment ("EIA") Regulations, as defined in Chapter 5 of NEMA (as amended) and any relevant Specific Environmental Management Acts and that failure to comply with these requirements may constitute an offence in terms of relevant environmental legislation;
- I am aware that is an offence in terms of Section 24F of the NEMA should I commence with a listed activity prior to obtaining an Environmental Authorisation;
- I am aware of my general duty of care in terms of Section 28 of the NEMA;
- I appointed the Environmental Assessment Practitioner ("EAP") which:
 - meets all the requirements in terms of Regulation 13 of the NEMA EIA Regulations;
 - meets all the requirements other than the requirement to be independent in terms of Regulation 13 of the NEMA EIA Regulations, but a review EAP has been appointed who does meet all the requirements of Regulation 13 of the NEMA EIA Regulations;
- I will provide the EAP and specialist, where applicable, and the Competent Authority with access to all information at my disposal that is relevant to the application;
- I will be responsible for the costs incurred in complying with the NEMA EIA Regulations and other environmental legislation including but not limited to –
 - costs incurred for the appointment of the EAP or any person contracted by the EAP;
 - costs in respect of any fee prescribed by the Minister or MEC in respect of the NEMA EIA Regulations;
 - costs in respect of specialist reviews; and
 - the provision of security to ensure compliance with applicable management and mitigation measures; and
- I am responsible for complying with conditions that may be attached to any decision(s) issued by the Competent Authority; hereby indemnify, the government of the Republic, the Competent Authority and all its officers, agents and employees, from any liability arising out of the content of any report, any procedure or any action for which the Applicant or EAP is responsible in terms of the NEMA EIA Regulations and any Specific Environmental Management Act.

Note: If acting in a representative capacity, a certified copy of the resolution or power of attorney must be attached.

Signature of the Proponent:

Date:

Name of company (if applicable):

DECLARATION OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER ("EAP")

I...**Dumisani Bokveldt**....., EAPASA Registration Number: ...**2019/1133**.... as the appointed EAP hereby declare/affirm that:

- the information provided or to be provided as part of this NOI, is true and correct:
- in terms of the general requirement to be independent:
 - other than fair remuneration for work performed/to be performed in terms of this application, have no business, financial, personal or other interest in the activity or application and that there are no circumstances that may compromise my objectivity; or
 - am not independent, but another EAP that meets the general requirements set out in Regulation 13 of NEMA EIA Regulations have been appointed to review my work (Note: a declaration by the review EAP must be submitted);
- in terms of the remainder of the general requirements for an EAP, am fully aware of and meet all of the requirements and that failure to comply with any the requirements may result in disqualification;
- I have disclosed/will disclose, to the Applicant, the specialist (if any), the Competent Authority and registered interested and affected parties, all material information that have or may have the potential to influence the decision of the Competent Authority or the objectivity of any report, plan or document prepared or to be prepared as part of this NOI;
- I have ensured/will ensure that information containing all relevant facts in respect of the NOI was/will be distributed or was/will be made available to registered interested and affected parties and that participation will be facilitated in such a manner that all interested and affected parties were/will be provided with a reasonable opportunity to participate and to provide comments;
- I have ensured/will ensure that the comments of all interested and affected parties were/will be considered, recorded and submitted to the Competent Authority in respect of this NOI;
- I have ensured/will ensure the inclusion of inputs and recommendations from any specialists in respect of the NOI, where relevant;
- I have kept/will keep a register of all interested and affected parties that participated in the public participation process;
- I am aware that a false declaration is an offence in terms of Regulation 48 of the NEMA EIA Regulations; and
- All specialist investigations must comment on how the potential impacts relate to climate change concerns.



07 November 2023

Signature of the EAP:

Date:

Ikamva Consulting

Name of company (if applicable):

APPENDIX A: REQUEST FOR A SPECIFIC FEE REFERENCE NUMBER

Please attach proof of payment of the applicable administrative fee to the Application Form.

A: Applicant's details:

Name: Housing Development Agency (HDA) – Western Cape ID Number: _____
 Residential Address: _____
 Postal Address: P.O BOX 7638, ROGGEBAAL, CAPE TOWN, 8012 _____
 Telephone no.: (021) 481 2900 Cellular no.: 072 788 5611 _____
 Facsimile no.: _____ Email address: Sanelisiwe.Ntshanga@thehda.co.za _____

Note: Please duplicate where there is more than one Applicant:

B: EAP's details:

Name: Dumisani Bokveldt EAPASA Registration No: __2019/1133_____
 Company Name: _____
 Postal Address: P.O. Box 1217, Mthatha, 5099 _____
 Telephone no.: (047) 531 4011 Cellular no.: 073 219 6396 _____
 Facsimile no.: (047) 531 4097 Email address: dbokveldt@kamva.co.za _____

C: Provide a concise description of the proposed project:

DEVELOPMENT OF SUSTAINABLE AND INTEGRATED HUMAN SETTLEMENTS ON ERF 64 KYLEMORE,
 STELLENBOSCH MUNICIPALITY _____

D: Indicate the process to which the application must be subjected:

The applicable listed activities to be applied for are (list the respective activity numbers):

Basic Assessment:	Activity Number	Scoping & EIR:	Activity Number
Listing Notice 1	9, 10, 27, 28, 56	Listing Notice 2	
Listing Notice 3	12		

E: EA/ROD Reference number which relates to an amendment:

Indicate the reference number of the EA/ROD to be amended:

N/A

Was the original decision appealed?

YES NO

F: Application Fee:

Indicate the fee to be paid:

Application Fee N/A

Note: The Department will confirm the amount to be paid. A fee of **R2 000** is applicable to an application which must be subjected to Basic Assessment and a fee of **R10 000** is applicable to an application which must be subjected to Scoping and Environmental Impact Reporting.

G: Departmental region within which the application will be administered (tick the relevant box):

CAPE TOWN OFFICE: REGION 1 and REGION 2 (City of Cape Town, West Coast, Cape Winelands District & Overberg District) Fax: (021) 483 4372		GEORGE OFFICE: REGION 3 (Central Karoo District & Eden District) Fax: (044) 805 8650	
---	--	--	--

I, Dumisani Bokveldt (Applicant's full name), herewith request the Department to provide me with a Specific Fee Reference Number in order that I may make payment of the application fee. I am fully aware of my responsibility to ensure that the correct fee is paid and that proof of such payment must be attached to my Application Form. I further confirm that the information I have provided herein is true and correct.



Applicant's signature

07/November 2023____
Date

(For official use only)

Captured by: _____ Date received: _____ Date captured: _____

EIA Process (tick) Basic Assessment (R2 000) Scoping and EIR (R10 000)

Amount to be paid: _____ Specific Fee Reference Number: _____

Process and amount approved by Control EO: _____
Name Signature

THIS FORM MUST BE FAXED TO THE RELEVANT REGION REFLECTED IN THE DEPARTMENTAL DETAILS ABOVE. THE APPLICATION FEE MUST BE MADE INTO THE DEPARTMENTAL BANKING ACCOUNT USING THE SPECIFIC FEE REFERENCE NUMBER.

APPENDIX B: LANDOWNERS CONSENT (Attached)

Consent in terms of Regulation 39 of the NEMA EIA Regulations by the landowner or person in control of the land that the proposed activity/ies may be undertaken on the land in question.

CONTACT INFORMATION

Name of land owner/ person in control of the land:	Department of Public Works & Infrastructure		
Trading name State Department/Organ of State:	Department of Public Works & Infrastructure		
Contact person:	Mr Imitaz Fazel (Acting Director-General)		
Postal address:	Head Office: Public Works CGO Building, Cnr Bosman and Madiba Pretoria Central Private Bag X65 Pretoria		
Postal code:	0001		
Telephone:	(012) 406 1000	Email:	Cell: None
E-mail:	dg.pa@dpw.gov.za	Fax:	None

CONSENT (See attached Landowner Consent Letter)

1. I/we the undersigned (*insert the name/s of the owner/s of the land or person/s in control of the land*)

of identity number/registration number (*insert the owner/s ID number/s or the registration number of the legal entity*)

am/ are the registered owner/s of the property or the person/s in control of the land (*insert description of the property/ies and title deed numbers*)

Located at (*insert physical address and a brief description of the location of the property*)

2. I/ we hereby give consent to the Applicant (*insert the name/s of the Applicant/person/s*)

of identity number/registration number (*insert the owner/s ID number/s or the registration number of the legal entity*)

to undertake the following activity(ies) on the land (*insert a brief description of the project and identified activity(ies) in question that will be applied for*):

Signature of land owner/person in control of the land/authorised representative

Date:

Note: If you are an authorised person, a certified copy of the resolution or power of attorney must be attached.

**** Landowner Consent Letter and Power of Attorney attached****

APPENDIX A: CONSENT FORM- LAND OWNER



public works
& infrastructure
Department
Public Works and Infrastructure
REPUBLIC OF SOUTH AFRICA

Special Power of Attorney

I, the undersigned,

Imtiaz Fazel, the Acting Director-General of the National Department of Public Works and Infrastructure (DPWI)

1.

do hereby nominate, constitute and appoint **the Housing Development Agency (HDA)** acting through its authorized employees or nominees with a power of substitution to be my lawful agent(s) in my name, place and stead and specifically for effecting the purposes aforesaid, to:

2.

Facilitate the development process for **the Remainder of Erf 64 Kylemore, Western Cape Province, measuring 6.9272 hectares** by:

- (a) undertaking any township establishment, rezoning, subdivision, consolidations activities and any related land use processes or other essential measures permitted in law; and
- (b) lodging applications or any relevant documents including the general plans to municipalities and / or any other regulatory authority or public institution for the development of a township.

3.

this Power Of Attorney is restricted only for the activities listed in clause 2 (a) and (b) above and is only valid until the transfer of the **Remainder of Erf 64 Kylemore, Western Cape Province, measuring 6.9272 hectares** is effected and registered under the name of the new owner.

4.

And specifically for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes, as I might or could do if personally present and acting herein.

MP
SM



public works
& infrastructure
Department
Public Works and Infrastructure
REPUBLIC OF SOUTH AFRICA

Special Power of Attorney

Signed at PRETORIA on the 15 day of NOVEMBER 2021 in
the presence of the undersigned witnesses.

Signature
Acting Director General-
Department of Public Works &
Infrastructure (DPWI)

AS WITNESSES:

Full Name and Surname:

1. Molebogeng Masete
2. Sarah Mashuane

Signature

**APPENDIX B: PROOF THAT IT IS COMMUNITY
PROJECT AND/ OR FUNDED BY A GOVERNMENT
ENTITY**



national treasury

Department:
National Treasury
REPUBLIC OF SOUTH AFRICA

Enquiries: George Tembo, Reference: 1.5.8 (2020/21), Tel: (012) 315 5514, Fax: (012) 315 5522 Email: George.Tembo@treasury.gov.za

Mr Imtiaz Fazel
Acting Director-General
Department of Public Works and Infrastructure
Private Bag X65
PRETORIA
0001

Dear Mr Fazel

**WESTERN CAPE: PROPOSED GRATIS RELEASE OF THE REMAINDER OF
ERF 64 KYLEMORE TO THE HOUSING DEVELOPMENT AGENCY FOR
DEVELOPMENT OF LOW COST HOUSING**

1. Thank you for your letter regarding the above subject matter.
2. In terms of Treasury Regulation 21.3.1, the National Treasury hereby approves the Department of Public Works and Infrastructure's (DPWI's) donation of the Remainder of Erf 64 Kylemore, totalling 6.9272 hectares, in the Western Cape Province, to the HDA for the development of low cost housing, subject to the conditions that:
 - (i) the DPWI shall grant the HDA the power of attorney over the Remainder of Erf 64 Kylemore,
 - (ii) the property must be used to construct or develop low cost houses and that should the land not be used for this purpose the land must be returned to the custodianship of the DPWI,
 - (iii) if the low cost houses are not developed or constructed on the land in question within 10 years following the transfer of the land to the HDA, the land must be returned to the ownership of national government and the custodianship of the DPWI,
 - (iv) under the leadership of the national Department of Human Settlements, an agreement must be drawn and signed by the national Department of Human Settlements, Western Cape Department of Human Settlements, HDA, Stellenbosch Municipality and DPWI (to the extent that each stakeholder is involved in this housing development project), specifying the roles and responsibilities of each department or public entity in the project. This agreement must be concluded and submitted to the National

- Treasury prior to the construction or development of low cost houses on the Remainder of Erf 64 Kylemore,
- (v) the DPWI will fulfill or meet all prerequisite legal obligations or requirements specified by and arising from various pertinent legislation (including the Restitution of Land Rights Act, 1994), which may determine the transferability of the property, before transferring the Remainder of Erf 64 Kylemore to the HDA,
 - (vi) before accepting its specific role in this project, each party involved in the project will consider any financial, legal and other liability or implication associated with this project,
 - (vii) any prerequisite environmental impact assessment required by law or government policy will be conducted and considered before the formal construction or development of low cost houses on the Remainder of Erf 64 Kylemore, and
 - (viii) all costs incurred in the holding, transfer and subdivision of the land will be borne by the HDA.

3. The National Treasury remains available to provide any clarification that the DPWI might seek regarding the contents of this letter.

Kind regards



DR MAMPHO MODISE
DEPUTY DIRECTOR-GENERAL: PUBLIC FINANCE
FOR DIRECTOR-GENERAL
 Date: 27/10/2021

**APPENDIX C: PROOF OF PAYMENT OF THE
APPLICATION FEE (NOT APPLICABLE)**

APPENDIX D: SCREENING TOOL REPORT

**SCREENING REPORT FOR AN ENVIRONMENTAL AUTHORIZATION AS
REQUIRED BY THE 2014 EIA REGULATIONS – PROPOSED SITE
ENVIRONMENTAL SENSITIVITY**

EIA Reference number:

Project name: ERF 64 Kylemore

Project title: ERF 64 Kylemore

Date screening report generated: 09/02/2023 09:17:58

Applicant: IKAMVA CONSULTING

Compiler: UNATHI NDAMASE

Compiler signature:

.....

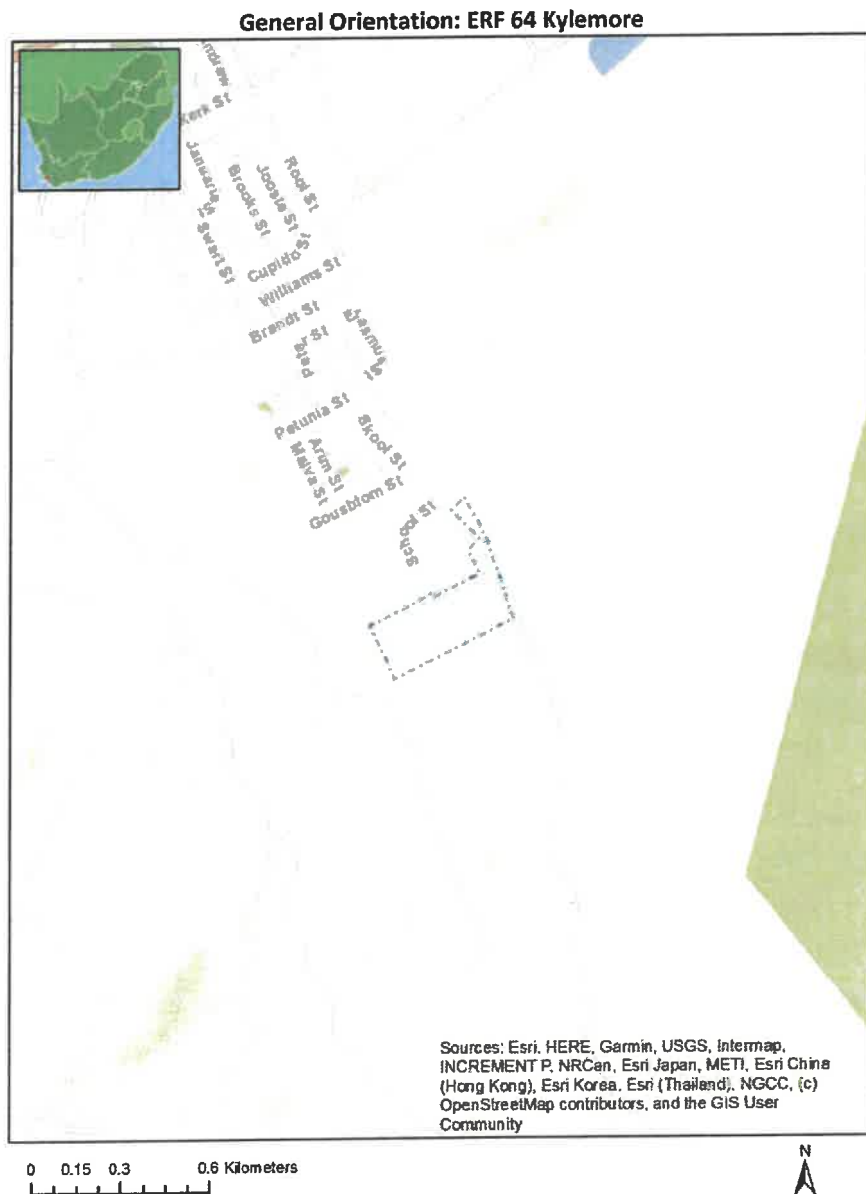
Application Category: Infrastructure | Transport Services | Roads | Public

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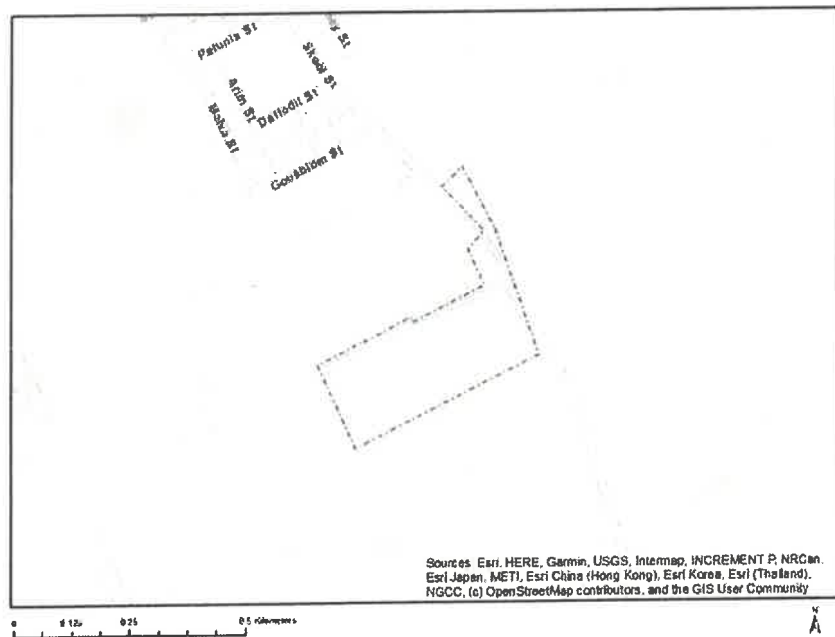
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Proposed Project Location

Orientation map 1: General location



Map of proposed site and relevant area(s)



Cadastral details of the proposed site

Property details:

No	Farm Name	Farm/ Erf No	Portion	Latitude	Longitude	Property Type
1	KYLEMORE	192	0	33°55'28.42S	18°57'16.49E	Erven
2	KYLEMORE	36	0	33°55'20.59S	18°57'23.52E	Erven
3	KYLEMORE	66	0	33°55'35S	18°57'25.5E	Erven
4	KYLEMORE	193	0	33°55'26.36S	18°57'22.56E	Erven
5	KYLEMORE	41	0	33°55'22.22S	18°57'23.6E	Erven
6	KYLEMORE	64	0	33°55'31.67S	18°57'23.38E	Erven
7	OLD BETHLEHEM	153	0	33°54'50.98S	18°57'47.99E	Farm
8		1626	0	33°55'59.03S	18°57'48.94E	Farm
9	DWARS RIVIER HOEK	1118	0	33°55'55.65S	18°57'21.53E	Farm
10	OLD BETHLEHEM	153	4	33°55'8.19S	18°57'23.22E	Farm Portion
11	DWARS RIVIER HOEK	1118	0	33°56'19.93S	18°57'57.78E	Farm Portion
12	OLD BETHLEHEM	153	0	33°55'35.64S	18°57'48.18E	Farm Portion
13	DWARS RIVIER HOEK	1118	0	33°55'52.57S	18°57'21.56E	Farm Portion
14		1626	0	33°55'54.51S	18°57'47.3E	Farm Portion

Development footprint¹ vertices:
No development footprint(s) specified.

¹ "development footprint", means the area within the site on which the development will take place and includes all ancillary developments for example roads, power lines, boundary walls, paving etc. which require vegetation clearance or which will be disturbed and for which the application has been submitted.

Wind and Solar developments with an approved Environmental Authorisation or applications under consideration within 30 km of the proposed area

No nearby wind or solar developments found.

Environmental Management Frameworks relevant to the application

No intersections with EMF areas found.

Environmental screening results and assessment outcomes

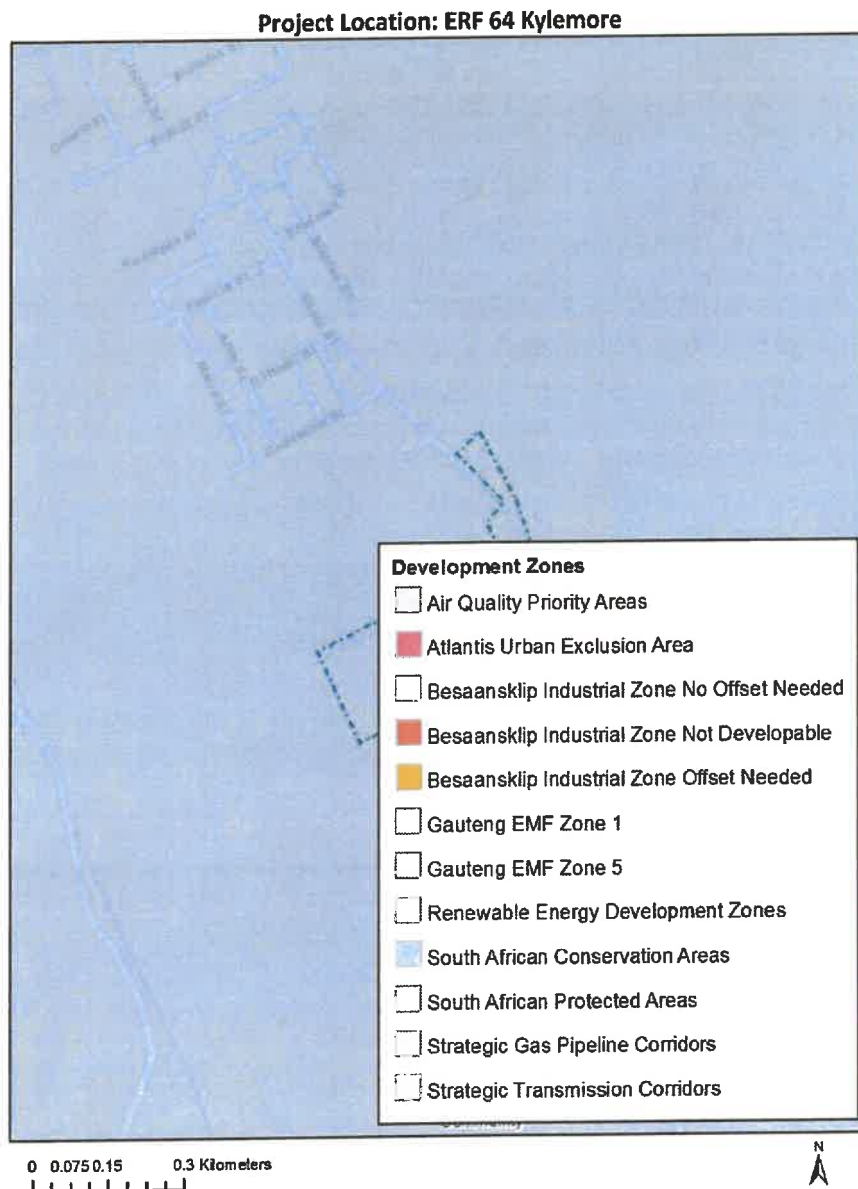
The following sections contain a summary of any development incentives, restrictions, exclusions or prohibitions that apply to the proposed development site as well as the most environmental sensitive features on the site based on the site sensitivity screening results for the application classification that was selected. The application classification selected for this report is: **Infrastructure | Transport Services | Roads | Public.**

Relevant development incentives, restrictions, exclusions or prohibitions

The following development incentives, restrictions, exclusions or prohibitions and their implications that apply to this site are indicated below.

Incentive, restriction or prohibition	Implication
Strategic Gas Pipeline Corridors -Phase 1a & 1b: Saldanha to Ankerlig and Saldanha to Mossel Bay	https://screening.environment.gov.za/ScreeningDownloads/DevelopmentZones/Combined_GAS.pdf
South African Conservation Areas	https://screening.environment.gov.za/ScreeningDownloads/DevelopmentZones/SACAD_OR_2022_Q3_Metadata.pdf

Map indicating proposed development footprint within applicable development incentive, restriction, exclusion or prohibition zones



Proposed Development Area Environmental Sensitivity

The following summary of the development site environmental sensitivities is identified. Only the highest environmental sensitivity is indicated. The footprint environmental sensitivities for the proposed development footprint as identified, are indicative only and must be verified on site by a suitably qualified person before the specialist assessments identified below can be confirmed.

Theme	Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
Agriculture Theme		X		
Animal Species Theme			X	

Aquatic Biodiversity Theme	X			
Archaeological and Cultural Heritage Theme				X
Civil Aviation Theme			X	
Defence Theme				X
Paleontology Theme			X	
Plant Species Theme		X		
Terrestrial Biodiversity Theme	X			

Specialist assessments identified

Based on the selected classification, and the environmental sensitivities of the proposed development footprint, the following list of specialist assessments have been identified for inclusion in the assessment report. It is the responsibility of the EAP to confirm this list and to motivate in the assessment report, the reason for not including any of the identified specialist study including the provision of photographic evidence of the site situation.

N o	Special ist assess ment	Assessment Protocol
1	Agricultural Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted General Agriculture Assessment Protocols.pdf
2	Landscape/Visual Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted General Requirement Assessment Protocols.pdf
3	Archaeological and Cultural Heritage Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted General Requirement Assessment Protocols.pdf
4	Paleontology Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted General Requirement Assessment Protocols.pdf
5	Terrestrial Biodiversity Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted Terrestrial Biodiversity Assessment Protocols.pdf
6	Aquatic Biodiversity Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted Aquatic Biodiversity Assessment Protocols.pdf
7	Noise Impact	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols

	Assessment	<u>/Gazetted Noise Impacts Assessment Protocol.pdf</u>
8	Traffic Impact Assessment	<u>https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted General Requirement Assessment Protocols.pdf</u>
9	Geotechnical Assessment	<u>https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted General Requirement Assessment Protocols.pdf</u>
10	Socio-Economic Assessment	<u>https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted General Requirement Assessment Protocols.pdf</u>
11	Ambient Air Quality Impact Assessment	<u>https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted General Requirement Assessment Protocols.pdf</u>
12	Plant Species Assessment	<u>https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted Plant Species Assessment Protocols.pdf</u>
13	Animal Species Assessment	<u>https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted Animal Species Assessment Protocols.pdf</u>

Results of the environmental sensitivity of the proposed area.

The following section represents the results of the screening for environmental sensitivity of the proposed site for relevant environmental themes associated with the project classification. It is the duty of the EAP to ensure that the environmental themes provided by the screening tool are comprehensive and complete for the project. Refer to the disclaimer.

MAP OF RELATIVE AGRICULTURE THEME SENSITIVITY

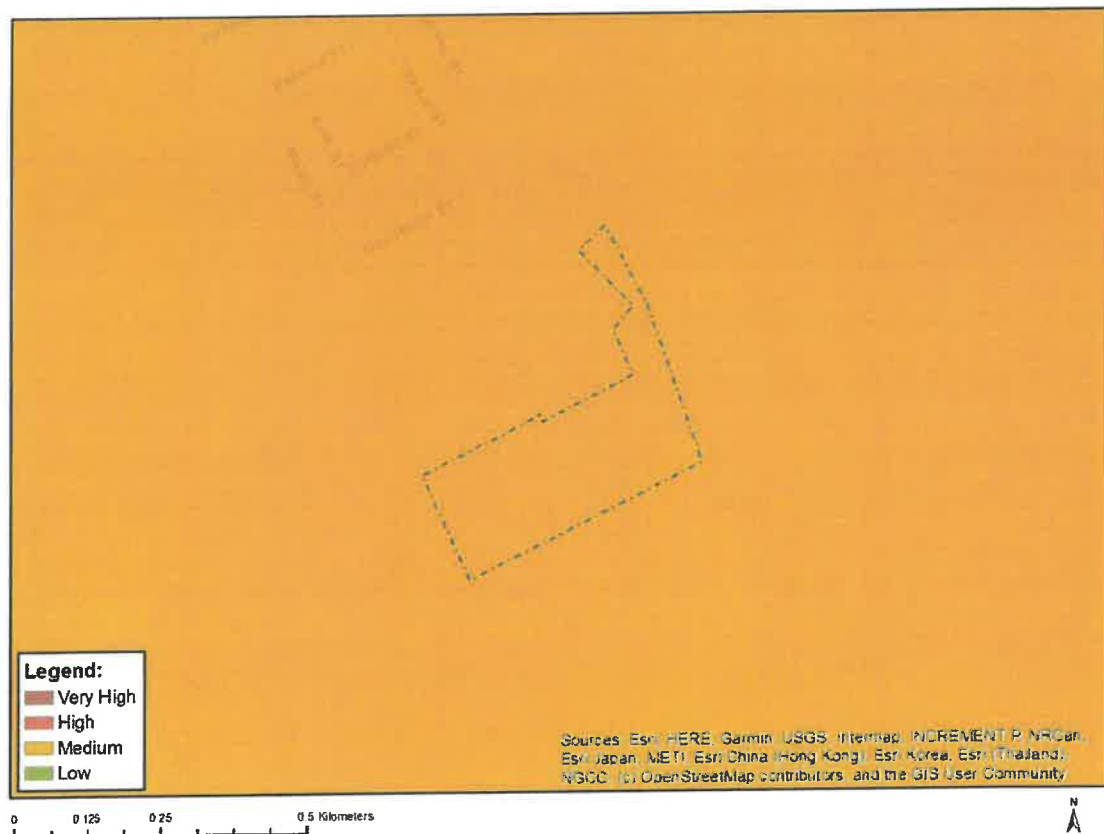


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
	X		

Sensitivity Features:

Sensitivity	Feature(s)
High	Land capability;09. Moderate-High/10. Moderate-High
Medium	Land capability;06. Low-Moderate/07. Low-Moderate/08. Moderate

MAP OF RELATIVE ANIMAL SPECIES THEME SENSITIVITY



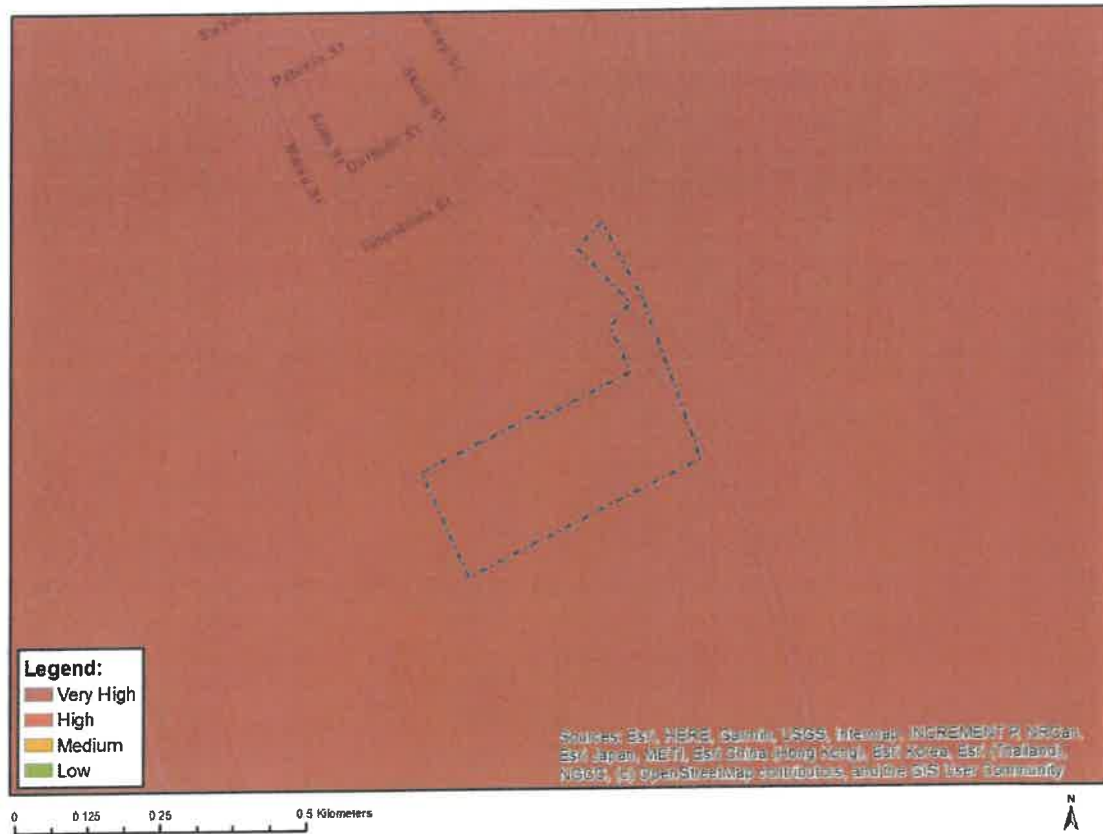
Where only a sensitive plant unique number or sensitive animal unique number is provided in the screening report and an assessment is required, the environmental assessment practitioner (EAP) or specialist is required to email SANBI at eladatarequests@sanbi.org.za listing all sensitive species with their unique identifiers for which information is required. The name has been withheld as the species may be prone to illegal harvesting and must be protected. SANBI will release the actual species name after the details of the EAP or specialist have been documented.

Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
		X	

Sensitivity Features:

Sensitivity	Feature(s)
Medium	Aves-Circus maurus
Medium	Aves-Sagittarius serpentarius
Medium	Invertebrate-Conocephalus peringueyi
Medium	Invertebrate-Aneuryphymus montanus

MAP OF RELATIVE AQUATIC BIODIVERSITY THEME SENSITIVITY

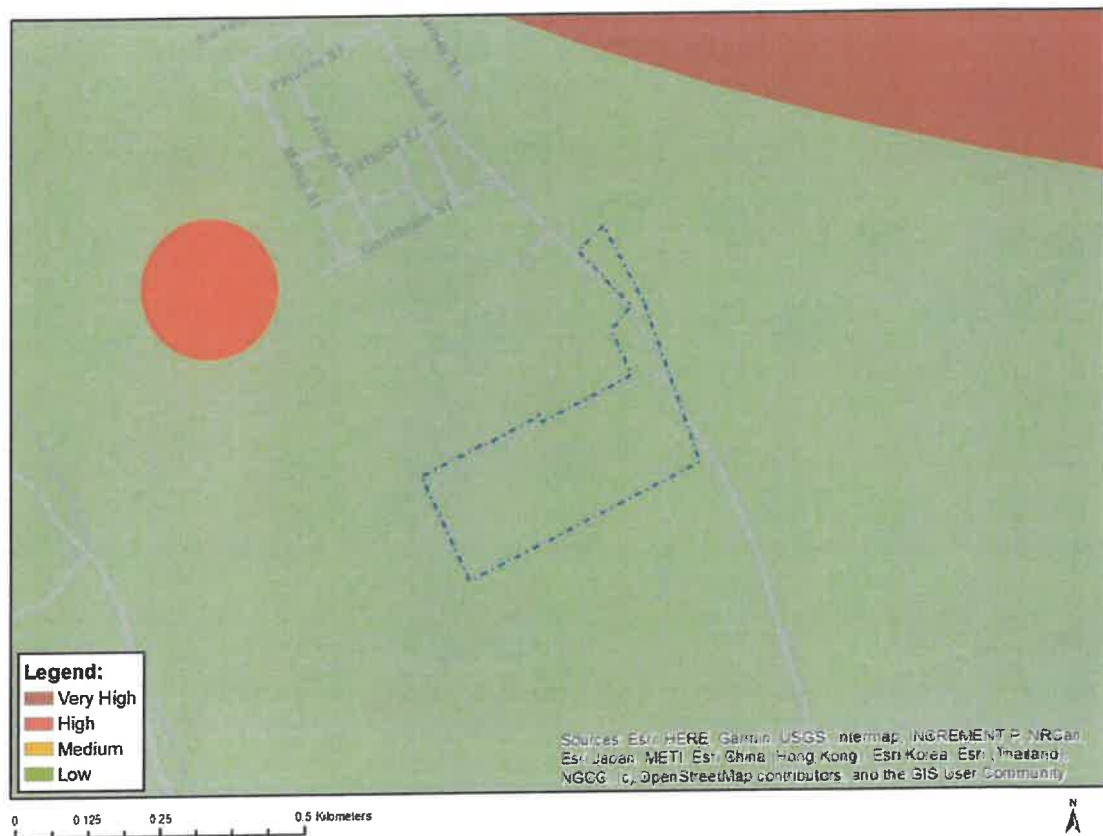


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

Sensitivity Features:

Sensitivity	Feature(s)
Very High	Strategic water source area

MAP OF RELATIVE ARCHAEOLOGICAL AND CULTURAL HERITAGE THEME SENSITIVITY

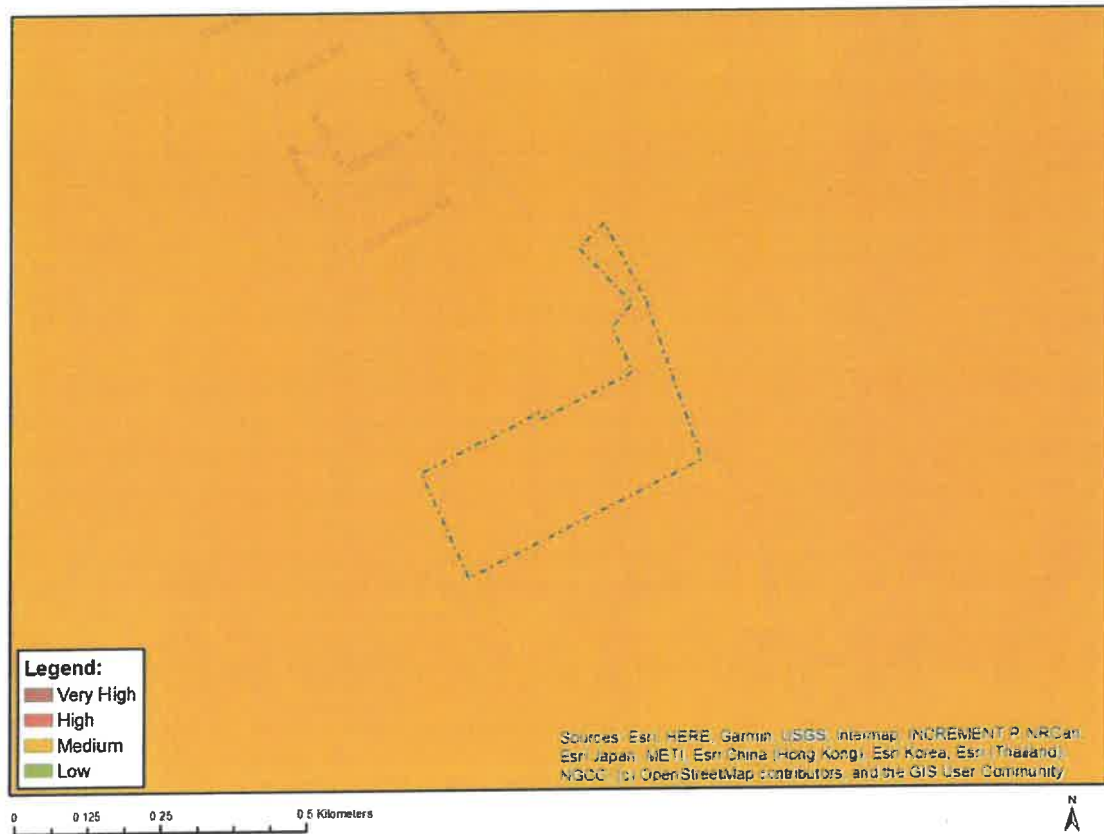


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
			X

Sensitivity Features:

Sensitivity	Feature(s)
Low	Low sensitivity

MAP OF RELATIVE CIVIL AVIATION THEME SENSITIVITY



Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
		X	

Sensitivity Features:

Sensitivity	Feature(s)
Medium	Between 15 and 35 km from a civil aviation radar
Medium	Between 15 and 35 km from a major civil aviation aerodrome
Medium	Between 8 and 15 km of other civil aviation aerodrome

MAP OF RELATIVE DEFENCE THEME SENSITIVITY



Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
			X

Sensitivity Features:

Sensitivity	Feature(s)
Low	Low Sensitivity

MAP OF RELATIVE PALEONTOLOGY THEME SENSITIVITY



Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
		X	

Sensitivity Features:

Sensitivity	Feature(s)
Low	Features with a Low paleontological sensitivity
Medium	Features with a Medium paleontological sensitivity

MAP OF RELATIVE PLANT SPECIES THEME SENSITIVITY



Where only a sensitive plant unique number or sensitive animal unique number is provided in the screening report and an assessment is required, the environmental assessment practitioner (EAP) or specialist is required to email SANBI at eladatarequests@sanbi.org.za listing all sensitive species with their unique identifiers for which information is required. The name has been withheld as the species may be prone to illegal harvesting and must be protected. SANBI will release the actual species name after the details of the EAP or specialist have been documented.

Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
	X		

Sensitivity Features:

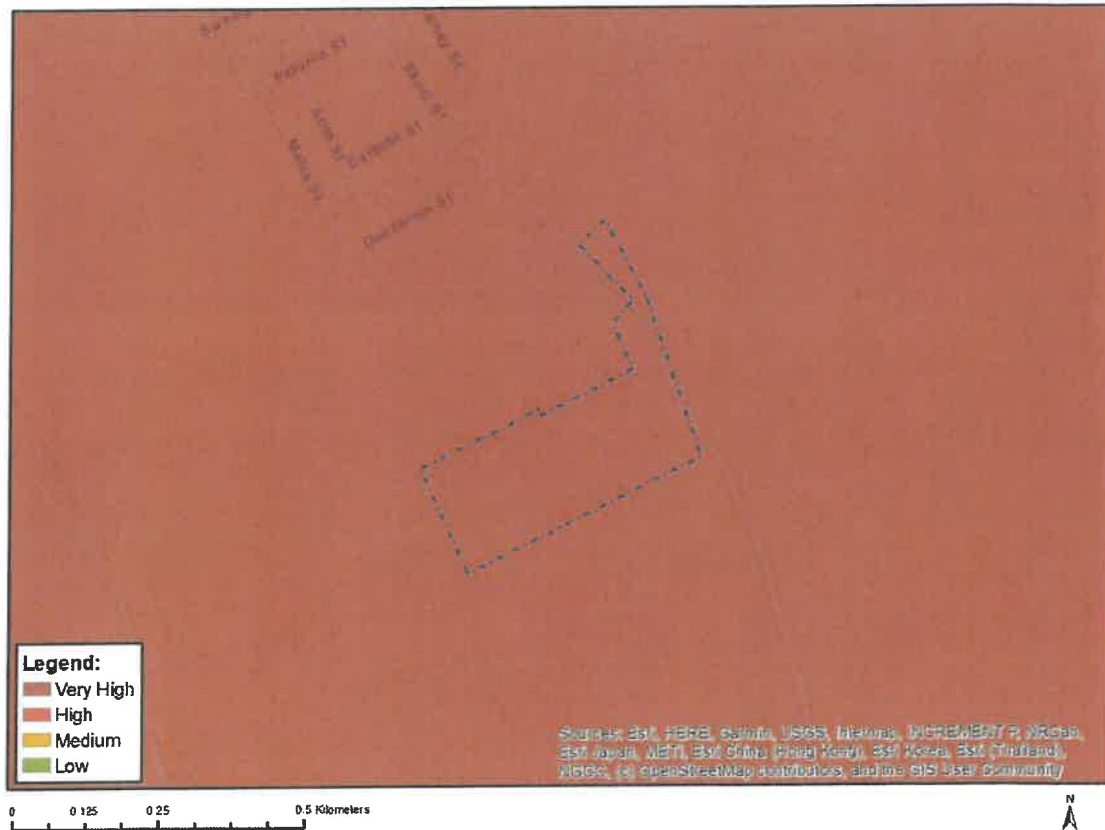
Sensitivity	Feature(s)
High	Aspalathus araneosa
High	Lachnaea uniflora
Low	Low Sensitivity
Medium	Lampranthus aureus
Medium	Lampranthus dilutus
Medium	Lampranthus filicaulis
Medium	Lampranthus leptaleon
Medium	Lampranthus peacockiae
Medium	Lampranthus scaber
Medium	Lampranthus sociorum
Medium	Lampranthus spiniformis
Medium	Antimima aristulata
Medium	Erepsia patula

Medium	<i>Erepsia ramosa</i>
Medium	<i>Ruschia diversifolia</i>
Medium	<i>Ruschia schollii</i>
Medium	<i>Drosanthemum hispidifolium</i>
Medium	<i>Xiphotheca lanceolata</i>
Medium	<i>Psoralea fascicularis</i>
Medium	<i>Indigofera psoraloides</i>
Medium	<i>Aspalathus aculeata</i>
Medium	<i>Aspalathus araneosa</i>
Medium	<i>Aspalathus attenuata</i>
Medium	<i>Aspalathus divaricata</i> subsp. <i>gracilior</i>
Medium	<i>Aspalathus globosa</i>
Medium	<i>Aspalathus macrantha</i>
Medium	<i>Aspalathus muraltioides</i>
Medium	<i>Otholobium rotundifolium</i>
Medium	<i>Rafnia lancea</i>
Medium	<i>Podalyria argentea</i>
Medium	<i>Podalyria sericea</i>
Medium	<i>Leucadendron argenteum</i>
Medium	<i>Leucadendron corymbosum</i>
Medium	<i>Leucadendron daphnoides</i>
Medium	<i>Leucadendron lanigerum</i> var. <i>lanigerum</i>
Medium	<i>Leucospermum grandiflorum</i>
Medium	<i>Leucospermum gueinzii</i>
Medium	<i>Leucospermum hypophyllocarpodendron</i> subsp. <i>canaliculatum</i>
Medium	<i>Leucospermum hypophyllocarpodendron</i> subsp. <i>hypophyllocarpodendron</i>
Medium	<i>Leucospermum lineare</i>
Medium	<i>Protea burchellii</i>
Medium	<i>Protea laticolor</i>
Medium	<i>Protea scorzonifolia</i>
Medium	<i>Serruria kraussii</i>
Medium	<i>Serruria pinnata</i>
Medium	<i>Serruria gracilis</i>
Medium	<i>Merciera tetraloba</i>
Medium	<i>Pentameris bachmannii</i>
Medium	<i>Anthospermum ericifolium</i>
Medium	<i>Lobostemon capitatus</i>
Medium	<i>Lobostemon regulariflorus</i>
Medium	<i>Echiostachys incanus</i>
Medium	<i>Aristea lugens</i>
Medium	<i>Aristea cantharophila</i>
Medium	<i>Tritoniopsis elongata</i>
Medium	<i>Hesperantha spicata</i> subsp. <i>spicata</i>
Medium	Sensitive species 631
Medium	Sensitive species 533
Medium	Sensitive species 1134
Medium	<i>Geissorhiza brehmii</i>
Medium	<i>Geissorhiza humilis</i>
Medium	<i>Geissorhiza erosa</i>
Medium	<i>Sparaxis grandiflora</i> subsp. <i>grandiflora</i>
Medium	<i>Ixia erubescens</i>
Medium	<i>Ixia rouxii</i>
Medium	<i>Ixia sarmentosa</i>
Medium	Sensitive species 560
Medium	Sensitive species 1253
Medium	Sensitive species 1
Medium	Sensitive species 1140
Medium	Sensitive species 298
Medium	Sensitive species 807
Medium	Sensitive species 567

Medium	Sensitive species 863
Medium	<i>Pauridia alba</i>
Medium	<i>Oxalis strigosa</i>
Medium	<i>Erica filiformis</i> var. <i>filiformis</i>
Medium	<i>Erica lerouxiae</i>
Medium	<i>Erica sacciflora</i>
Medium	<i>Erica abietina</i> subsp. <i>perfoliosa</i>
Medium	<i>Hermannia rugosa</i>
Medium	Sensitive species 769
Medium	Sensitive species 222
Medium	Sensitive species 444
Medium	Sensitive species 259
Medium	Sensitive species 478
Medium	Sensitive species 756
Medium	<i>Adenogramma rigida</i>
Medium	<i>Wachendorfia brachyandra</i>
Medium	Sensitive species 847
Medium	<i>Isoetes capensis</i>
Medium	Sensitive species 133
Medium	<i>Trianoptiles solitaria</i>
Medium	<i>Ficinia grandiflora</i>
Medium	<i>Cannomois arenicola</i>
Medium	<i>Hypodiscus rugosus</i>
Medium	<i>Restio duthieae</i>
Medium	<i>Restio papillosus</i>
Medium	<i>Restio pratensis</i>
Medium	Sensitive species 985
Medium	Sensitive species 384
Medium	<i>Lepidium pinnatum</i>
Medium	<i>Lachnaea uniflora</i>
Medium	<i>Metalasia capitata</i>
Medium	<i>Senecio verbascifolius</i>
Medium	<i>Athanasia capitata</i>
Medium	<i>Arctotis angustifolia</i>
Medium	Sensitive species 1042
Medium	<i>Agathosma propinqua</i>
Medium	<i>Agathosma stenosepala</i>
Medium	<i>Cliffortia ericifolia</i>
Medium	<i>Cliffortia phillipsii</i>
Medium	<i>Muraltia alba</i>
Medium	<i>Muraltia decipiens</i>
Medium	<i>Muraltia macropetala</i>
Medium	Sensitive species 262
Medium	Sensitive species 616
Medium	<i>Wurmbea inusta</i>
Medium	<i>Phyllica dioica</i>
Medium	<i>Phyllica strigulosa</i>
Medium	<i>Phyllica thunbergiana</i>
Medium	<i>Orthochilus litoralis</i>
Medium	<i>Codonorhiza azurea</i>
Medium	<i>Skatophytum skatophytoides</i>
Medium	<i>Lampranthus debilis</i>
Medium	<i>Lampranthus glaucus</i>
Medium	<i>Xiphotheca reflexa</i>
Medium	<i>Psoralea alata</i>
Medium	<i>Aspalathus lebeckioides</i>
Medium	<i>Aspalathus recurva</i>
Medium	<i>Ophioglossum bergianum</i>
Medium	Sensitive species 593
Medium	Sensitive species 335

Medium	Sensitive species 599
Medium	<i>Elegia squamosa</i>
Medium	<i>Restio paludosus</i>
Medium	<i>Restio rigoratus</i>
Medium	<i>Lachnaea capitata</i>
Medium	<i>Lachnaea grandiflora</i>
Medium	<i>Cotula pusilla</i>
Medium	Sensitive species 1225

MAP OF RELATIVE TERRESTRIAL BIODIVERSITY THEME SENSITIVITY



Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

Sensitivity Features:

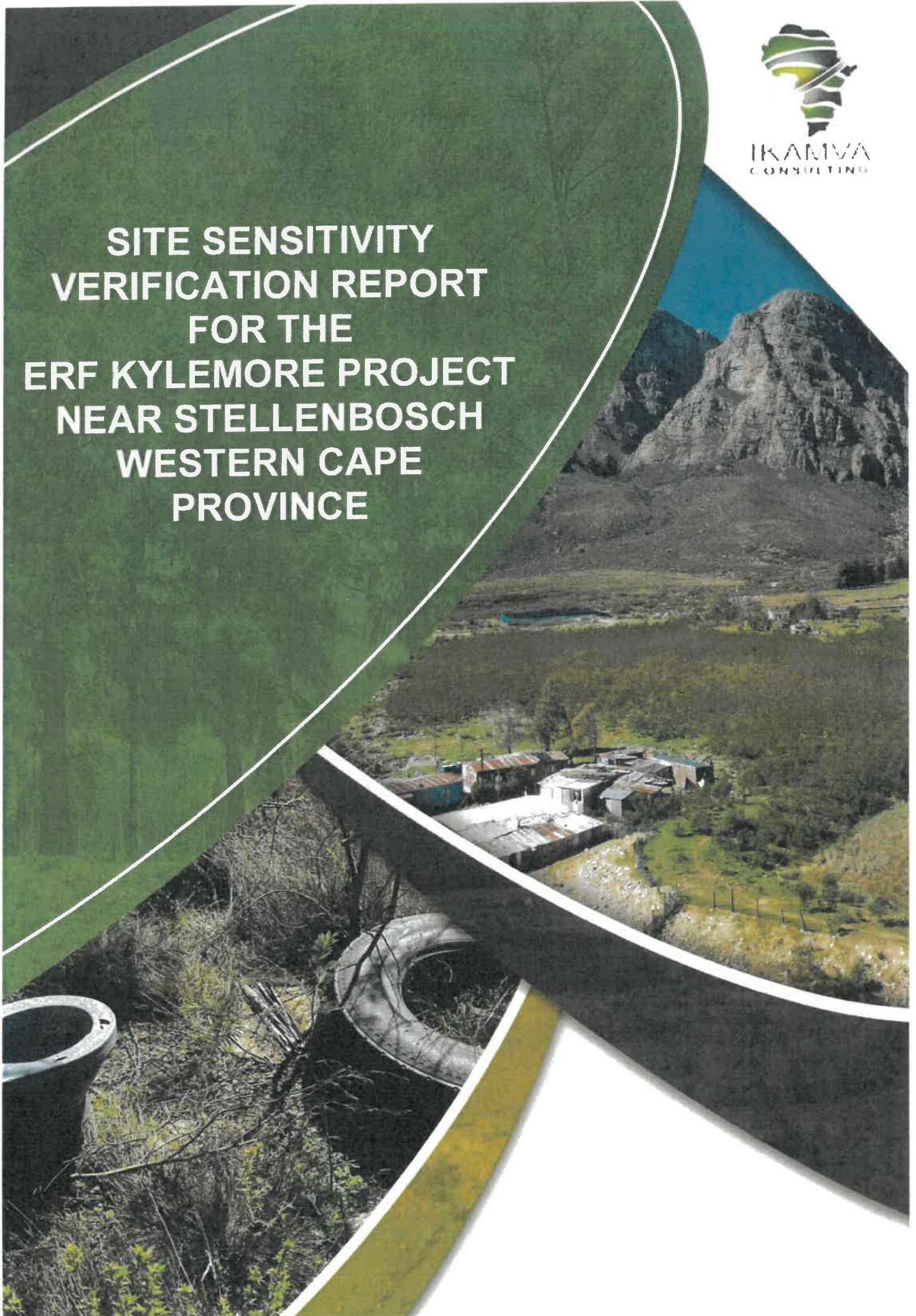
Sensitivity	Feature(s)
Very High	Critical biodiversity area 1
Very High	Ecological support area 1
Very High	Ecological support area 2
Very High	Strategic Water Source Areas
Very High	Vulnerable ecosystem

APPENDIX E: SITE SENSITIVITY VERIFICATION REPORT



IKAMVA
CONSULTING

**SITE SENSITIVITY
VERIFICATION REPORT
FOR THE
ERF KYLEMORE PROJECT
NEAR STELLENBOSCH
WESTERN CAPE
PROVINCE**



PROJECT DETAILS

Prepared By	Ikamva Consulting (Pty) Ltd
Prepared For	THOBA MKANGISA AND ASSOCIATES
Report Name:	Site Sensitivity Verification Report for Erf 64 Kylemore, Stellenbosch
Report Type:	Site Sensitivity Verification Report
Report Ref:	16/3/3/6/7/1/B4/28/1426/23

Revision	Date	Description	Prepared	Reviewed	Approved
1	12/09/2024		D.BOKVELDT	L.SOGAYISE	

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The project deliverables, including the reported results, comments, recommendations, and conclusions, are based on the author/s professional knowledge as well as available information. The study is based on assessment techniques and investigations that are limited by time and budgetary constraints applicable to the type and level of survey undertaken. Ikamva Consulting (Pty) Ltd, therefore, reserves the right to modify aspects of the project deliverables if and when new/additional information becomes available from research or further work in the applicable field of practice or about this study. Ikamva Consulting (Pty) Ltd also reserves the right to authorize peer review of this deliverable by an independent third party.

STATEMENT OF INDEPENDENCE

I, **Dumisani Bokveldt**, in my capacity as a lead specialist consultant, hereby declare that I:

- Act/acted as an independent specialist to Ikamva Consulting (Pty) Ltd for this Project.
- Do not have any personal, business or financial interest in the project except for financial remuneration for specialist investigations completed in a professional capacity as specified by the Environmental Impact Assessment Regulations, 2017.
- Will not be affected by the outcome of the environmental process, of which this report forms part of.
- Do not have any influence over the decisions made by the governing authorities.
- Do not object to or endorse the proposed developments but aim to present facts and my best scientific and professional opinion regarding the impacts of the development.
- Undertake to disclose to the relevant authorities any information that has or may have the potential to influence its decision or the objectivity of any report, plan or document required in terms of the Environmental Impact Assessment Regulations, 2017.

INDEMNITY

- This report is based on survey and assessment techniques which are limited by time and budgetary constraints relevant to the type and level of investigation undertaken.
- This report is based on a desktop investigation using available information and data related to the site to be affected, in situ fieldwork, surveys and assessments and the specialists best scientific and professional knowledge.
- The Precautionary Principle has been applied throughout this investigation.
- The findings, results, observations, conclusions and recommendations given in this report are based on the specialist's best scientific and professional knowledge as well as information available at the time of study.
- Additional information may become known or available during a later stage of the process for which no allowance could have been made at the time of this report.

- The specialist reserves the right to modify this report, recommendations and conclusions at any stage should additional information become available.
- Information and recommendations in this report cannot be applied to any other area without proper investigation.
- This report, in its entirety or any portion thereof, may not be altered in any manner or form or for any purpose without the specific and written consent of the specialist as specified above.
- Acceptance of this report, in any physical or digital form, serves to confirm acknowledgement of these terms and liabilities.

Dumisani Bokveldt *Reg No: 2019/1133*

13 Sep 2024

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1. INTRODUCTION

The Housing Development Agency (HDA) is proposing a Residential Development ('Project') on Erf 64 Kylemore 9km east of Stellenbosch and 15km west of Franschhoek within the Stellenbosch Local Municipality in the Cape Winelands District Municipality, Western Cape Province. The site is accessible from Stellenbosch or Franschhoek via the R310 and the

internal road network through the town of Kylemore and a gravel road which runs past the site (see **Figure 1**).

The Department of Forestry, Fisheries and the Environment (DFFE) through GNR 960 of 2019 has made it a requirement for applicants to submit a report based on the outcome / findings of the National Web-based Environmental Screening Tool. Furthermore, on 20 March 2020, the DFFE promulgated the *Procedures for the Assessment and Minimum Criteria for Reporting on Identified Environmental Themes in terms of Section 24(5)(a) and (h) and 44 of the National Environmental Management Act 107 of 1998*, which provide the requirements for specialist inputs per Environmental Theme as provided by the Screening Tool as well as for compiling a Site Sensitivity Verification Report. According to the Protocols, a Site Sensitivity Verification Report should contain the following information:

- confirms or disputes the current use of the land and environmental sensitivity as identified by the screening tool, such as new developments or infrastructure, the change in vegetation cover or status etc.
- contains a motivation and evidence (e.g. photographs) of either the verified or different use of the land and environmental sensitivity; and
- is submitted together with the relevant assessment report prepared in accordance with the requirements of the Environmental Impact Assessment Regulations.

Ikamva Consulting has thus been appointed to compile the requisite Site Sensitivity Verification Report for the Project in support of an application to obtain an Environmental Authorisation (EA) from the Competent Authority, the Western Provincial Department of Environmental Affairs and Development Planning (DEADP). The Report will provide details of the environmental themes identified by the Screening Tool that require further investigation and a motivation for themes that should not be investigated further based on site-based findings with relevance to the Project.

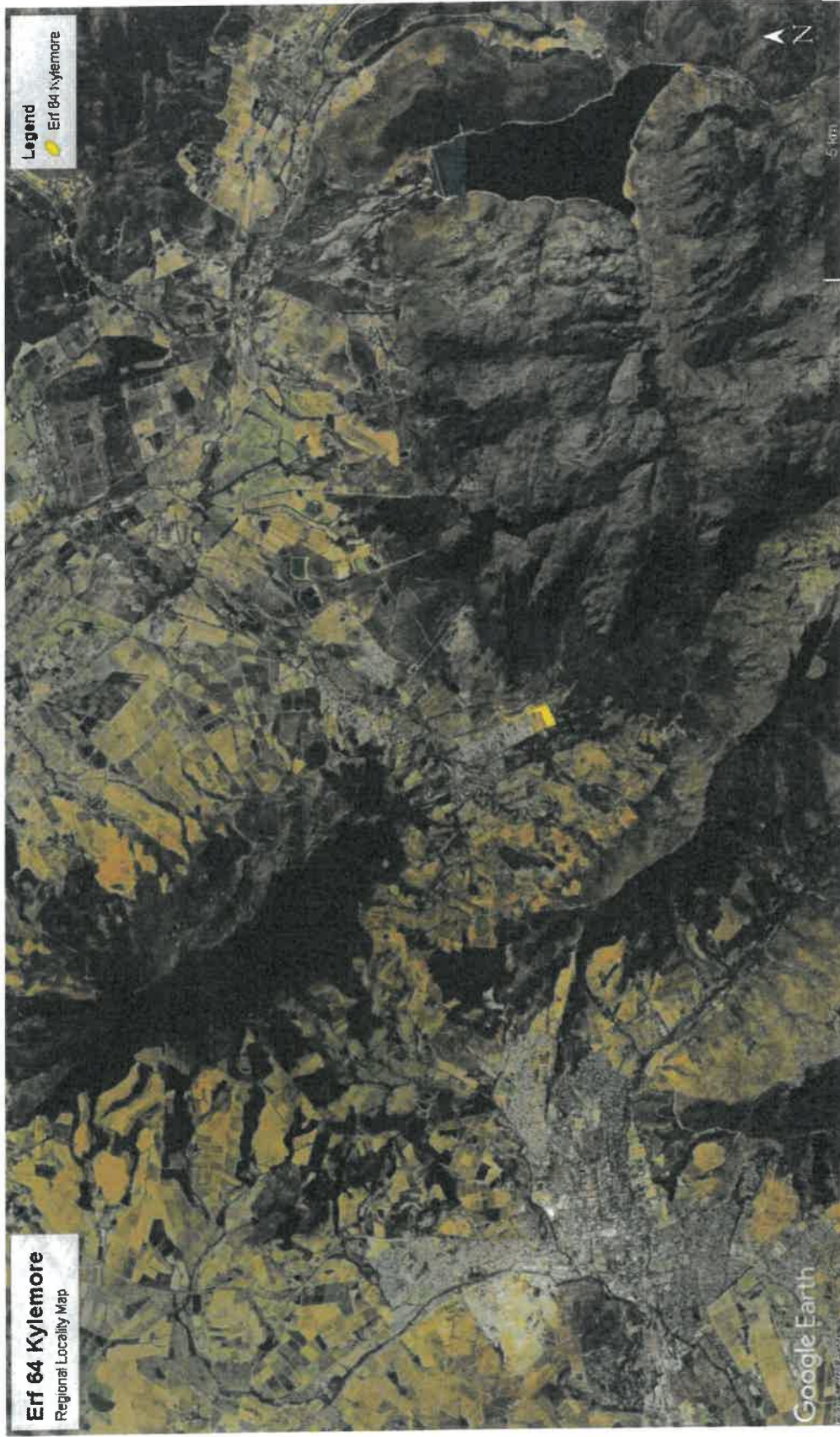


Figure 1: A Regional Locality Map of Erf 64 Kylemore near Stellenbosch, Western Cape Province

2. PROJECT DESCRIPTION

The Project and its associated infrastructure will be located on Erf 64 Kylemore, located 9km east of Stellenbosch and 15km west of Franschhoek. The project site falls within Ward 4 of the Stellenbosch Local Municipality and is found at the south-east end of the Kylemore Village at the base of the Groot Drakenstein mountains. The Kylemore High School is situated to the north of the project site, with cultivated agricultural fields to the east and south of the project site. **Table 1** below provides key project infrastructure that will be associated with the Residential Development on Erf 64 Kylemore.

Table 1: Key project infrastructure for the Project

Component	Description / Dimensions
Location of the Site (Centre Point Coordinate)	33°55'32.76"S 18°57'23.33"E
Surveyor General 21-digit Code	C06700140000006400000
Property Size (ha)	Up to 6.9ha
Development Footprint (ha)	Up to 6.8ha
Type of Development	<ul style="list-style-type: none"> Mixed Use Residential Development inclusive of high density residences, business, creche and a place of worship. The development will comprise up to 438 high density residential units.
Supporting Infrastructure	<ul style="list-style-type: none"> Internal roads / street network Stormwater management infrastructure, i.e., v-drains, etc Electrical infrastructure, i.e., electricity pylons and transformers/substation for electricity supply to the development

A detailed layout plan of the Project is included below in **Figure 2** below.

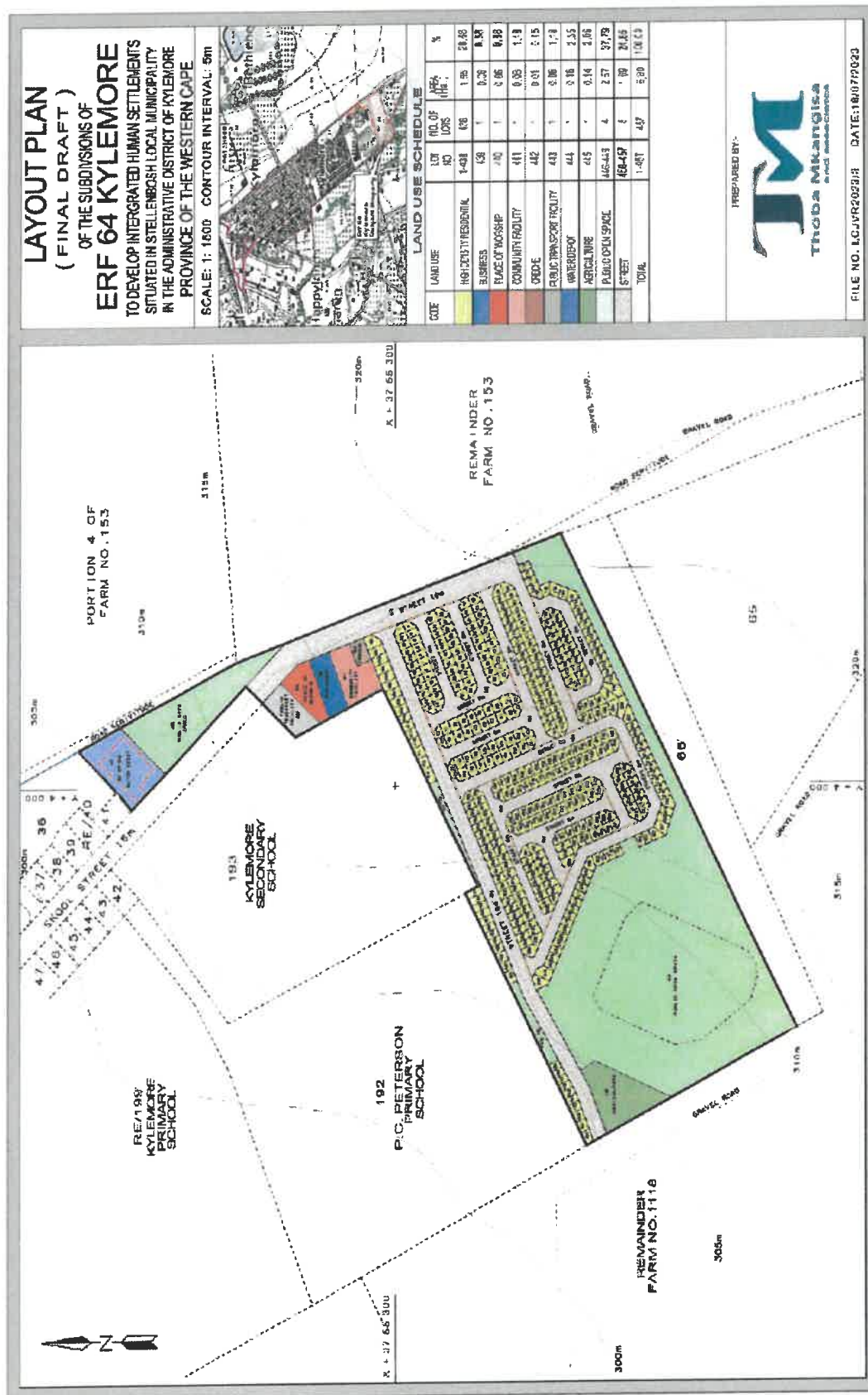


Figure 2: *A detailed layout plan of the Residential Development proposed by the HDA on Erf 64 Kylemore, Stellenbosch.*

3. SITE SENSITIVITIES FROM THE SCREENING TOOL

The Screening Tool Report (included as **Appendix A**), generated on 9 February 2023 provided the following environmental sensitivities / constraints as well as a rating for each theme for the proposed Project. **Table 2** below provides the details of each theme and the rating as provided by the Screening Tool Report.

Table 2: Identified environmental themes and sensitivity ratings for the Project as provided by the Screening Tool Report

Theme	Sensitivity Rating
Agriculture Theme	High
Animal Species Theme	Medium
Aquatic Biodiversity Theme	Very High
Archaeological and Cultural Heritage Theme	Low
Civil Aviation Theme	Medium
Defence Theme	Low
Paleontology Theme	Medium
Plant Species Theme	High
Terrestrial Biodiversity Theme	Very High

A site visit was undertaken on 31 August 2024 to determine the current land use of the project site as required by the Protocols. The following sections discuss the sensitivity of each theme and provide a motivation whether a detailed assessment or compliance statement will suffice for the BA process for the Project.

3.1. Agriculture Theme

According to the Screening Tool Report, the project site for the proposed housing is associated with a **high sensitivity** as well as a **moderate – high land capability** (see **Figure 3**). From the findings of the site visit, the following in relation to the agricultural theme was noted:

- Two (2) informal housing structures were identified on site. These are located to the east and south-west portion of the project site. Furthermore, general waste in the form of rubble and litter was evidently strewn on portions of the project site which is indicative of some level of disturbance that has occurred on the site. A photograph illustrating these aspects of the project site is included in **Figure 4** below.



Figure 4: A view of the informal dwellings found on the project site and the general waste that is strewn across various sections of Erf 64 Kylemore

The Screening Tool Report depicts a **medium sensitivity** for the animal species theme and makes mention of numerous avifauna and herpetofauna species that could potentially be present on site (see **Figure 5**). However, during the site visit, no animal species were observed other than mounds of mole rats. The absence of animal species on the project site could be due to disturbance because of the informal dwellings present on the project site. Thus, a Compliance Statement for this theme is recommended.



3.3. Aquatic Biodiversity Theme

The Screening Tool Report depicts a **very high sensitivity** for the aquatic biodiversity theme (see **Figure 6**). Based on desktop and field data, no wetlands were noted on the project site, however, a dam that gets failed with surface run-off from the Groot Drakenstein Mountains is located on the north-western portion of the project site (see **Figure 7**). Water is released into the surrounding area when the dam reaches full capacity. An Aquatic and Stormwater Management Assessment is recommended for the site based the project site being within a Strategic Water Source Area and the proximity of the dam to the project site.

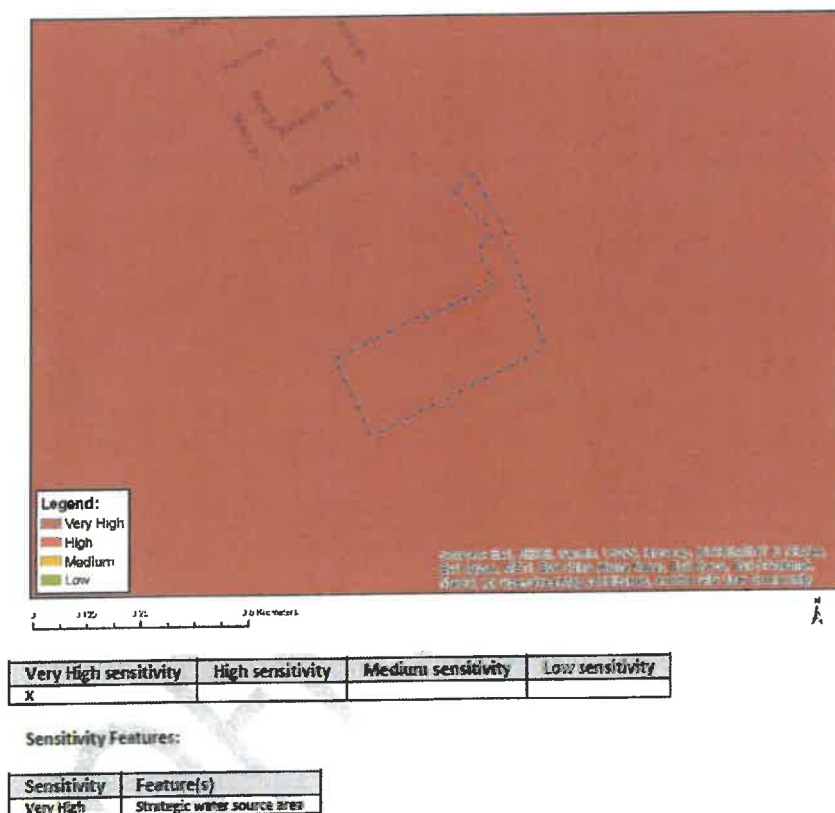


Figure 6: A map of the Aquatic Biodiversity Theme for the project site

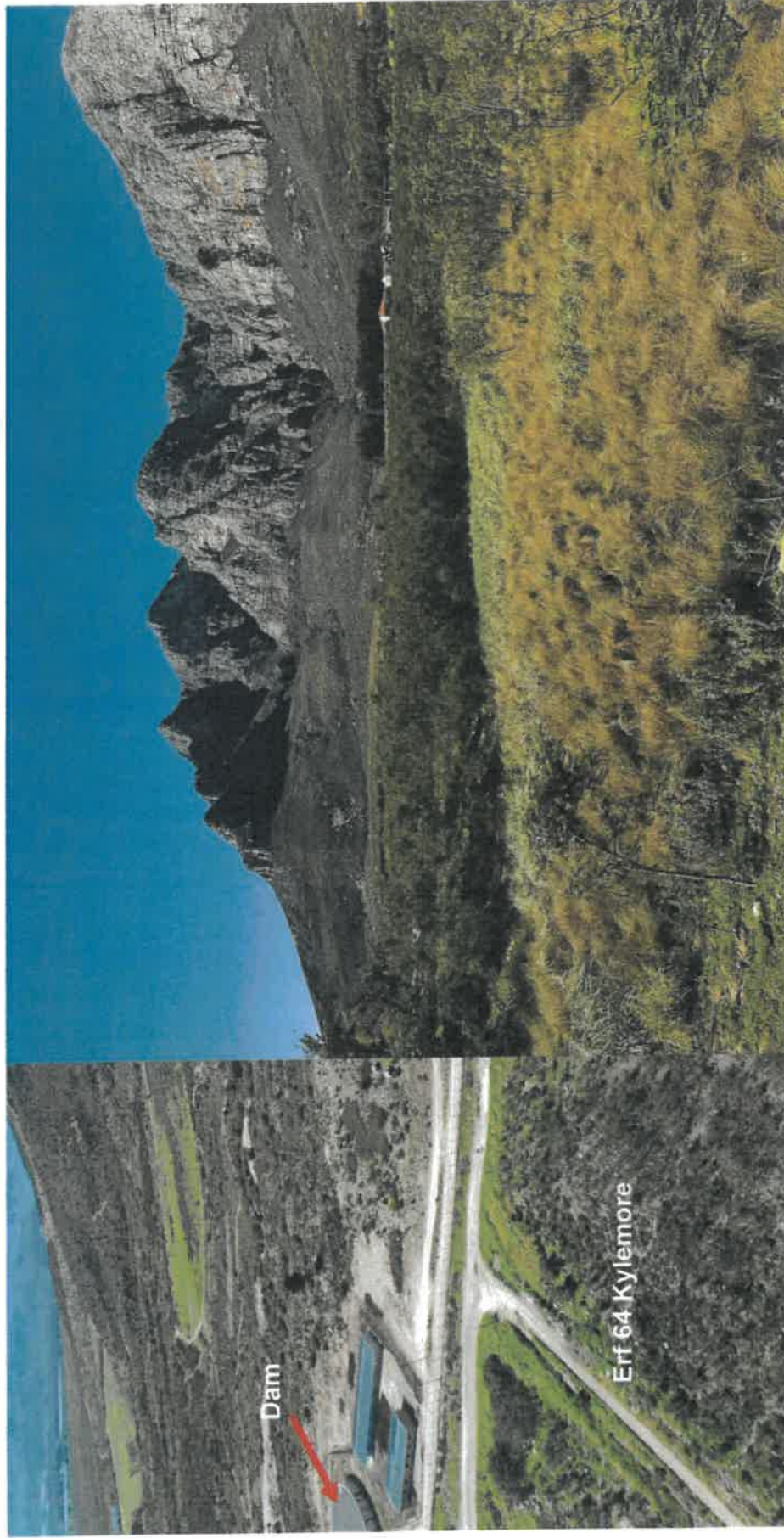
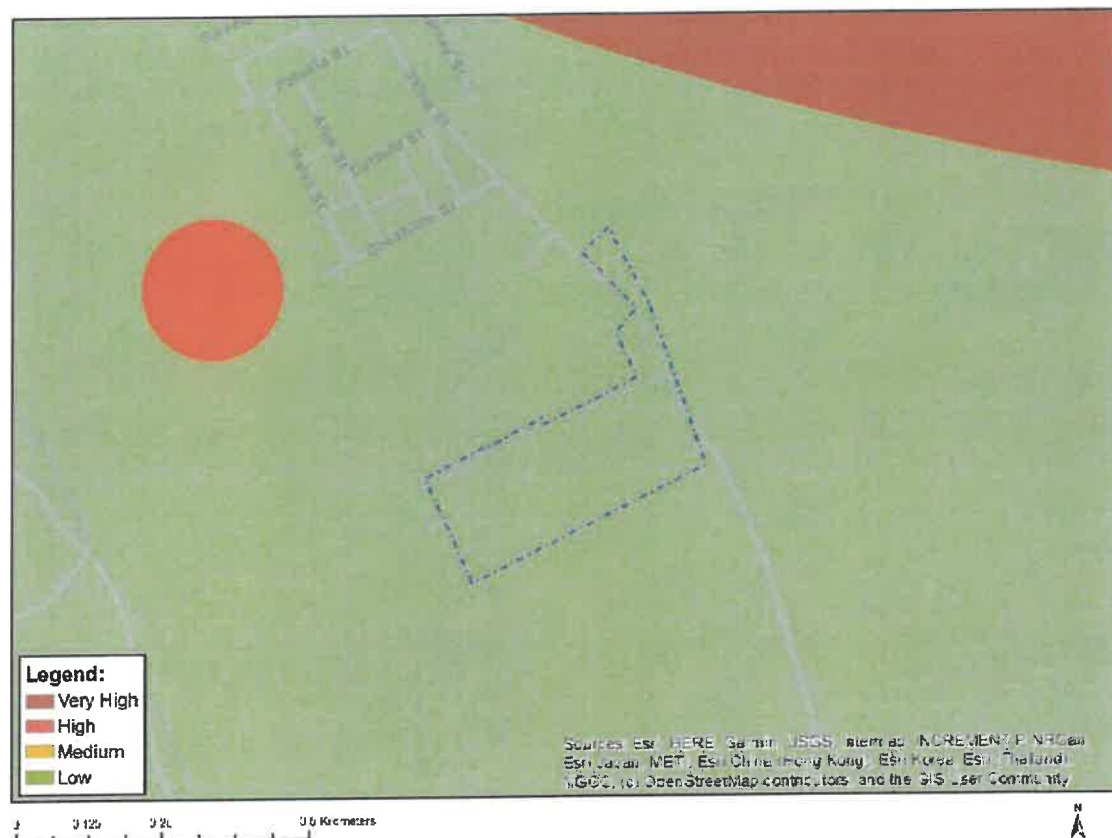


Figure 7: A view of the dam within the vicinity of the project site as well as the Groot Drakenstein Mountains. When full, water from the dam is released into the surrounding environment.

3.4. Archaeological and Cultural Heritage Theme

The Screening Tool Report depicts a **low sensitivity** for the archaeological and cultural heritage theme, therefore no further assessment for this theme is deemed necessary (see **Figure 8**). Notwithstanding, it is recommended that a Notice of Intent to Develop (NID) is submitted to the Heritage Western Cape to confirm that the Project will not have an impact on any archaeological and cultural heritage resources that may be present within the project site.



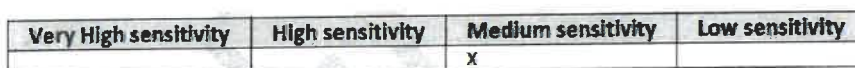
Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
			X

Sensitivity Features:

Sensitivity	Feature(s)
Low	Low sensitivity

Figure 8: A map of the Archaeological and Cultural Heritage Theme for the project site.

The Screening Tool Report depicts a **medium sensitivity** for the civil aviation theme and notes the presence of aerodromes within an 8 – 35km radius, the Project comprises high density housing which will not require the construction of any high structures or buildings (see **Figure 9**). Therefore, it is unlikely that the Project will have an impact on civil aviation infrastructure within the vicinity of the project site. Furthermore, it is a requirement from the South African Civil Aviation Authority that any development that contains a structure higher than 45m within an 8km radius of an aerodrome should not be granted consent without the approval of the authority. Thus, as it is expected that infrastructure associated with the Project will not be higher than ground level and will be outside of the 8km radius, the impact of the Project on civil aviation is considered minimal. Therefore, the civil aviation rating is disputed and instead considered **low** and no further assessment for this theme will be necessary.



Sensitivity	Feature(s)
Medium	Between 15 and 35 km from a civil aviation radar
Medium	Between 15 and 35 km from a major civil aviation aerodrome
Medium	Between 8 and 15 km of other civil aviation aerodrome

Figure 9: A map of the Civil Aviation Theme for the project site

3.6. Defence Theme

The Screening Tool Report depicts a **low sensitivity** for the defence theme (see **Figure 10**). During the site visit, no South African Defence Force (SANDF) Military and Airforce bases were identified within the vicinity of the project site. The Site Sensitivity Verification Report confirms the screening tool rating on the basis that the Project is in line with the surrounding land uses which comprise similar residential structures as proposed on the project site. Therefore, no further assessment for this theme will be necessary.

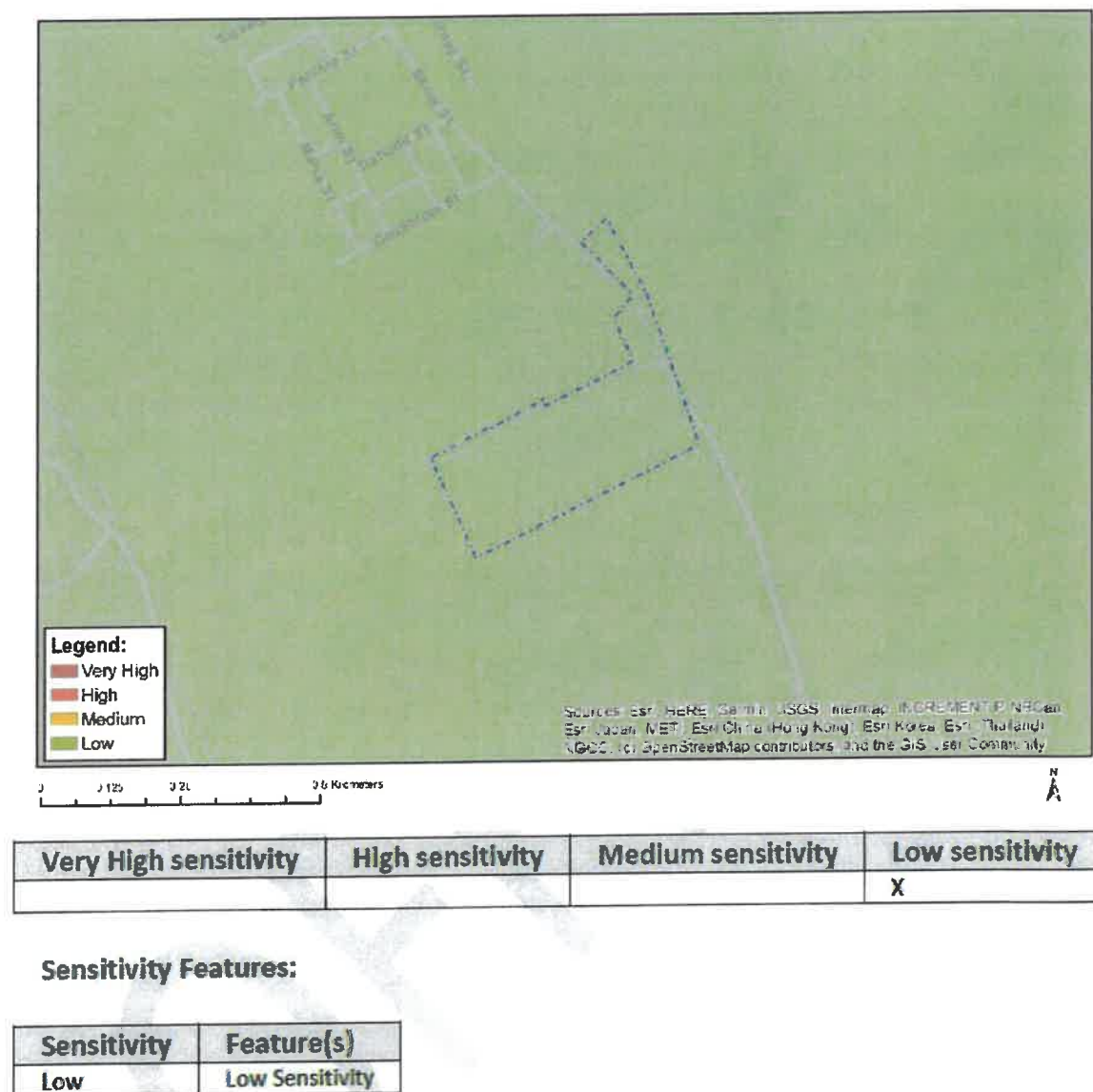
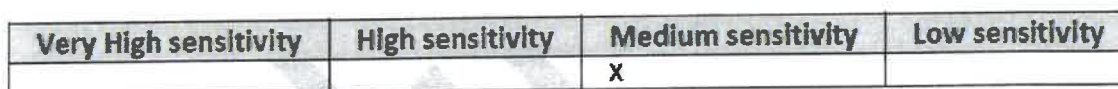


Figure 10: A map of the Defence Theme for the project site

As already indicated in section 3.4, confirmation is required from Heritage Western Cape that the project site is not associated with any sensitive palaeontological resources. Subject to feedback from Heritage Western Cape, no further assessment is deemed necessary for the Project.



Sensitivity	Feature(s)
Low	Features with a Low paleontological sensitivity
Medium	Features with a Medium paleontological sensitivity

Figure 11: A view of the Palaeontological Theme for the Project

The Screening Tool Report identifies the project site for the Project as having a **high sensitivity** for the Plant Species Theme (see **Figure 12**). Based on the findings from the site visit, there were a few indigenous plant species perhaps as a result of past and ongoing anthropogenic activities within the project site. However, the Specialist found that the project site was significantly invaded by invasive alien plant species with the *Acacia mearnsii* being predominant across the site (see **Figure 13**). Furthermore, it is considered that the site has been significantly disturbed, therefore a Compliance Statement is recommended for the Project. In addition, it is further recommended that an Invasive Alien Plant Species Management Plan be compiled for the site prior to the start of construction.

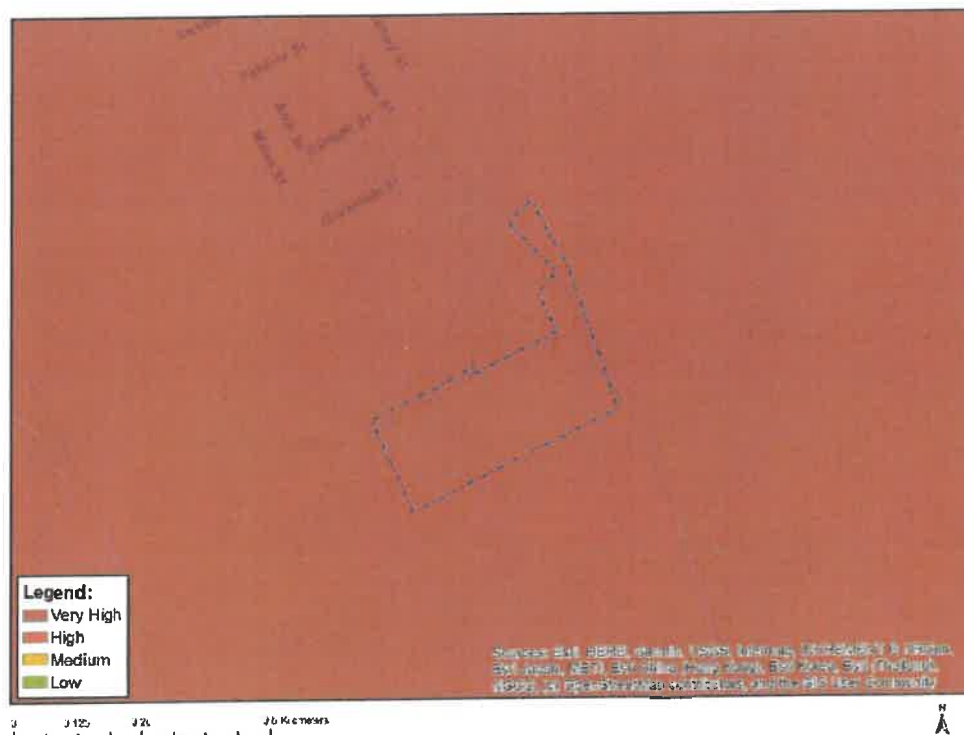




Figure 13: A view of the areas within the project site that have been infested by *Acacia mearnsii*. It is recommended that an Invasive Alien Plant Species Management Plan is completed prior to the start of construction activities on site.

3.9. Terrestrial Biodiversity Theme

The Screening Tool Report identifies the project site for the Project as having a **very high sensitivity** for the Terrestrial Biodiversity Theme (see **Figure 16**). The project site does not fall within a CBA1 or 2, however, there are sections of the site that are classified as ESA2 in terms of the 2017 Western Cape Biodiversity Spatial Plan. As already mentioned in the previous sections and shown in **Figure 4** and **Figure 13**, the project site is significantly disturbed and as a result has been invaded by invasive alien plant species, with *Acacia mearnsii* being the predominant species present.



Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

Sensitivity Features:

Sensitivity	Feature(s)
Very High	Critical biodiversity area 1
Very High	Ecological support area 1
Very High	Ecological support area 2
Very High	Strategic Water Source Areas
Very High	Vulnerable ecosystem

Figure 16: A map of the Terrestrial Biodiversity Theme of the project site

Based on the findings from the site visit by the Specialist, the sensitivity rating of the Screening Tool is therefore disputed for the Project. Instead, the project site is deemed as having a

medium sensitivity for the Terrestrial Biodiversity Theme. Therefore, a Compliance Statement should be undertaken as part of the Basic Assessment process for the Project.

4. CONCLUSION

The National Web-Based Screening Tool identifies numerous environmental themes / constraints that may be affected by a specific development. The function of the tool is to generate and provide environmental sensitivity ratings for themes relevant to the development for the project site. Thus, for the proposed residential development on Erf 64 Kylemore 9km east and 15km west of Stellenbosch, the sensitivity ratings ranged from low to very high. **Table 3** below summarises the sensitivity ratings for all the themes including the requisite level of assessment post the site visit on 31 August 2024.

Table 3: Summary of Sensitivity Ratings and Level of Assessment for BA process

Theme	Sensitivity Rating	Verification	Compliance Statement Or Specialist Assessment
Agriculture Theme	High	Medium	Compliance Statement
Animal Species Theme	Medium	Low	No further assessment necessary
Aquatic Biodiversity Theme	Very High	Medium	Compliance Statement
Archaeological and Cultural Heritage Theme	Low	Low	Heritage Western Cape to confirm that no further assessment is necessary
Civil Aviation Theme	Medium	Low	No further assessment necessary
Defence Theme	Low	Low	No further assessment necessary
Paleontology Theme	Medium	Low	Heritage Western Cape to confirm that no further assessment is necessary
Plant Species Theme	High	Medium	Compliance Statement
Terrestrial Biodiversity Theme	Very High	Medium	Compliance Statement

In addition to the above environmental themes / specialist studies, the following specialist assessments were identified by the Screening Tool for the Project:

Specialist Assessment	Status	Explanation
Landscape / Visual Impact Assessment	Not Started	The Project requires the construction of a residential development in the form of housing units and other recreational facilities, i.e., public open space, creche and a place of worship, etc., for use by residents within the area. It is not anticipated that the Project will require the construction of high-rise structures / buildings, therefore, an assessment of the visual impact to the surrounding receptors will be included in the BA, however, a Visual Impact Assessment for the Project will not be undertaken.
Noise Impact Assessment	Not Started	It is expected that the usual noise impacts associated with the construction of such a project will be experienced during the construction phase; however, it is not anticipated that this impact will be significant to necessitate the undertaking of a Noise Impact Assessment.
Traffic Impact Assessment	Not Started	A Traffic Impact Assessment will be undertaken.
Geotechnical Assessment	Not Started	A Geotechnical Assessment will be undertaken.
Socio-Economic Assessment	Not Started	A Socio-Economic Impact Assessment will be undertaken.
Ambient Air Quality Impact Assessment	Not Started	Air Quality Impacts such as dust emissions / pollution during the construction phase are expected for the Project and will be considered in the BA. Thus, an Ambient Air Quality Impact Assessment will not be undertaken.

**APPENDIX F: NOTICE IF INTENT TO DEVELOP (NID)
FROM HERITAGE WESTERN CAPE**



FORM NO. NOI10/2019

NOTICE OF INTENT TO SUBMIT AN APPLICATION FOR ENVIRONMENTAL AUTHORISATION

THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS

NOVEMBER 2019

(For official use only)	
NOI Reference Number:	
Date received by Department:	
Date received by Directorate:	
Date received by Case officer:	

GENERAL PROJECT DESCRIPTION

(This must include an overview of the project including the Farm name/Portion/Erf number)

DEVELOPMENT OF SUSTAINABLE AND INTEGRATED HUMAN SETTLEMENTS ON ERF 64 KYLEMORE, STELLENBOSCH MUNICIPALITY. The proposed Integrated scenario aims to provide a middle ground between the three main economic clusters. The development is proposed to consist of:

- Open Space
- Residential; and
- Commercial

IMPORTANT INFORMATION TO BE READ PRIOR TO COMPLETING THIS NOTICE OF INTENT FORM:

1. Purpose

The purpose of this form is to provide a format for the submission of a Notice of Intent to start the process to obtain an Environmental Authorisation in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"), Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended). This will allow the Department to provide regulation 8 guidance to the proponent / applicant regarding their proposed application.

2. General

- 2.1 The EIA Regulations is defined in terms of Chapter 5 of NEMA hereinafter referred to as the "NEMA EIA Regulations".
- 2.2 The required information must be typed within the spaces provided in the form. The sizes of the spaces provided are not necessarily indicative of the amount of information to be provided. The tables may be expanded where necessary.
- 2.3 Unless protected by law all information contained in, and attached to this application, will become public information on receipt by the Department. Upon request, the Applicant/EAP must provide any interested and affected party with the information contained in or submitted with this NOI Form.
- 2.4 This form is current as of **November 2019**. It is the responsibility of the Proponent/EAP to ascertain whether subsequent versions of the form have been released by the Department. Visit the Department's website at <http://westerncape.gov.za/eadp> to check for the latest version of this NOI Form.
- 2.5 This NOI Form must be **duly dated and originally signed** by the Applicant and EAP (if applicable) and must be submitted to the Department at the details provided below.

Where a Waste Management Licence in terms of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) "the Waste Act" is required, and this Department is also the competent authority in terms of the Waste Management Licence Application, the NOI Form for an Integrated Environmental Authorisation must be completed (when available) and not this NOI form. Forms are available on the departmental website at the following address <https://www.westerncape.gov.za/eadp/about-us/meet-chief-directorates/environmental-quality/waste-management>.

3. Administrative requirements

- 3.1 This Notice of Intent ("NOI") form must always be used for pre-applications that must be subjected to Basic Assessment or Scoping & Environmental Impact Reporting process in terms of the NEMA EIA Regulations, where this Department is the competent authority.
- 3.2 An **application fee may be applicable**. Where an application fee must be paid, the application fee must be paid prior to the submission of an application Form and proof thereof must be submitted together with this NOI form as Appendix C.

4. Circulars, Guidelines and Tools

- 4.1 The Department's latest Circulars pertaining to the "One Environmental Management System" and the EIA Regulations, and guidelines must be taken into account when completing this NOI Form.
- 4.2 The Screening Tool developed by the National Department of Environmental Affairs must be used to generate a screening report. Please use the Screening Tool link <https://screening.environment.gov.za/screeningtool> to generate the Screening Report. The Screening Report must be attached to this NOI form as Appendix D.

5. Other Legislative requirements

- 5.1. Should a water use licence application be required in terms of the National Water Act, 1998 (Act No. 36 of 1998) ("NWA"), the "One Environmental System" is applicable, specifically in terms of the synchronisation of the consideration of the application in terms of the NEMA and the NWA. Refer to this Department's Circular EADP 0028/2014: One Environmental Management System.
- 5.2. Where Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) is triggered, the Standard Operating Procedure between Heritage Western Cape and this Department **must** be followed.

DEPARTMENTAL DETAILS

CAPE TOWN OFFICE: REGION 1 AND REGION 2 (City of Cape Town, West Coast District, Cape Winelands District & Overberg District)	GEORGE OFFICE: REGION 3 (Central Karoo District & Garden Route District)
<p>NOI must be sent to the following details:</p> <p>Western Cape Government Department of Environmental Affairs and Development Planning Attention: Directorate: Development Management (Region 1) Private Bag X 9086 Cape Town, 8000</p> <p>Registry Office 1st Floor Utilitas Building 1 Dorp Street, Cape Town</p> <p>Queries should be directed to the Directorate: Development Management (Region 1 and 2) at: Tel: (021) 483-5829 Fax (021) 483-4372</p>	<p>NOI must be sent to the following details:</p> <p>Western Cape Government Department of Environmental Affairs and Development Planning Attention: Directorate: Development Management (Region 3) Private Bag X 6509 George, 6530</p> <p>Registry Office 4th Floor, York Park Building 93 York Street George</p> <p>Queries should be directed to the Directorate: Development Management (Region 3) at: Tel: (044) 805-8600 Fax (044) 805 8650</p>

GENERAL REQUIREMENTS

1. Locality Map

A locality map must be attached to this NOI form, as Appendix H. The scale of the locality map must be at least 1:50 000. For linear activities of more than 25 kilometres, a smaller scale e.g. 1:250 000 can be used. The scale must be indicated on the map. The map must include the following:

- an accurate indication of the project site position as well as the positions of the alternative sites, if any;
- road names or numbers of all the major roads as well as the roads that provide access to the site(s)
- a north arrow;
- a legend;
- the prevailing wind direction; and
- GPS co-ordinates (Indicate the position of the proposed activity with the latitude and longitude at the centre point for each alternative site. The co-ordinates should be in degrees and decimal minutes. The minutes should be to at least

three decimal places. The projection that must be used in all cases is the WGS-84 spheroid in a national or local projection)

2. Project Plan

A project schedule must be submitted as an Appendix I, and must include milestones for:

- public participation (dates for advertisements, workshops and other meetings, obtaining comment from organs of state including state departments);
- the commencement of parallel application processes required in terms of other statutes (WULA, Heritage and any other Department) and where relevant, the alignment of these application processes with the EIA process;
- the submission of the key documents (e.g. Basic Assessment Report, Scoping Reports, EIA Reports and Environmental Management Programmes).

Note: All the above dates must take into account the statutory timeframes applicable to the Applicant and EAP, as well as the timeframes applicable in terms of authority responses as prescribed in the NEMA EIA Regulations. Possible appeals may impact on project timeframes/milestones.

ATTACHMENTS

NOTE: The appendices must be attached to the NOI as per the list below. Please use a ✓ (tick) or a x (cross) to indicate whether the Appendix is attached to the NOI.

The following appendices must be attached to this NOI Form:

APPENDIX		✓ (tick) x (cross)
Appendix A:	Specific fee reference number	X
Appendix B:	Landowner consent	✓
Appendix C:	Proof of payment of the application fee	X
Appendix D:	Screening Tool Report	✓
Appendix E:	Notice of Intent to Develop (NID) from Heritage Western Cape	X
Appendix F:	Existing approval(s)	X
Appendix G:	Zoning map	✓
Appendix H:	Locality map	✓
Appendix I:	Project plan	✓
Appendix	Any other attachments must be included as subsequent appendices.	✓

SECTION A: FEES

1.1. If the relevant application fee was already confirmed with the Department and a Specific Fee Reference Number obtained following the submission of a **Notice of Intent** to the Department, then all that is still required is:

- for the Specific Fee Reference Number to be provided:

- to confirm the fee paid:
and

- for the proof of payment to be attached to this NOI Form.

1.2. If the relevant application fee was not confirmed with the Department and a Specific Fee reference Number has not yet been obtained:

- Complete the request for a Specific Fee Reference Number and fax it to the relevant Directorate. The Specific Fee Reference Number Form is attached as Appendix A.
- An Applicant/EAP must pay a fee for the processing of EIA applications as set out in the Fee Regulations¹ published in terms of sections 24(5) and 44(1) of the National Environmental Management Act, 1998 (Act No. 107 of 1998). A fee of **R2 000** is applicable to an application which must be subjected to Basic Assessment and a fee of **R10 000** is applicable to an application which must be subjected to Scoping and Environmental Impact Reporting.
- Where an integrated process for environmental authorisation is required, an Application Form for an Integrated Environmental Authorisation must be completed.
- **An Applicant is excluded from having to pay the application fee if:**
 - The application is for a community based project funded by a government grant; or
 - The Applicant is an Organ of State.
- Where an Applicant is **not required** to pay a fee, the Applicant must inform the Department in writing by attaching proof thereof and a motivation to this Application Form.

Department of Environmental Affairs and Development Planning banking details:

Bank: Nedbank
 Branch Code: 145209
 Account Number: 145 204 5003
 Type of Account: Current Account
 Status: Tax exempted

- **NB: Your Specific Fee Reference Number MUST be used as a deposit reference when making a payment.**

SECTION B: PRE-APPLICATION MEETING REQUEST

The information submitted with this NOI will allow for the Department to provide informed guidance to a proponent and the EAP on the process to be followed.

Do you intend to request a pre-application consultation meeting with the Department?	YES	NO
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SECTION C: ADMINISTRATIVE DETAILS

Highlight the Departmental Region in which the intended application will fall	CAPE TOWN OFFICE		GEORGE OFFICE
	REGION 1 (City of Cape Town, West Coast District)	REGION 2 (Cape Winelands District & Overberg District)	REGION 3 (Central Karoo District & Garden Route District)
1. Duplicate this section where there is more than one Proponent Name of Proponent:	Housing Development Agency (HDA) – Western Cape		
Name of contact person for Proponent (if other):	Sanelisiwe Ntshanga (Pr.Pl. A/1694/2013) Town and Regional Planner Housing Development Agency : Western Cape		
Company/ Trading name/State Department/Organ of State:	N/A		
Company Registration Number:	N/A		
Postal address:	P.O BOX 7638, ROGGEBAAI		
Telephone:	CAPE TOWN	Postal code: 8012	
E-mail:	(021) 481 2900	Cell: 072 788 5611	
	Sanelisiwe.Ntshanga@thehda.co.za	Fax: (021) 481 2913	
2. Company of EAP:	IKAMVA Consulting		
EAP name:	Mr Dumisani Bokveldt		
Postal address:	P.O. Box 1217		
Telephone:	Mthatha	Postal code: 5099	
E-mail:	(047) 531 4044	Cell: 073 219 6396	
Qualifications:	dbokveldt@kamva.co.za	Fax: (047) 531 4097	
EAPASA registration no:	BSc Honours (Entomology)		
	2019/1133		
3. Duplicate this section where there is more than one landowner Name of landowner:	Department of Public Works and Infrastructure		
Name of contact person for landowner (if other):	Mr Imitaz Fazel (Acting Director-General)		
Postal address:	Private Bag X 65		
Telephone:	Pretoria	Postal code: 0001	
E-mail:	(012) 406 1000	Cell: N/A	
	dg.pa@dpw.gov.za	Fax: N/A	
Note: The written consent form must be attached as Appendix B to this NOI form. If there is more than one cadastral, written consent must be provided by all landowners. The consent of the landowner or person in control of the land is not required for: a) linear activities; b) an activity directly related to prospecting or exploration of a mineral and petroleum resource or extraction and primary processing of a mineral resource; or c) strategic integrated projects ("SIPs") as contemplated in the Infrastructure Development Act, 2014 (Act No. 23 of 2014).			
4. Name of Person in control of the land:	Housing Development Agency		
Name of contact person for person in control of the land:	Sanelisiwe Ntshanga (Pr.Pl. A/1694/2013) Town and Regional Planner Housing Development Agency : Western Cape		
Postal address:	P.O BOX 7638, ROGGEBAAI		
Telephone:	CAPE TOWN	Postal code: 8012	
E-mail:	(021) 481 2900	Cell: 072 788 5611	
	Sanelisiwe.Ntshanga@thehda.co.za	Fax: (021) 481 2913	

5.	Duplicate this section where there is more than one Municipal Jurisdiction Municipality in whose area of jurisdiction the proposed activity will fall: Contact person: Postal address: Telephone: E-mail:	Stellenbosch Local Municipality	
		Mr Shaun October (Programme Manager Department: Housing Development)	
		P.O Box 17	
		Stellenbosch	Postal code: 7600
		(021) 808 8756	Cell: 082 788 9891
		Shaun.October@stellenbosch.gov.za	Fax: N/A

SECTION D: NATIONAL SECTOR CLASSIFICATION LIST

Indicate one main sector the proposed development falls under by ticking the relevant block in the sector list below. (Note: this will be the same sector indicated in the DEA screening tool)

Infrastructure/Transport Services/Roads – Public	☒	Services/Waste Management Services/Disposal Facilities – General	
Infrastructure/Transport Services/Roads – Private		Services/Waste Management Services/Treatment Facilities – Hazardous	
Infrastructure/Transport Services/Rail-Public		Services/Waste Management Services/Treatment Facilities – General	
Infrastructure/Transport Services/Rail – Private		Services/Waste Management Services/Storage Facilities – General	
Infrastructure/Transport Services/Airport/Runways/Landing Strip/Helipad – Commercial		Services/Waste Management Services/Storage Facilities – Hazardous	
Infrastructure/Transport Services/Airport/Runways/Landing Strip/Helipad – Private		Services/Waste Management Services/Storage Facilities – Nuclear	
Infrastructure/Transport Services/Airport/Runways/Landing Strip/Helipad – Public Services		Services/Burial and cemeteries – Cemeteries	
Infrastructure/Transport Services – Ports		Services/Burial and cemeteries – Cremators	
Infrastructure/Transport Services – Inland waterways		Services/Water services/Storage – Dams	
Infrastructure/Transport Services – Marina		Services/Water services/Storage – Reservoirs	
Infrastructure/Transport Services – Canal		Services/Water services – Desalination	
Infrastructure/Localised infrastructure – Infrastructure in the sea/Estuary/Littoral active zone/Development setback/100m inland/ or coastal public property		Services/Water services – Treatment and Waste Water	
Infrastructure/Localised infrastructure -Zip lines and Foefie slides		Services - Hospitality	
Infrastructure/Localised infrastructure – Cableway and Funiculars		Mining – Prospecting rights	
Infrastructure/Localised infrastructure – Billboards		Mining – Mining permit	
Infrastructure/Localised infrastructure – Depot for dangerous goods		Mining – Mining right	
Infrastructure/Localised infrastructure – Filling station or Tanks for Dangerous goods		Mining/Exploration right – Gas or Oil marine	
Utilities Infrastructure/Pipelines – Fresh/Storm water urban	☒	Mining/Exploration right – Gas or Oil terrestrial	
Utilities Infrastructure/Pipelines – Fresh/Storm water rural		Mining/Production right – Gas or Oil marine	
Utilities Infrastructure/Pipelines – Waste Water	☒	Mining/Production right – Gas or Oil terrestrial	
Utilities Infrastructure/Pipelines – Dangerous goods urban		Mining underground gasification of coal - Oil	
Utilities Infrastructure/Pipelines – Dangerous goods rural		Mining Beneficiation – Hydrocarbon	
Utilities Infrastructure/Telecommunications/Radio Broadcasting – Tower		Mining Beneficiation –Mineral	
Utilities Infrastructure/Telecommunications/Radio Broadcasting – Mast		Agriculture/Forestry/Fisheries – Crop production	
Utilities Infrastructure/Telecommunications/Radio Broadcasting – Receivers		Agriculture/Forestry/Fisheries – Animal production	
Utilities Infrastructure – Marine cables		Agriculture/Forestry/Fisheries –Afforestation	
Utilities Infrastructure/Electricity/Generation/Non- Renewable/Hydrocarbon – Petroleum		Agriculture/Forestry/Fisheries –Aquaculture	
Utilities Infrastructure/Electricity/Generation/Non- Renewable/Hydrocarbon – Coal		Agriculture/Forestry/Fisheries –Agro-processing	
Utilities Infrastructure/Electricity/Generation/Non- Renewable – Nuclear		Transformation of land – Indigenous vegetation	☒
Utilities Infrastructure/Electricity/Generation/Renewable – Hydro		Transformation of land – From open space or Conservation	
Utilities Infrastructure/Electricity/Generation/Renewable/Solar – PV		Transformation of land – From Agriculture or Afforestation	☒
Utilities Infrastructure/Electricity/Generation/Renewable/Solar – CSP		Transformation of land – From mining or heavy industrial areas	
Utilities Infrastructure/Electricity/Generation/Renewable - Wind		Any activities close to or within a watercourse	

6.2.	Developed footprint of the existing facility and associated infrastructure (if applicable):	N/A
6.3.	Development footprint of the proposed development and associated infrastructure size(s) for all alternatives:	6.9272 ha
6.4.	<p>Provide a detailed description of the proposed development and its associated infrastructure (This must include details of e.g. buildings, structures, infrastructure, storage facilities, sewage/effluent treatment facilities) for all alternatives.</p> <p>Stellenbosch Local Municipality as part of its human settlements delivery mandate aims to undertake the development of Erf 64 Kylemore which measures 6.9272ha in extent. The municipality will through this development of integrated human settlements provide sustainable residential opportunities for beneficiaries from Kylemore and surrounds as well as incorporate the current occupancy status on the property. The project is aimed at the implementation of erf 64 Kylemore housing project of 443 dwelling units as indicated by the Stellenbosch Municipality IDP (2017 – 2022).</p> <p>The property is strategically located and therefore a proposed development which incorporates retail space for economic opportunities is imperative for the financial viability of the development. To achieve the main goal of creating integrated and sustainable human settlements with an expression of green spaces and social facilities, the proposed development must incorporate the proposed land uses approved in 2010 by the municipality which include an early childhood development centre as well as public open spaces. Erf 64, Kylemore falls outside the declared PHSHDA, (Stellenbosch urban Core).</p> <p>The proposed development will apply the following land development as provided for in the Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA) which include Spatial Justice, Spatial Sustainability, Efficient, and Spatial Resilience. There are approximately 30 households which are currently residing in erf 64 Kylemore, Stellenbosch. Few families reside on the property in houses built on the north-western and south-eastern corners. These dwellings can be retained and accommodated in the development, but in the instances where dwellings have to be demolished, the inhabitants will have to be relocated.</p> <p>In the western third of the property, the historical construction and presence of a dam has introduced disturbance. The dam wall or embankment is heavily encroached by black wattle and long leaf wattle. On the northern boundary of the erf a drainage trend and gravel road exist. This gravel road is incorporated in an existing servitude right of way in favour of the western farm.</p> <p>The close proximity of the school is ideal for this type of development and Kylemore being a small town, means that the shops and other amenities are also close by. The records from Stellenbosch Municipality indicated that erf 64 Kylemore Stellenbosch Municipality is owned by National Department of Public Works. The current of erf 64 Kylemore is agricultural zone I and the study area measures 6.9272ha in extent.</p> <p>Roads - Access to the proposed development will be gained via the existing Skool Street. This road currently provides access to Kylemore High School, two farms, a couple of houses and a property of the Department of Water Affairs and Forestry. Skool Street road reserve is 16 meters wide and the street has a black top width of 5.6 meters with mountable concrete kerbs and channels on both sides. Traffic Studies found out that there will be low trip generation from the low-cost erven and the existing road network will be able to accommodate the proposed development of integrated and sustainable human settlement in erf 64, Kylemore, Stellenbosch Municipality. Skool Street has been constructed with a permanent surface and kerbs up to the gate of Kylemore High School. Approximately 215 meters of road will have to be constructed to the boundary of the development.</p> <p>Stormwater – an existing stormwater detention pond is situated on the southern portion of the site. This detention pond is required as part of the stormwater management system of Kylemore and it must be part of the infrastructure that will be supporting the proposed development of integrated and sustainable human settlement in erf 64, Kylemore, Stellenbosch. The stormwater runoff from the development will be disposed into the said detention pond. A portion of runoff from the lower lying area will be disposed into the adjacent municipal stormwater system below the detention pond.</p>	

The study further revealed that no upgrading of the existing municipal stormwater disposal system is expected.

Sewer – GLS Engineering provides the information of the existing sewer reticulation system. According to their study, the system will have to be upgraded. These items are not required for this development only. The sewer connection point for this erf 64, Kylemore, Stellenbosch Municipality, is at the Gouwsblom Street. A 160 mm diameter link sewer line will have to be installed from the proposed development to the connection point.

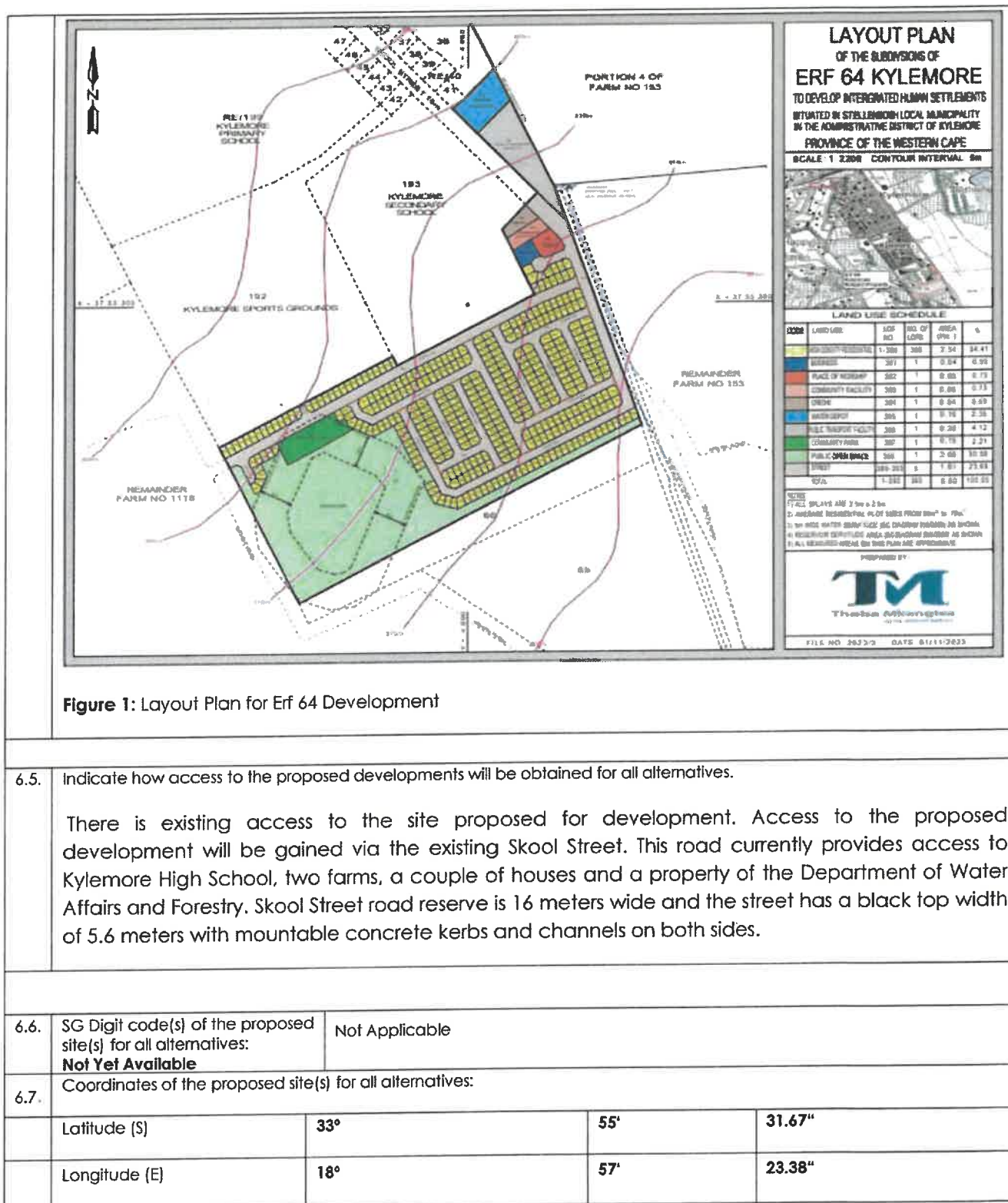
The expected sewage flow from the development is approximately 100kl/day and it is revealed that no upgrading of the treatment works will be required to accommodate the development.

Water Supply – according to GLS Engineering the capacity of the water source and the water treatment works is adequate to accommodate the proposed development. It is further suggested that it will be necessary to provide a new pumpstation at Kylemore Lower reservoir, a 160 mm diameter rising water main from Kylemore Lower reservoir to Kylemore Upper reservoir, a new 1.5ML Kylemore Upper reservoir (at 360m MSL) and a new 160mm diameter delivery waterline from the new Kylemore Upper reservoir.

Electricity Supply - DK Electrical Consultants liaised with Eskom and they revealed that the proposed development can be supplied with electricity from the existing 11kV overhead network in the area. A 11Kv cable has to be installed from the end of the existing line (approximately 30m from the northern boundary of the erf 64, Kylemore, Stellenbosch Municipality) to supply two new miniature substations inside the proposed development.

Community facilities form an integral part of the sustainable and integrated human settlement. The following are the proposals that support the development of sustainable human settlement in erf 64 Kylemore, Stellenbosch Municipality:

- Provision of schools (Crèche, Primary & Secondary)
- Early Childhood Development centres.
- Develop sport and recreation facilities
- Provide facilities for multi- purpose usage.
- Provision of libraries in strategic points
- Provision of Sports Fields
- Provision of grave yards or cemeteries
- The need to provide the community halls



SECTION F: LISTED ACTIVITIES TO BE APPLIED FOR

All activities listed in of the NEMA EIA Regulations that are associated with the proposed development must be provided below.

Activity No(s):	Provide the relevant Basic Assessment Activity(ies) as set out in Listing Notice 1	Describe the portion of the proposed development to which the applicable listed activity relates.
9	<p>The development of infrastructure exceeding 1000 metres in length for the bulk transportation of water or storm water—</p> <p>(i) with an internal diameter of 0,36 metres or more; or</p> <p>(ii) with a peak throughput of 120 litres per second or more;</p> <p>excluding where—</p> <p>(a) such infrastructure is for bulk transportation of water or storm water or storm water drainage inside a road reserve or railway line reserve; or</p> <p>(b) where such development will occur within an urban area.</p>	<p>Water supply infrastructure will have to be provided to the new Erf 64 Development as well as stormwater management infrastructure.</p> <p>Size and throughput capacity of the infrastructure will be verified. Infrastructure will need to be put in place to address water and storm water requirements of the development.</p>
10	<p>The development and related operation of infrastructure exceeding 1 000 metres in length for the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes –</p> <p>(i) with an internal diameter of 0,36 metres or more; or</p> <p>(ii) with a peak throughput of 120 litres per second or more;</p> <p>excluding where—</p> <p>(a) such infrastructure is for the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes inside a road reserve or railway line reserve; or</p> <p>(b) where such development will occur within an urban area.</p>	<p>Sewer reticulation infrastructure will be provided for the new housing development on Erf64 Kylemore.</p> <p>The sewer connection point for this erf 64, Kylemore, Stellenbosch Municipality, is at the Gouwsblom Street. A 160 mm diameter link sewer line will have to be installed from the proposed development to the connection point.</p> <p>Size and throughput capacity of the infrastructure will be verified.</p>
27	<p>The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for—</p> <p>(i) the undertaking of a linear activity; or</p> <p>(ii) maintenance purposes undertaken in accordance with a maintenance management plan.</p>	<p>There will be removal of vegetation on Erf 64 Kylemore to make way for the proposed development of human settlements.</p>

28	Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development: (i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or (ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare; excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.	The Kylemore Erf 64 site is currently as Agricultural 1.
56	The widening of a road by more than 6 metres, or the lengthening of a road by more than 1 kilometre — (i) where the existing reserve is wider than 13,5 metres; or (ii) where no reserve exists, where the existing road is wider than 8 metres; excluding where widening or lengthening occur inside urban areas.	Internal roads will be constructed within the Erf 64 development. The development of roads to provide access. No road reserve exists.
Activity No(s):	Provide the relevant Basic Assessment Activity(ies) as set out in Listing Notice 3	Describe the portion of the proposed development to which the applicable listed activity relates.
12	The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan. iv. On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning	Erf 64 Kylemore The natural vegetation of the study includes the following: Mountain Fynbos. Mountain Fynbos is the most widespread vegetation type of the Fynbos Biome. It is largely confined to soils derived from sandstones of the Cape Supergroup, except where the rainfall is sufficiently high, when it occurs on leached soils derived from granites (more than 300 mm to 400 mm per year) and even shales (more than 600 mm to 800 mm per year). The overall finding of the study conducted by Pieter Badenhorst Professional Services CC Environmental management & engineering consultant (2010) is that there is no sensitive vegetation that will negatively impact on the proposed development layout. A copy of the Vegetation Assessment Report is attached as an Appendix.
Activity No(s):	Provide the relevant Scoping and EIR Activity(ies) as set out in Listing Notice 2	Describe the portion of the proposed development to which the applicable listed activity relates.
	None	N/A

Note:

- Only those activities listed above shall be considered for authorisation. The onus is on the Applicant to ensure that all applicable listed activities are included in the application. Environmental Authorisation must be obtained prior to commencement with each applicable listed activity. If a specific listed activity is not included in an Environmental Authorisation, a new application for Environmental Authorisation will have to be submitted.
- The Minister responsible for mineral resources is the Competent Authority to deal with all applications where the listed or specified activity is directly related to-
 - (a) prospecting or exploration of a mineral or petroleum resource; or
 - (b) extraction and primary processing of a mineral or petroleum resource.

SECTION G: SPECIALIST INPUT**Note:**

Please note that the submission of a report generated from the National Web Based Environmental Screening Tool in terms of Section 24(5)(h) of the NEMA and Regulation 16(1)(b)(v) of the NEMA EIA Regulations, 2014 (as amended), is compulsory when submitting an application for environmental authorisation in terms of Regulation 19 and 21 of the NEMA EIA Regulations, 2014 (as amended).

The Screening Tool developed by the National Department of Environmental Affairs must be used to generate a screening report. Please use the Screening Tool link <https://screening.environment.gov.za/screeningtool> to generate the Screening Tool Report. The Screening Tool Report must be attached to this NOI Form as Appendix D.

1.	Will you be conducting the specialist input as recommended in the screening tool report?	YES	NO X
If no, indicate which specialist investigations will not be conducted and provide an explanation why.			
Vegetation Assessment			
The overall finding of the study conducted by Pieter Badenhorst Professional Services CC Environmental management & engineering consultant (2010) is that there is no sensitive vegetation that will negatively impact on the proposed development layout. A copy of the report is attached as an appendix to this document.			
2.	List the specialist investigations to be conducted as part of the EIA process and provide the name(s) of the specialist(s).		
Heritage Impact Assessment - Non appointed yet			
3.	Explain whether any protocols are applicable to your proposed development, if so provide a list of the applicable protocols.		
The project will consist of these major phases as indicated below:			
ENVIRONMENTAL THEMES			
<u>Agriculture</u>			
<ul style="list-style-type: none"> • Protocol for the specialist assessment and minimum report content requirements for environmental impacts on agricultural resources. 			
<u>Biodiversity</u>			
<ul style="list-style-type: none"> • Protocol for the specialist assessment and minimum report content requirements for environmental impacts on terrestrial biodiversity. • Protocol for the specialist assessment and minimum report content requirements for environmental impacts on aquatic biodiversity. 			
<u>Noise</u>			
<ul style="list-style-type: none"> • Protocol for the specialist assessment and minimum report content requirements for noise impacts 			

SECTION H: OTHER LEGISLATION/APPROVALS

1. Exemptions in terms of the NEMA and the EIA Regulations

Note: An application for Exemption (Form No. AE10/2018) from provisions of NEMA or the EIA Regulations must be submitted on a separate Exemption Application Form.

1.1.	Is it your intention to apply for exemption from any provision of the NEMA and the EIA Regulations.	YES	NO
1.2.	If yes, submit an Exemption Application Form (Form No. AE10/2018). N/A		

2. Legislation

2.1.	Does the proposed development require a Coastal Waters Discharge Permit in terms of the National Environmental Management: Integrated Coastal Management Act (NEM: ICMA)?	YES	NO
If yes, explain: N/A			
2.2.	Will the proposed development require the reclamation of land in terms of NEM: ICMA?	YES	NO
If yes, explain: N/A			
2.3.	Does the proposed project require an application for a water use license in terms of the National Water Act, 1998 (Act No. 36 of 1998)?	YES	NO
If yes, explain: N/A			
2.4.	Does the proposed project require an application for an Atmospheric Emission License in terms of the National Environmental Management: Air Quality Act, 2004 (Act No. 39 of 2004)?	YES	NO
If yes, explain: N/A			
2.5.	Is the National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004 ("NEMBA")) applicable to your proposed development?	YES	NO
If yes, explain: N/A			
2.6.	Is the National Environmental Management Protected Areas Act, 2003 (Act No. 57 of 2003 ("NEMPAA")) applicable to your proposed development?	YES	NO
If yes, explain: N/A			
2.7.	Does the proposed development require a permit in terms of the Conservation of Agricultural Resources Act, 1983 (Act No. 43 of 1983)?	YES	NO
If yes, explain: The Department of Agriculture will be contacted as an Interested and Affected Party.			

3. Existing approvals

3.1.	Explain if there are any existing approval(s) linked to the property? If so, indicate which approvals were granted (attach approvals as Appendix F). None
3.2.	Explain whether the above approval(s) will be in conflict with the proposed development. N/A

4. Heritage Impact Assessment

Please be advised that every application for Environmental Authorisation, must include, where applicable, the investigation, assessment and evaluation of the impact of any proposed listed or specified activity on any national estate referred to in section 3(2) of the National Heritage Resources Act, 1999 (Act No. 25 of 1999), excluding the national estate contemplated in section 3(2) (i) (vi) and (vii) of that Act.

If Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) is applicable to your proposed development, then you are requested to submit the Notice of Intent to Develop ("NID") form developed by Heritage Western Cape to Heritage Western Cape and attach a copy to this form as Appendix E. If Heritage Western Cape requires that a Heritage Impact Assessment will be required, the Heritage Impact Assessment must be undertaken as one of the specialist studies of the EIA process to be undertaken in terms of the NEMA EIA Regulations.

Section 38 of the Act states as follows:

38. (1) Subject to the provisions of subsections (7), (8) and (9), any person who intends to undertake a development categorised as-
- (a) the construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;
 - (b) the construction of a bridge or similar structure exceeding 50m in length;
 - (c) any development or other activity which will change the character of a site-
 - (i) exceeding 5 000 m² in extent; or
 - (ii) involving three or more existing erven or subdivisions thereof; or
 - (iii) involving three or more erven or divisions thereof which have been consolidated within the past five years; or
 - (iv) the costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority;
 - (d) the re-zoning of a site exceeding 10 000 m² in extent; or
 - (e) any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority, must at the very earliest stages of initiating such a development, notify the responsible heritage resources authority and furnish it with details regarding the location, nature and extent of the proposed development.

4.1.	Does the proposed development constitute the undertaking of any of the categories of development set out in Section 38(1) of the National Heritage Resources Act?	YES X	NO
If yes, explain:			
(a) the construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;			
(c) any development or other activity which will change the character of a site (i) exceeding 5 000 m ² in extent; or			
(ii) involving three or more existing erven or subdivisions thereof; or			
(iii) involving three or more erven or divisions thereof which have been consolidated within the past five years; or			
(d) the re zoning of a site exceeding 10 000 m ² in extent.			
An Application/ Notice of Intent to Develop (NID) will be submitted to Heritage Western Cape. Exemption may be applied for AIA, PIA, or both (full HIA). There are no major heritage or archaeological concerns, but reports may be required for the environmental application. It is unlikely that a full HIA might be required.			
4.2.	Has a NID been submitted to Heritage Western Cape?	YES	NO X
If yes, Indicate the date the NID was submitted:			
N/A			

SECTION I: DESCRIPTION OF THE RECEIVING ENVIRONMENT

1. GROUNDWATER, SOIL AND GEOLOGICAL STABILITY OF THE SITE

Is the site(s) located on or near any of the following (highlight the appropriate boxes)?

Shallow water table (less than 1.5m deep)	YES	NO
Seasonally wet soils (often close to water bodies)	YES	NO
Unstable rocky slopes or steep slopes with loose soil (35-45 degrees)	YES	NO
Dispersive soils (soils that dissolve in water)	YES	NO
Soils with high clay content	YES	NO
Any other unstable soil or geological feature	YES	NO
An area adjacent to or above an aquifer	YES	NO

2. GEOLOGY FORMATION

Indicate the type of geological formation underlying the site.

Granite	Shale X	Sandstone X	Quartzite X	Dolomite	Dolorite	Other (describe)
<p>Explain:</p> <p>A variety of geological formations occurs in the Municipality and pose moderate to high engineering constraints to development. The major geological units in the area of interest are the sediments of the Malmesbury Group (Precambrian) with greywackes, schists, phyllites and quartzitic sandstones, the Cape Granites (pre-Ordovician) and the Klipheuwel Formation (Cambrian) with sandstones, conglomerates, greywackes and shales. The greater part of the Municipality comprises fertile soils, capable of efficient agricultural production.</p>						

3. SURFACE WATER

Indicate the surface water present on and or adjacent to the site(s) and alternative site(s) (highlight the appropriate boxes) ?

SURFACE WATER			If "YES": Distance to nearest area (m)
Perennial River	YES	NO	N/A
Non-Perennial River	YES	NO	N/A
Permanent Wetland	YES	NO	N/A
Seasonal Wetland	YES	NO	N/A
Artificial Wetland	YES	NO	N/A
Pans	YES	NO	N/A
If your answer is yes to any of the above, please provide a description of the state of the watercourse(s) and/or wetlands. N/A			

4. THE SEAFRONT / SEA

Is the site(s) located within any of the following areas? (highlight the appropriate boxes).

An area within 100m of the high water mark of the sea	YES	NO
An area within 100m of the high water mark of an estuary/lagoon	YES	NO
Within the Estuarine Functional Zone	YES	NO
An area within the littoral active zone	YES	NO
An area in the coastal public property	YES	NO
Major anthropogenic structures	YES	NO
An area within a Coastal Protection Zone	YES	NO
An area seaward of the coastal management line	YES	NO
An area within the high risk zone (20 years)	YES	NO
An area within the medium risk zone (50 years)	YES	NO
An area within the low risk zone (100 years)	YES	NO
An area subject to tidal influence	YES	NO
An area within 1km from the high water mark of the sea	YES	NO
An area sensitive to erosion	YES	NO
A rocky beach	YES	NO
A sandy beach	YES	NO

5. BIODIVERSITY

5.1.	According to the Western Cape Biodiversity Spatial Plan, explain whether the proposed site is located within a Critical Biodiversity Area, Ecological Support Area, or Other Natural Area)?
	<p>The natural vegetation of the study includes the following: Mountain Fynbos. Mountain Fynbos is the most widespread vegetation type of the Fynbos Biome. It is largely confined to soils derived from sandstones of the Cape Supergroup, except where the rainfall is sufficiently high, when it occurs on leached soils derived from granites (more than 300 mm to 400 mm per year) and even shales (more than 600 mm to 800 mm per year).</p> <p>The overall finding of the study conducted by Pieter Badenhorst Professional Services CC Environmental management & engineering consultant (2010) is that there is no sensitive vegetation that will negatively impact on the proposed development layout.</p>
5.2.	<p>Explain whether the proposed site contains indigenous vegetation. If so, indicate the vegetation type and the threatened ecosystem status of the vegetation in terms of the NEM:BA list of threatened ecosystems in need of protection, (December 2011).</p> <p>Remainder Erf 64, Kylemore, Stellenbosch is found at the south-east end of Kylemore Village at the base of the Groot Drakenstein mountains. On the north side is the Kylemore High School with its sports fields and on the south, west and east sides is agricultural land. A gravel road runs along the boundary between Remainder Erf 64 and Kylemore High School. The site is roughly rectangular in shape with the long-axis running NE – SW. Apart from a man-made dam that forms a depression towards the south-western end of the property, it is relatively flat. The substrate consists of colluvial soils with large sandstone boulders that lie shallowly just below the surface. The site has a slight slope to the north-west but is effectively exposed in all directions with no aspect dominating in particular. A few houses are found in the north-west quarter opposite the school. Another group of houses is found in the south-east corner of the property.</p> <p>According to the national vegetation classification (VEGMAP) the original vegetation that would have occurred on the site is Boland Granite Fynbos, an ENDANGERED vegetation type according to the National Spatial Biodiversity Assessment (Rouget et al. 2004) which has now been superseded by the Draft National List of Threatened Ecosystems in which it is classified as VULNERABLE - D1. This means that the ecosystem where this vegetation is found has 'threatened plant species associations'.</p>

The site was visited to determine its state and whether there is any remaining natural vegetation. Having determined prior to the visit that the site was mapped as Boland Granite Fynbos I was mindful that it was possible that there could be Red Data plant species on the property. A foot-survey was conducted from the west corner, through the dam area (the dam has no water at present) then through the central area to the eastern corner. From there the route followed the roads along the boundary. Very small and derelict remnants of the fynbos vegetation persist in an area that is otherwise extremely disturbed.

In the western third of the property the historical construction and presence of the dam has introduced disturbance. The dam is presently empty but plant species such as *Pennisetum macrourum*, *Zantedeschia aethiopica*, *Juncus kraussii* and various sedges that favour wet conditions were evident. The dam wall or embankment is heavily encroached by black wattle (*Acacia mearnsii*) and long-leaf wattle (*Acacia longifolia*). Beefwood (*Casuarina equisetifolia*) is also seeding into this area from the nearby wind-breaks.

To the south of the dam is an open grassy area dominated by exotic but with relatively few invasive shrubs and trees. This grassy area extends down the west side of the property where there is a drainage ditch, to the south-west area (see accompanying annotated photograph). A few geophytes such as *Corydalis* sp. and *Gladolus* sp. were found here but these could not be positively identified since they were finished flowering and dried out.

East of the dam the central to west part of the erf is overwhelmingly invaded by a dense stand of acacias, mainly black wattle (*Acacia mearnsii*) but also some long-leaf wattle (*Acacia longifolia*). These trees form dense impenetrable stands that have shaded out all vegetation in the understorey. Occasionally there are openings with remnant fynbos species such as *Diospyros glabra*, *Searsia angustifolia*, *Cliffortia ruscifolia*, *Ehrharta villosa*, *Asparagus rubicundus*, *Lichtensteinia lacera* and the geophytes *Gladolus* cf. *carneus*, *Ornithogalum* sp. and *Brunavigia* sp. The grass *Merxmüllera stricta* dominates in some of these openings and restios (*Ischyrolepis* sp.) also contribute to the graminoid stratum. It appears that the area heavily infested with wattles was previously a plantation of pine trees that were cut down with the area subsequently being invaded by the aggressive black wattles. It also appears that despite the sandstone boulders and shallow soil the area was 'ploughed' in some way contributing to the disturbance. The wattles thus represent a second cycle of invasion and disturbance on this land and the chances of rehabilitation are low. No proteoid or ericoid shrubs typical of Boland Granite Fynbos were found on the erf and no other typical species of this vegetation type were located. From the small fragments of fynbos present and the nature of the substrate it is doubtful if this area would have supported typical Boland Granite Fynbos but that the natural vegetation would more likely have been transitional between Boland Granite Fynbos and Swartland Alluvium Fynbos.

The eastern corner of the property has a few old houses that are currently still occupied. The area around these houses is highly disturbed with yards around the houses, a large amount of litter and large areas invaded by Kikuyu grass (*Pennisetum clandestinum*). No threatened plant species (Red Data) were found in the survey.

5.3.	Explain whether the proposed development will be located within a protected area? No
If so, is the proposed development in line with the protected area management plan? N/A	
No, the area is not classified as a Protected Area.	
5.4.	Explain whether the proposed development will be located within an aquatic Critical Biodiversity Area and/or Ecological Support Area. No
The Development itself will not be located within an Aquatic CBA or ESA	

Biodiversity Priorities	Hectares Lost	Is the proposed development aligned with the land management objectives	Proximity to Biodiversity Priority Area
CBA1	N/A	N/A	N/A
CBA2	N/A	N/A	N/A
ESA1	N/A	N/A	N/A
ESA2	N/A	N/A	N/A
PA	N/A	N/A	N/A
Forest	N/A	N/A	N/A
River NFEPA including 32m buffer	N/A	N/A	N/A
River NFEPA including 32m buffer	N/A	N/A	N/A
Strategic water source area	N/A	N/A	N/A
Threatened species and Red Data listed species	N/A	N/A	N/A

6. WASTE

6.1	Will the development proposal produce waste (including rubble) during the development phase?	YES	NO
If yes, indicate the types of waste (actual type of waste, e.g. oil, and whether hazardous or not) and estimated quantity per type?		Not known yet	
Hazardous Waste which may include oil wastes, waste of liquid fuels, and construction waste, General Waste domestic waste, building and demolition waste, business waste, and or inert waste.			
6.2.	Will the development proposal produce waste during its operational phase?	YES	NO
If yes, indicate the types of waste (actual type of waste, e.g. oil, and whether hazardous or not) and estimated quantity per type?		m³	
Hazardous Waste which may include oil wastes, waste of liquid fuels, and construction waste, General Waste domestic waste, building and demolition waste, business waste, and or inert waste.			

7. WATER USE

7.1.	Indicate the source(s) of water for the development proposal by highlighting the appropriate box(es). Note: Provide proof of assurance of water supply (e.g. Letter of confirmation from the municipality / water user associations/license from the Department of Water and Sanitation) in the final BAR.				
	Municipal	Water board	Groundwater	River, Stream, Dam or Lake	Other
					The project will not use water
7.2.	If water is to be extracted from a groundwater source, river, stream, dam, lake or any other natural feature, please indicate the volume that will be extracted per month: N/A				m³

8. POWER SUPPLY

8.1.	Describe the source of power e.g. municipality / Eskom / renewable energy source. Note: Provide proof of assurance of electricity supply (e.g. Letter of confirmation from the municipality / Eskom in the final BAR).
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Eskom power supply

DK Electrical Consultants liaised with Eskom and they revealed that the proposed development can be supplied with electricity from the existing 11kV overhead network in the area. A 11Kv cable has to be installed from the end of the existing line (approximately 30m from the northern boundary of the erf 64, Kylemore, Stellenbosch Municipality) to supply two new miniature substations inside the proposed development

8.2. If power supply is not available, where will power be sourced?

N/A

SECTION J: PLANNING CONTEXT

Note: In instances where more than one zoning is applicable, attach a list or map of the properties that indicates their respective zoning as Appendix G.

1.	What is the current zoning of the property?		
The current of erf 64 Kylemore is Agricultural zone 1. A copy of the zoning certificate is attached as an appendix to this document.			
2.	Is a rezoning application required?	YES	NO
3.	Is any other land use approval(s) (e.g. consent) required?	YES	NO
If yes, provide details: N/A			
4.	Will the proposed development be located in an urban area?	YES X	NO
5.	Is the activity permitted in terms of the property's existing land use rights?	YES	NO X
Please explain:			
The records from Stellenbosch Municipality indicated that erf 64 Kylemore Stellenbosch Municipality is owned by National Department of Public Works. A landowner consent letter is attached to this application.			
6.	Are there any building restrictions in terms of the applicable Municipal By-laws?	YES	NO X
Please explain:			
Primary use: Agriculture Zone 1			
Consent uses:			
<ul style="list-style-type: none"> • Additional dwelling units • Farm store • Farm stall • Intensive-feed farming • Riding school • Nursery • Tourist facilities • Service trade 			
7.	Will the activity be aligned with the following:		
7.1.	The Provincial Spatial Development Framework (PSDF)	YES X	NO
Please explain:			
The project is aimed at the implementation of erf 64 Kylemore housing project of 171 units as indicated by the Stellenbosch Municipality IDP (2017 – 2022).			
7.2.	The Spatial Development Framework of the Local Municipality	YES X	NO
Please explain:			
Stellenbosch Local Municipality SDF. Stellenbosch Municipality (SM) has prepared a development Framework which will inform the development of sustainable and integrated human settlements, as one of the sector plans of the Integrated Development Plan (IDP), in terms of the Municipal Systems Act (MSA) 32 of 2000 and the National Housing Act 107 of 1997. These are to ensure that the inhabitants within erf 64, Kylemore, Stellenbosch Municipality will be having access to adequate, integrated and sustainable human settlements on a progressive basis by setting human settlements delivery goals, identify suitable land for human settlements development and planning, facilitating, initiating and co-ordinating human settlements development in erf 64, Kylemore, Stellenbosch.			
The Development Framework is regarded as the primary spatial response to the development of sustainable and integrated human settlement on erf 64, Kylemore, Stellenbosch Municipality and also development vision of an area. It is a land development tool that informs strategic choices and interventions, especially regarding the development of integrated and sustainable human settlement of the erf 64, Kylemore, Stellenbosch Municipality and has an important role to play in guiding and managing development decisions relating to the use, development, and planning of land.			

The Development Framework should resonate with the national, provincial and municipal spatial development plans and priorities. It enables the municipality to manage its land resources developmentally and sustainably in erf 64, Kylemore, Stellenbosch Municipality.			
7.3.	The urban edge as delineated in the Municipality's Spatial Development Framework	YES X	NO
Please explain: ERF 64 is within municipality's urban edge as indicated in the SDF.			
7.4.	An Environmental Management Framework (EMF)	YES	NO X
Please explain: N/A			
7.5.	Any other Policies, Plans, Guidelines, Spatial Tools, Development Planning Frameworks and Instruments applicable to the development.	YES	NO X
Please explain: N/A			
7.6.	Are any Amendments of the above-mentioned required?	YES	NO X
Please explain: N/A			
8.	Will the proposed development lie within coastal public property, the coastal protection zone, or coastal access land as defined in terms of the NEM: ICMA, 2008?	YES	NO X
Please explain: N/A			

SECTION K: PUBLIC PARTICIPATION

1. Exclusively for linear activities: Indicate the public participation process to be conducted.

1.	In terms of Regulation 41 of the EIA Regulations, 2014 (as amended) -		
(a)	fixing a notice board at a place conspicuous to and accessible by the public at the boundary, on the fence or along the corridor of -		
(i)	the site where the activity to which the application relates is or is to be undertaken;	YES	EXEMPTION
(ii)	any alternative site.	YES	EXEMPTION
(b)	giving written notice, in any manner provided for in section 47D of the NEMA, to -		
(i)	the occupiers of the site and, if the applicant is not the owner or person in control of the site on which the activity is to be undertaken, the owner or person in control of the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;	YES	EXEMPTION N/A
(ii)	owners, persons in control of, and occupiers of land adjacent to the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;	YES	EXEMPTION
(iii)	the municipal councillor of the ward in which the site or alternative site is situated and any organisation of ratepayers that represent the community in the area;	YES	EXEMPTION
(iv)	the municipality (Local and District Municipality) which has jurisdiction in the area;	YES	EXEMPTION
(v)	any organ of state having jurisdiction in respect of any aspect of the activity; and	YES	EXEMPTION
(vi)	any other party as required by the competent authority	YES	EXEMPTION N/A
(c)	placing an advertisement in -		
(i)	one local newspaper; or	YES	EXEMPTION
(ii)	any official Gazette that is published specifically for the purpose of providing public notice of applications or other submissions made in terms of these Regulations;	YES	EXEMPTION N/A
(d)	placing an advertisement in at least one provincial newspaper or national newspaper, if the activity has or may have an impact that extends beyond the boundaries of the metropolitan or district municipality in which it is or will be undertaken.	YES	EXEMPTION N/A
(e)	using reasonable alternative methods, as agreed to by the Department, in those instances where a person is desirous of but unable to participate in the process due to— (i) illiteracy; (ii) disability; or (iii) any other disadvantage.	YES	EXEMPTION N/A

Note: If you have indicated that "EXEMPTION" applies to any of the above, then an Application for Exemption must be submitted. If NEM:AQA is applicable to your proposed development then a notice must be placed in at least two newspapers.

2. Other developments: Indicate the Public Participation Process to be conducted.

1.	In terms of Regulation 41 of the EIA Regulations, 2014 (as amended) -			
(a)	fixing a notice board at a place conspicuous to and accessible by the public at the boundary, on the fence or along the corridor of -			
(i)	the site where the activity to which the application relates is or is to be undertaken;	YES	EXEMPTION	
(ii)	any alternative site.	YES	EXEMPTION	
(b)	giving written notice, in any manner provided for in section 47D of the NEMA, to -			
(i)	the occupiers of the site and, if the applicant is not the owner or person in control of the site on which the activity is to be undertaken, the owner or person in control of the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;	YES	EXEMPTION	N/A
(ii)	owners, persons in control of, and occupiers of land adjacent to the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;	YES	EXEMPTION	
(iii)	the municipal councillor of the ward in which the site or alternative site is situated and any organisation of ratepayers that represent the community in the area;	YES	EXEMPTION	
(iv)	the municipality (Local and District Municipality) which has jurisdiction in the area;	YES	EXEMPTION	
(v)	any organ of state having jurisdiction in respect of any aspect of the activity; and	YES	EXEMPTION	
(vi)	any other party as required by the competent authority;	YES	EXEMPTION	N/A
(c)	placing an advertisement in -			
(i)	one local newspaper; or	YES	EXEMPTION	
(ii)	any official Gazette that is published specifically for the purpose of providing public notice of applications or other submissions made in terms of these Regulations;	YES	EXEMPTION	N/A
(d)	placing an advertisement in at least one provincial newspaper or national newspaper, if the activity has or may have an impact that extends beyond the boundaries of the metropolitan or district municipality in which it is or will be undertaken.	YES	EXEMPTION	N/A
(e)	using reasonable alternative methods, as agreed to by the Department, in those instances where a person is desirous of but unable to participate in the process due to— (i) illiteracy; (ii) disability; or (iii) any other disadvantage.	YES	EXEMPTION	N/A

Note: If you have indicated that "EXEMPTION" applies to any of the above, then an Application for Exemption must be submitted. If NEM:AQA is applicable to your proposed development then a notice must be placed in at least two newspapers.

3. List of State departments/organs of State to be consulted.

3.1.	Provide a list of all the State departments/organs of State that will be consulted, including the name and contact details of the relevant official.
<p>The following Departments, in addition to the DEA&DP, will be invited to comment on the Pre-Application Draft BA Report and Post-application Draft BA Report:</p> <p>Department of Agriculture- Western Cape Mr. Anele Speelman Admin Building, Muldesvlei Road Eisenburg Tel: 021 808 5111 DOA.info@westerncape.gov.za</p> <p>Cape Nature Ms. L. Pavitt PGWC Shared Services Cnr Bosdulf & Volstrus Streets, Bridgetown, CPT Tel: 087 087 9262 lpavitt@capenature.co.za</p>	

Western Cape Department of Transport and Public Works: Head of Department

Jacqui Gooch

Email: Jacqui.Gooch@westerncape.gov.za

Heritage Western Cape

Dr Mxolisi Dlamuka

Email: mxolisi.dlamuka@westerncape.gov.za / ceoheritage@westerncape.gov.za

ameerah.peters@westerncape.gov.za

Note: In terms of section 24O(3) of NEMA and Regulation 7(2) of the NEMA EIA Regulations, the Competent Authority must consult with every State Department/Organ of State that administers a law relating to a matter affecting the environment relevant to an application for an Environmental Authorisation when such Competent Authority considers the application, and unless agreement to the contrary has been reached, the EAP will be responsible for such consultation on behalf of the Competent Authority. A State Department/Organ of State consulted in terms of Section 24O(2) of NEMA and Regulations 3(4) and 43(2) must within 30 days from the date of the EAP's request for comment, submit such comment in writing to the EAP, unless otherwise stated by the Competent Authority.

SECTION L: DECLARATIONS**DECLARATION OF THE PROPONENT** (Signed Consent Letter and Power of Attorney from landowner is attached)

Note: Duplicate this section where there is more than one Proponent.

I..... ID Number: in my personal capacity or duly authorised thereto hereby declare/affirm that:

- the information provided or to be provided as part of this NOI, is true and correct;
- I am fully aware of my responsibilities in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"), the Environmental Impact Assessment ("EIA") Regulations, as defined in Chapter 5 of NEMA (as amended) and any relevant Specific Environmental Management Acts and that failure to comply with these requirements may constitute an offence in terms of relevant environmental legislation;
- I am aware that it is an offence in terms of Section 24F of the NEMA should I commence with a listed activity prior to obtaining an Environmental Authorisation;
- I am aware of my general duty of care in terms of Section 28 of the NEMA;
- I appointed the Environmental Assessment Practitioner ("EAP") which:
 - meets all the requirements in terms of Regulation 13 of the NEMA EIA Regulations;
 - meets all the requirements other than the requirement to be independent in terms of Regulation 13 of the NEMA EIA Regulations, but a review EAP has been appointed who does meet all the requirements of Regulation 13 of the NEMA EIA Regulations;
- I will provide the EAP and specialist, where applicable, and the Competent Authority with access to all information at my disposal that is relevant to the application;
- I will be responsible for the costs incurred in complying with the NEMA EIA Regulations and other environmental legislation including but not limited to –
 - costs incurred for the appointment of the EAP or any person contracted by the EAP;
 - costs in respect of any fee prescribed by the Minister or MEC in respect of the NEMA EIA Regulations;
 - costs in respect of specialist reviews; and
 - the provision of security to ensure compliance with applicable management and mitigation measures; and
- I am responsible for complying with conditions that may be attached to any decision(s) issued by the Competent Authority; hereby indemnify, the government of the Republic, the Competent Authority and all its officers, agents and employees, from any liability arising out of the content of any report, any procedure or any action for which the Applicant or EAP is responsible in terms of the NEMA EIA Regulations and any Specific Environmental Management Act.

Note: If acting in a representative capacity, a certified copy of the resolution or power of attorney must be attached.

Signature of the Proponent:

Date:

Name of company (if applicable):

DECLARATION OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER ("EAP")

I...**Dumisani Bokveldt**....., EAPASA Registration Number: ...**2019/1133**.... as the appointed EAP hereby declare/affirm that:

- the information provided or to be provided as part of this NOI, is true and correct;
- in terms of the general requirement to be independent:
 - other than fair remuneration for work performed/to be performed in terms of this application, have no business, financial, personal or other interest in the activity or application and that there are no circumstances that may compromise my objectivity; or
 - am not independent, but another EAP that meets the general requirements set out in Regulation 13 of NEMA EIA Regulations have been appointed to review my work (Note: a declaration by the review EAP must be submitted);
- in terms of the remainder of the general requirements for an EAP, am fully aware of and meet all of the requirements and that failure to comply with any the requirements may result in disqualification;
- I have disclosed/will disclose, to the Applicant, the specialist (if any), the Competent Authority and registered interested and affected parties, all material information that have or may have the potential to influence the decision of the Competent Authority or the objectivity of any report, plan or document prepared or to be prepared as part of this NOI;
- I have ensured/will ensure that information containing all relevant facts in respect of the NOI was/will be distributed or was/will be made available to registered interested and affected parties and that participation will be facilitated in such a manner that all interested and affected parties were/will be provided with a reasonable opportunity to participate and to provide comments;
- I have ensured/will ensure that the comments of all interested and affected parties were/will be considered, recorded and submitted to the Competent Authority in respect of this NOI;
- I have ensured/will ensure the inclusion of inputs and recommendations from any specialists in respect of the NOI, where relevant;
- I have kept/will keep a register of all interested and affected parties that participated in the public participation process;
- I am aware that a false declaration is an offence in terms of Regulation 48 of the NEMA EIA Regulations; and
- All specialist investigations must comment on how the potential impacts relate to climate change concerns.



07 November 2023

Signature of the EAP:

Date:

Ikamva Consulting

Name of company (if applicable):

APPENDIX A: REQUEST FOR A SPECIFIC FEE REFERENCE NUMBER

Please attach proof of payment of the applicable administrative fee to the Application Form.

A: Applicant's details:

Name: Housing Development Agency (HDA) – Western Cape ID Number: _____
 Residential Address: _____
 Postal Address: P.O BOX 7638, ROGGEBAAL, CAPE TOWN, 8012 _____
 Telephone no.: (021) 481 2900 Cellular no.: 072 788 5611 _____
 Facsimile no.: _____ Email address: Sanelisiwe.Ntshanaa@thehda.co.za _____

Note: Please duplicate where there is more than one Applicant:

B: EAP's details:

Name: Dumisani Bokveldt EAPASA Registration No: 2019/1133 _____
 Company Name: _____
 Postal Address: P.O. Box 1217, Mthatha, 5099 _____
 Telephone no.: (047) 531 4011 Cellular no.: 073 219 6396 _____
 Facsimile no.: (047) 531 4097 Email address: dbokveldt@kamva.co.za _____

C: Provide a concise description of the proposed project:

DEVELOPMENT OF SUSTAINABLE AND INTEGRATED HUMAN SETTLEMENTS ON ERF 64 KYLEMORE,
 STELLENBOSCH MUNICIPALITY _____

D: Indicate the process to which the application must be subjected:

The applicable listed activities to be applied for are (list the respective activity numbers):

Basic Assessment:	Activity Number	Scoping & EIR:	Activity Number
Listing Notice 1	9, 10, 27, 28, 56	Listing Notice 2	
Listing Notice 3	12		

E: EA/ROD Reference number which relates to an amendment:

Indicate the reference number of the EA/ROD to be amended:

N/A

Was the original decision appealed?

YES NO

F: Application Fee:

Indicate the fee to be paid:

Application Fee

N/A

Note: The Department will confirm the amount to be paid. A fee of **R2 000** is applicable to an application which must be subjected to Basic Assessment and a fee of **R10 000** is applicable to an application which must be subjected to Scoping and Environmental Impact Reporting.

G: Departmental region within which the application will be administered (tick the relevant box):

CAPE TOWN OFFICE: REGION 1 and REGION 2 (City of Cape Town, West Coast, Cape Winelands District & Overberg District) Fax: (021) 483 4372		GEORGE OFFICE: REGION 3 (Central Karoo District & Eden District) Fax: (044) 805 8650	
---	--	--	--

I, Dumisani Bokveldt (Applicant's full name), herewith request the Department to provide me with a Specific Fee Reference Number in order that I may make payment of the application fee. I am fully aware of my responsibility to ensure that the correct fee is paid and that proof of such payment must be attached to my Application Form. I further confirm that the information I have provided herein is true and correct.



Applicant's signature

07/November 2023____
Date

(For official use only)			
Captured by: _____	Date received: _____	Date captured: _____	
EIA Process (tick):	Basic Assessment (R2 000)	Scoping and EIR (R10 000)	
Amount to be paid: _____		Specific Fee Reference Number: _____	
Process and amount approved by Control EO: _____			
Name: _____		Signature: _____	

THIS FORM MUST BE FAXED TO THE RELEVANT REGION REFLECTED IN THE DEPARTMENTAL DETAILS ABOVE. THE APPLICATION FEE MUST BE MADE INTO THE DEPARTMENTAL BANKING ACCOUNT USING THE SPECIFIC FEE REFERENCE NUMBER.

APPENDIX B: LANDOWNERS CONSENT (Attached)

Consent in terms of Regulation 39 of the NEMA EIA Regulations by the landowner or person in control of the land that the proposed activity/ies may be undertaken on the land in question.

CONTACT INFORMATION

Name of land owner/ person in control of the land:	Department of Public Works & Infrastructure		
Trading name State Department/Organ of State:	Department of Public Works & Infrastructure		
Contact person:	Mr Imitaz Fazel (Acting Director-General)		
Postal address:	Head Office: Public Works CGO Building, Cnr Bosman and Madiba Pretoria Central Private Bag X65 Pretoria		
Postal code:	0001		
Telephone:	(012) 406 1000 Email:	Cell:	None
E-mail:	dg.pa@dpw.gov.za	Fax:	None

CONSENT (See attached Landowner Consent Letter)

1. I/we the undersigned (*insert the name/s of the owner/s of the land or person/s in control of the land*)

of identity number/registration number (*insert the owner/s ID number/s or the registration number of the legal entity*)

am/ are the registered owner/s of the property or the person/s in control of the land (*insert description of the property/ies and title deed numbers*)

Located at (*insert physical address and a brief description of the location of the property*)

2. I/ we hereby give consent to the Applicant (*insert the name/s of the Applicant/person/s*)

of identity number/registration number (*insert the owner/s ID number/s or the registration number of the legal entity*)

to undertake the following activity(ies) on the land *(insert a brief description of the project and identified activity(ies) in question that will be applied for)*:

Signature of land owner/person in control of the land/authorised representative

Date:

Note: If you are an authorised person, a certified copy of the resolution or power of attorney must be attached.

**** Landowner Consent Letter and Power of Attorney attached****

Appendix M: Project Plan

Activity	Date	Comment
Site Visit and Ground Truthing	June 2023	Done
Placement of Site Notice Boards	June 2023	Done
Public Participation Meeting <ul style="list-style-type: none"> Held at Kylemore Community Hall 	15 August 2023	Complete and Registers to be submitted with Draft BAR
Notice of Intent to DEADP	November 2023 (revised)	Current
Pre-Application Meeting with DEADP	TBC	On receipt of Acknowledgement from DEADP
Submit Draft BAR to DEADP	TBC	To be Confirmed
Availability of DRAFT BAR for IAP Review and Commenting	TBC	Will be made available for 40-day review and comment period.
Final BAR submission to DEADP	TBC	Competent Authority has 107 days to make a final decision.

Appendix L

Vegetation Assessment Report

Appendix N:

EAP Certificate

**APPENDIX G: PROOF OF APPLICATION TO THE
DEPARTMENT OF WATER AND SANITATION (NOT
APPLICABLE)**

**APPENDIX H: EXEMPTION NOTICE(S) (NOT
APPLICABLE)**

APPENDIX I: ZONING MAP

LAYOUT PLAN OF THE SUBDIVISIONS OF

ERF 64 KYLEMORE

TO DEVELOP INTEGRATED HUMAN SETTLEMENTS
SITUATED IN STELLENBOSCH LOCAL MUNICIPALITY
IN THE ADMINISTRATIVE DISTRICT OF KYLEMORE
PROVINCE OF THE WESTERN CAPE

SCALE: 1: 1250 (A2) CONTOUR INTERVAL: 1m



ZONING SCHEDULE

CODE	LAND USE	NO. OF LOTS	AREA (Ha.)	%
1-418	CONVENTIONAL RESIDENTIAL ZONE	418	3.47	51.03
419	LOCAL BUSINESS ZONE	1	0.02	0.29
420	EDUCATION ZONE	1	0.06	0.89
421	UTILITY SERVICES ZONE	1	0.16	2.35
422-423	TRANSPORT FACILITY ZONE	2	0.36	5.29
424-426	PUBLIC OPEN SPACE ZONE	3	0.46	6.77
427-432	PUBLIC OPEN SPACE ZONE	6	2.27	33.38
1-432	TOTAL	432	6.80	100.00

NOTES

- 1) ALL SPLAYS ARE 5m x 5m.
- 2) SMALLEST PLOT SIZE IS 75m² i.e. 5m x 15m.
- 3) 5m WIDE WATER SERVITUDE (SG DIAGRAM 950/2020) AS SHOWN.
- 4) RESERVOIR SERVITUDE AREA (SG DIAGRAM 950/2020) AS SHOWN.
- 5) AREA NOTED IN RED IN THE LOT IS THE APPROXIMATE AREA OF THE FULL LOT.
- 6) AREA DETECTING EXISTING DAM THAT MAY NEED ENVIRONMENTAL AUTHORIZATION.

PREPARED BY:-



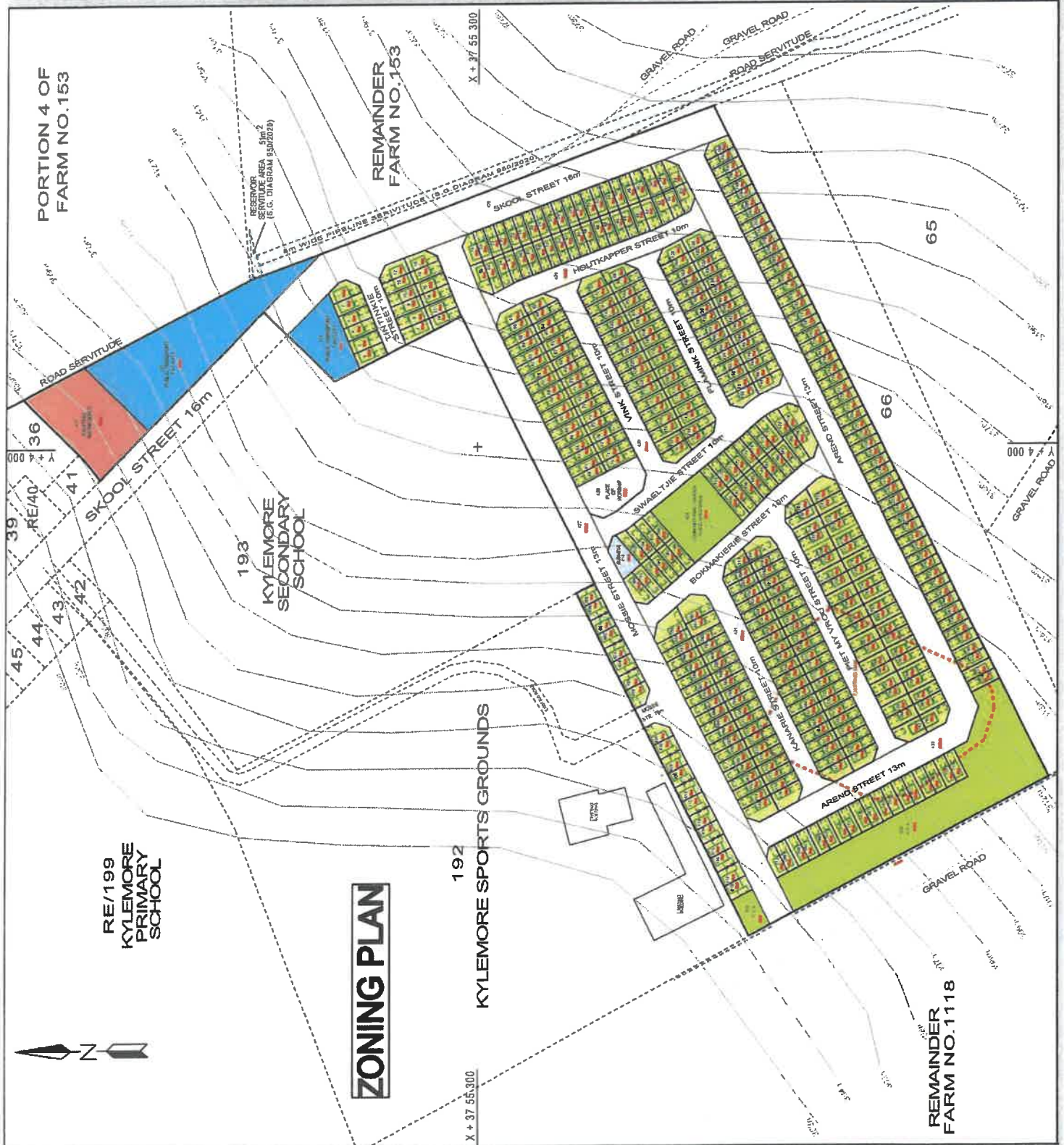
**Thoba Mkgangisa
and associates**

7 Tyrell Road, Berea, East London

Phone: 043 422 0534

FILE NO. 2023/3

DATE: 21/01/2026



APPENDIX J: EXISTING APPROVAL (NOT APPLICABLE)

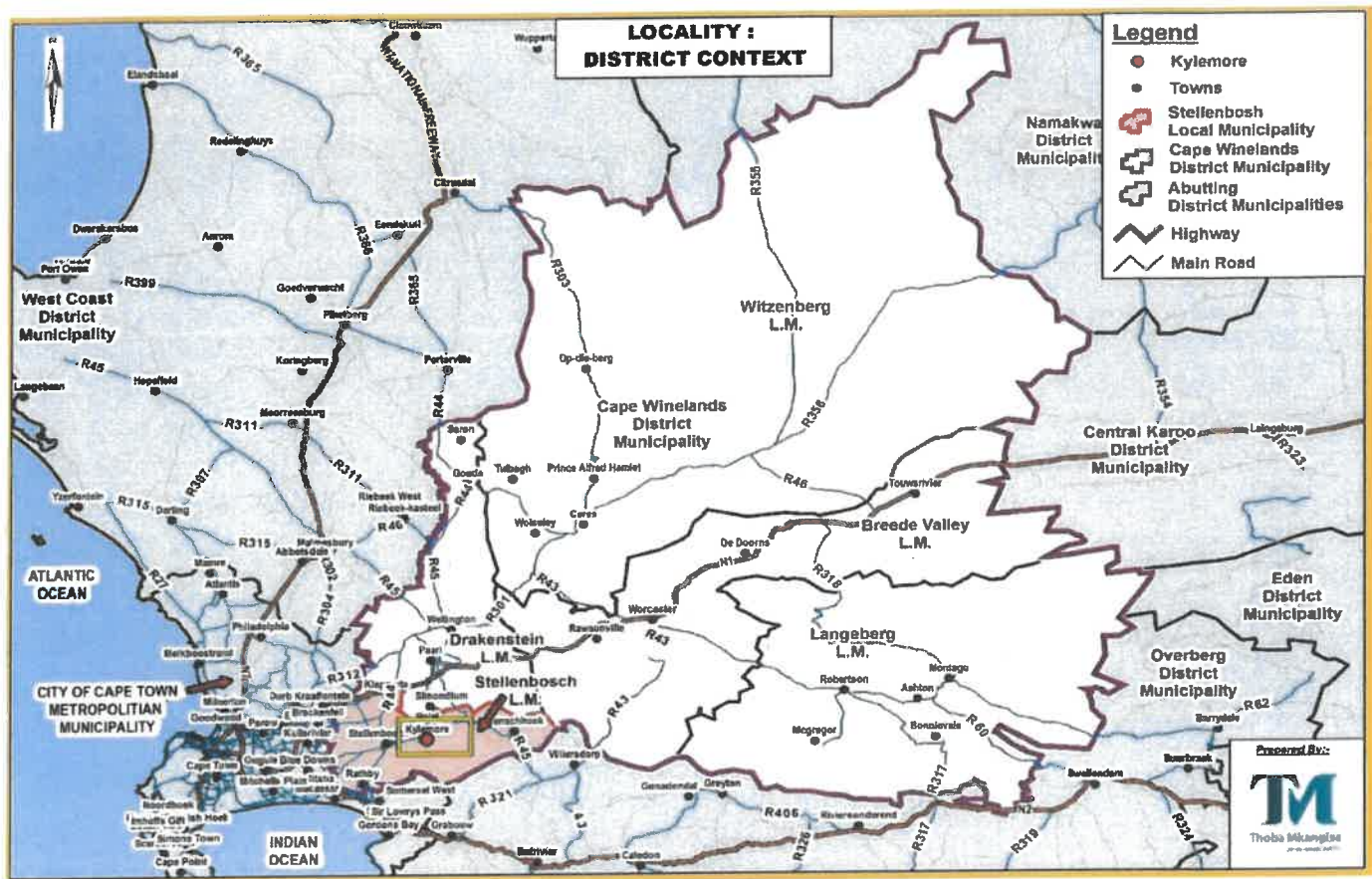
APPENDIX K: APPLICATION PROJECT PLAN

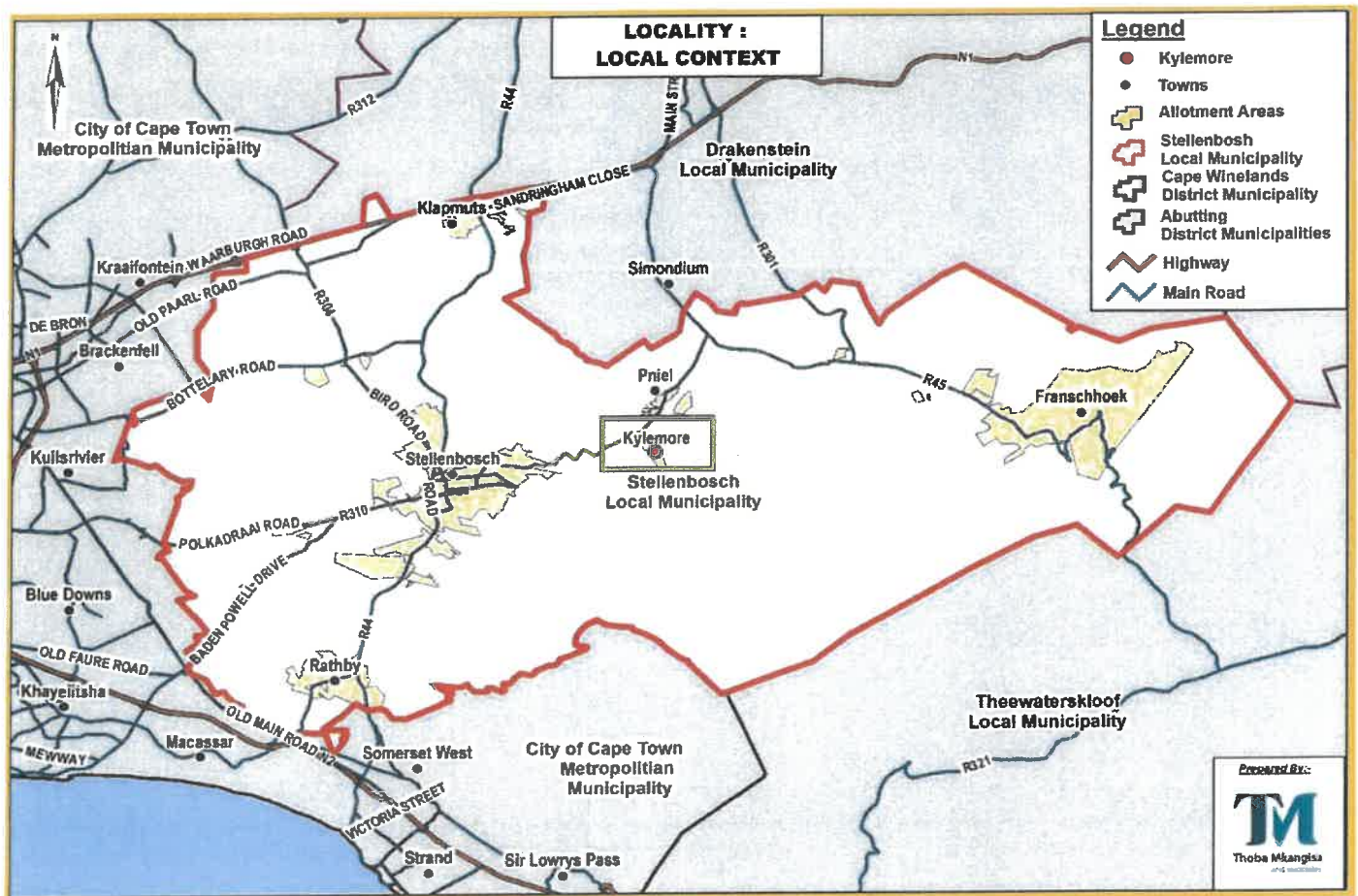
Appendix K: Project Plan

Activity	Date	Comment
Site Visit and Ground Truthing	15 January 2023	Done
Placement of Site Notice Boards	June 2023	Done
Public Participation Meeting <ul style="list-style-type: none"> Held at Kylemore Community Hall 	15 August 2023	Done
Notice of Intent to DEADP	November 2023 (revised)	Current
Pre-Application Meeting with DEADP		
Submit New application	29 April 2026	
Acknowledgement of application by Competent Authority	08 May 2026	Within 10 working days from submission
Submit Draft BAR to DEADP	08 May 2026	To be Confirmed
Availability of DRAFT BAR for IAP Review and Commenting	TBC	Will be made available for 40-day review and comment period.
Final BAR submission to DEADP	TBC	Competent Authority has 107 days to make a final decision.

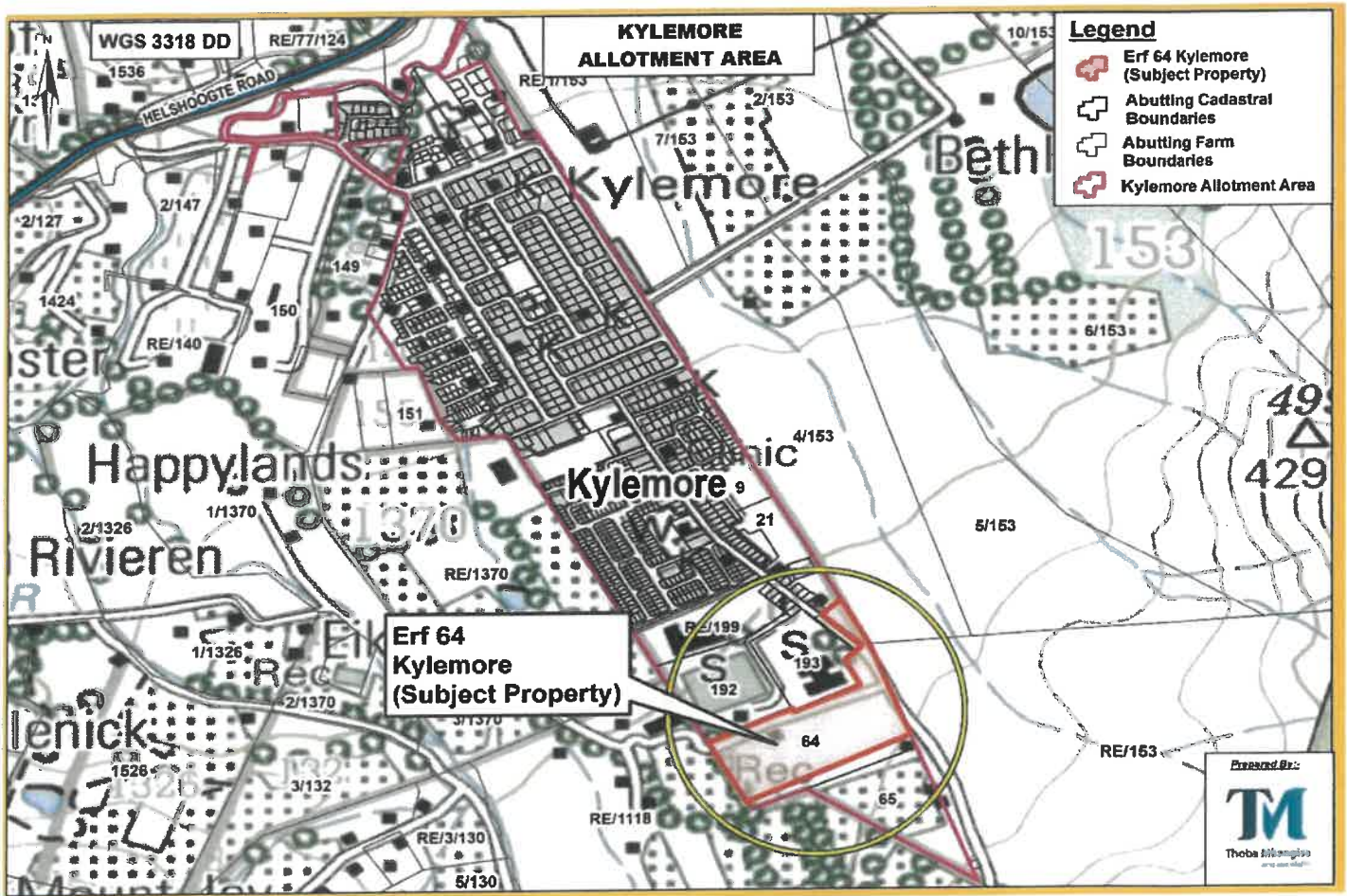
**APPENDIX L: LOCALITY PLAN (AT SCALE OF 1:50
000 OR LESS, INCLUDING A KMZ FILE)**

Plan No. Error! No text of specified style in document.-1: Locality - District Context





Plan No. Error! No text of specified style in document.-3: Kylemore Allotment Area –
1:50 000



Plan No. Error! No text of specified style in document.-4: Subject Property

