

Draft LOCAL AREA OVERLAY ZONE: KOELENHOF

Zone name and designation on map

- The Koelenhof Local Overlay Area is indicated on Map LAO... and the parameters in this subsection will apply as indicated.

Purpose of the zone and incorporation of land

- The purpose of the Koelenhof Overlay zone is to facilitate development in a manner which:
 - Enables the implementation of the Koelenhof Local Spatial Development Framework to achieve its spatial strategies and implementation actions,
 - Facilitates a pro-active partnership, shared responsibility and a clear differentiation of roles between landowners, government, and other stakeholders, and
 - Allows a clear development process with speedy decision-making.
- The Municipality may demarcate new Local Area Overlay areas or amend existing areas by amending the Scheme in terms of Planning Law, and land can be rezoned by an owner for incorporation into this overlay zone if such land forms part of the Koelenhof urban edge.

Specific Provisions

- Unless otherwise indicated, the development parameters set out in this Chapter replace all the development rules set out in the various use zones applicable to the area and shall apply to all the properties or portion of properties falling within the boundaries of the Koelenhof Local Area Overlay zone as depicted on map LAO...
- The Municipality's overall intent for the Koelenhof Overlay Zone Area is stated in the Koelenhof Local Spatial Development Framework, prepared in terms of the legislative framework, settlement development and management objectives, principles, and policy set out in the Spatial Planning and Land Use Management Act 16 of 2013, Western Cape Land Use Planning Act 3 of 2014, approved Stellenbosch Municipal Spatial Development Framework, and related legislation and policy.
- Core components of the Koelenhof Local Spatial Development Framework which inform the development parameters in this Chapter, its extent and distribution across the area, take-up, phasing, and form, are the:
 - Design Philosophy
 - Design Strategy
 - Development Framework Elements
 - Implementation Strategy
 - Implementation Actions.
- The hierarchical process of plan preparation and approval - the "package of plans" - required for precincts and parts of precincts following below the Development Framework and the focus and format of each.
- The indicative land uses allocated to the four quadrants of the Koelenhof Overlay Area are set out in the table below:

Table1: Koelenhof Overlay Zone Area: Potential Basket of Rights						
ZONE	Residential Units	Retail (m ²)	Office (m ²)	Industry (m ²)	Institutional (m ²)	Other (m ²)
Quadrant 1: North-East (Incl. Malanshoop)	450	0	0	0	6 000	2 200
Quadrant 2: South-East (Incl. Koelenhof, Nooitgedacht)	1 520	10 605	0	0	20 800	1 000
Quadrant 3: South-West (Incl. Koelenbosch)	74	9 002	0	23 920	0	190
Quadrant 4: North-West (Incl. Devonbosch)	3 085	81 950	313 930	71 456	31 520	34 690
TOTAL	5 129	101 557	313 930	95 376	58 320	38 080
GRAND TOTAL	5 129					607 264

- Development Framework and Precinct Plans prepared for each development project within the Koelenhof Development Area will determine the permitted land uses and extent of such development rights and qualifications thereof to be implemented for each project area. The development rights will be established and may be implemented by means of any required subdivisions and the approval of site development plans for the respective land units, which site development plan must be aligned and in compliance with the approved precinct plan. All pursuant building plan applications must be aligned with and in compliance with the associated approved site development plan.
- With cognisance to the general purpose of a specific building or structure, it's specific location and built environment context - including the general townscape, historic features, view lines, and the amenity of adjoining development - no building or structure in the Koelenhof Overlay Area shall exceed a height of six (6) storeys.
- The following land uses are permitted as primary land uses within the Koelenhof Overlay Area:

Primary Land Uses:

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|---|--|
| • Apartment/flat | • Occasional use |
| • Authority use | • Office |
| • Backpacker establishment | • Old age home |
| • Builder's yard | • Outdoor sport |
| • Business premises | • Parking bay/parking garage |
| • Church | • Place of assembly |
| • Clinic | • Place of education |
| • Clubhouse | • Place of entertainment |
| • Commercial gymnasium | • place of worship |
| • Commercial services | • Plant nursery |
| • Commune | • Postal agency |
| • Community residential building | • Private outdoor space |
| • Conference facility | • Private road |
| • Data Centre | • Proclaimed road |
| • Day care centre | • Professional service |
| • Employee housing | • Public institution |
| • Extramural facility | • Public and private open space |
| • Filling station/service station | • Public parking area |
| • Freestanding base telecommunication station | • Public place |
| • Function venue | • Public road |
| • Funeral parlour | • Railway use |
| • Gambling place | • Renewable energy installation |
| • Helicopter landing pad | • Restaurant |
| • Hospital | • Rooftop base telecommunication station |
| • Hostel | • Service trade |
| • Hotel | • Shop |
| • Indoor sport | • Shopping centre |
| • Industry | • Tertiary educational institution |
| • Liquor store | • Training centre |
| • Market | • Transport purposes (goods) |
| • Medical consulting rooms | • Transport purposes (passengers) |
| • Motor vehicle fitment centre | • Tourist facilities |
| • Motor vehicle repair centre | • Utility installation |
| • Motor showroom | • Warehouse |
| • Museum | • Wellness centre |
| • Natural environment/ Nature area | • Welfare institution |

- The Municipality will follow a package of plans approach as the basis for approvals in respect of the Koelenhof Overlay Zone.
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- The package of plans consists of the following components, listed in a hierarchy from higher - order to lower-order plans:
 - Contextual Framework.
 - Development Framework.
 - Precinct Plan.
 - Subdivision Plans.
 - Site Development Plans.
 - Building Plans.
- The Municipality will issue detailed specifications related to the focus, subject matter, and format of components of the package of plans for the Koelenhof Overlay Area from time to time.
- General provisions of the package of plans are that:
 - Lower-order plans must follow higher-order plans.
 - The Municipality may deem the description of the Koelenhof Overlay Area contained in the approved Municipal Spatial Development Framework as the Contextual Framework for the area.
 - The Municipality may deem the description and associated development parameters of the Koelenhof Overlay Area contained in the approved Koelenhof Local Spatial Development Framework as the area-wide Development Framework for the area.
 - A project-specific Development Framework may be used to demonstrate the interpretation of the development framework elements and design philosophy as set out area-wide Local Spatial Development Framework.
 - Bulk allocated to a Precinct Plan area remains "floating" across the precinct - within the overall over-all intent for the Koelenhof Overlay Area as stated in the Koelenhof Local Spatial Development Framework - and shall be allocated to a specific development area through the mechanism of a Site Development Plan.
 - Unless otherwise stated in this Chapter, no development may commence on a site unless the necessary hierarchy of plans have been submitted and approved by the Municipality.
 - A specific plan - at any level in the hierarchy - shall only lapsed if replaced by a new approved plan.
 - The Municipality is the approving authority of any level of plan and may require amendments of plans under preparation to address reasonable concerns related to the overall vision, strategic goals, and planning of the area.
- Upon approval of a Precinct Plan for each of the precincts constituting the Koelenhof Overlay Area, and with cognisance to the development guidelines contained in the Koelenhof Local Spatial Development, the Municipality shall impose conditions of approval which will specify additional development parameters for the precinct, including, but not limited to:
 - Site coverage, height, and massing of buildings.
 - Public space activation.
 - The relationship between buildings, streets, and spaces.
 - The management of environmental resources.
 - The provision of Inclusionary Housing.
 - The general response to cultural and heritage informants.
 - Movement Infrastructure and roads
 - Public Transport
 - Non-motorised Transport (NMT) systems
 - Parking and access.
 - Engineering services provision.
- The application and calculation of Development Charges (DCs) for the enhanced rights for these developments, will be subject to the Stellenbosch Municipality's DC Policy and DC Tariffs, as approved annually by Council.
- Development projects need to adhere and give effect to the design philosophy and design strategy of the Koelenhof Local Spatial Development Framework. Development Applications need to demonstrate how Precinct Plans fit with the spatial structure, coherence and quality of the Koelenhof Local Spatial Development Framework. Where the size of a project requires a site to include more than one Precinct Plan, a project Development Framework should

demonstrate the overall adherence to the spatial structure proposed in the Local Spatial Development Framework. The design strategy is based on the following:

- o Reinforcing the existing ecological systems across all developments as a linking device.
- o Strengthening and creating movement links between the developments, bridging barriers and encouraging integration.
- o Consolidating and enhancing the built environment with public space activation.
- The traffic impact assessment prepared for each development project needs to demonstrate how the movement network is strengthened through the incorporation of non-motorized transport, pedestrian walkways, cycle routes and public transport routes which enhance the Koelenhof movement system. Proposed road reserve widths, determined in conjunction with the Municipality's Infrastructure Services in collaboration with the Planning Department need to be sufficient to accommodate the various movement elements.
- Non-motorized transport (NMT) and public transport must be promoted to achieve the reduction in private transport reliance and activation of the public environment as set out in the Local Spatial Development Framework.
- The proposed Public Transport Zone 1 (PT1 area) off-street parking requirements as set out in the Stellenbosch Municipality Draft Zoning Scheme Bylaw 2025 are to be implemented within the Koelenhof Area to promote the use of public transport. Once the Municipality considers the provision of public transport and the foundation of the area-wide NMT system to be adequate (e.g. upgrade of Koelenhof station and NMT link between Devonbosch and the Koelenhof Station) the requirements of the PT2 area will be implemented.
- The Minimum Off-Street Parking requirements are:

Use		PT1 Areas	PT2 Areas
Dwelling house		1 bay per dwelling	1 bay per dwelling
Group housing/Town Housing		1 bay per dwelling unit 0.25 bays/unit for visitors	1 bay per dwelling unit 0.25 bays/unit for visitors
Retirement resort	Dwelling unit	1 bay per dwelling 0.25 bays/unit for visitors	1 bay per dwelling 0.25 bays/unit for visitors
	Home for the aged	0,3 bays per bedroom	0,2 bays per bedroom
	Frail Care	0,3 bays per bed	0,2 bays per bed
Orphanage		0,3 bays per bedroom	0,2 bays per bedroom
Flats	Up to 1-bedroom Units	0.75 bays per dwelling 0.25 bays/unit for visitors	0.5 bays per dwelling 0.25 bays/unit for visitors
	2 Bedroom Units	1 bay per dwelling 0.25 bays/unit for visitors	0.75 bays per dwelling 0.25 bays/unit for visitors
	3 Bedroom Units	1.25 bay per dwelling 0.25 bays/unit for visitors	1 bay per dwelling 0.25 bays/unit for visitors
	4 and more bedroom Units	1.5 bays per dwelling 0.25 bays/unit for visitors	1.25 bay per dwelling 0.25 bays/unit for visitors
Second dwelling		1 additional bay	Nil
Commune, student home, Home Lodging, Boarding house/ Guest House/ Guest Lodge/ Bed and Breakfast Establishment, Boarding Hostel		0,75 bay per bedroom	0,5 bay per bedroom
Home care facility		1 bay / 2 beds or part thereof (e.g. 2 bays per 3 beds)	1 bay / 2 beds or part thereof (e.g. 2 bays per 3 beds)
Backpackers Lodge		1 bay per 3 beds	0,5 bay per 3 beds
Hotel (excluding other facilities, specific ratios apply to each use)		1 bay per bedroom	0.75 bays per bedroom
Hospital (general and private)		1 bay per bed 2 bays per consulting room	1 bay per bed 1 bay / consulting room
Frail care facility		1 bay per bed	0,5 bay per bed
Clinic/Medical consulting rooms		3 bays per consulting room	2 bays per consulting room
Funeral parlour		0,75 bay per 4 seats 2 bays / 100 m ² office GLA	0,5 bays per 4 seats 1 bay / 100 m ² office GLA

Use		PT1 Areas	PT2 Areas
Shops / Liquor store / Restaurant / Supermarket	Neighbourhood shop	2 bays per 100 m ² GLA	1 bay per 100 m ² GLA
	High intensity area e.g.: CBD, corridors, supermarket,	4 bays per 100 m ² GLA	2 bays per 100 m ² GLA
Big box retail / Shopping centres		5/100m ² as determined by Council	4/100m ² as determined by Council
Offices		3 bays per 100 m ² GLA	2 bays per 100 m ² GLA
Home occupation		2 bays per 60 m ² GLA	2 bays per 60 m ² GLA
House shop / tavern/bar		1 bay per 25 m ² GLA	1 bay per 25 m ² GLA
Industry / Light industry / Warehouse / Scrap yard/ Builder's yard / Noxious trade / Risk activity		1.5 bays per 100 m ² GLA	1 bay per 100 m ² GLA
Industrial hive / Service trade		3 bays per 100 m ² GLA	1.5 bays per 100 m ² GLA
Storage facility		1 bay per 100m ² GLA	1 bay per 100m ² GLA
Service station/ Motor repair garage/ Motor vehicle sales or Vehicle hire premises		3 per repair bay Minimum of 6 bays Plus 3 bays per 100 m ² GLA	2 per repair bay Minimum of 4 bays Plus 2 bays per 100 m ² GLA
Open air motor vehicle sales		3 bays per 100 m ² GLA	2 bays per 100 m ² GLA
Place of assembly/Place of worship/ Place of Entertainment/ Place of leisure/Gambling place		1 bay per 8 seats	1 bay per 15 seats
Motor fitment centre		2 bays per service bay	1 bay per service bay
Sport stadium		0.75 bays per 4 seats or persons	0,5 bays per 4 seats or persons
Gymnasium, health club (not part of a shopping centre)		8 bays per 100m ² GLA	6 bays per 100m ² GLA
Schools		1.25 bays per classroom/ office plus stop & drop facility	1 bay per classroom/ office plus stop & drop facility
Crèche		1 bay per 10 children plus 1 stop & drop facility	1 bay per 10 children plus 1 stop & drop facility
Library, Museum		1,5 bays per 100m ² GLA	1,25 bays per 100m ² GLA
Place of instruction (other than schools/day care centre/ crèche)		1.25 bay / classroom/office 1 per 10 students	1 bay classroom/office per 20 students
Conference facility		6 bays per 10 seats	4 bays per 10 seats
Indoor and Outdoor Sport Facility & Sport and Recreation Centre		As determined and approved in SDP	As determined and approved in SDP

- The provision of Inclusionary Housing needs to adhere to the proposals and requirements of the Stellenbosch Municipal Policy on Inclusionary Housing for a Priority Development Area.
- With cognisance to the development intent expressed in the Koelenhof Local Spatial Development Framework, it is anticipated that a Koelenhof Development Association (KDA) is established as a formal vehicle to jointly plan, design, procure and deliver bulk Infrastructure Upgrades of Civil Engineering Services, Roads and Stormwater within the Koelenhof node — namely water, sewer, roads, stormwater, and communications—to ensure that infrastructure capacity is available in step with development demand and municipal approvals It should be a requirement that all new land owners. All developers must become members of the KDA.
- It is anticipated that a City Improvement District (CID) is to be established for the area to allow co-ordination and shared co-operation in the management of the area to the benefit of all roleplayers. The term CID refers to a specific geographical area, approved by Council in terms of the Municipal Property Rates Act, Section 22 (Special Rates Area [SRA]), and the SRA bylaw, in which complementary services are provided in addition to those rendered by the Municipality and the South African Police Services. The areas in which a CID can offer such top-up services are: urban management, safety and security, and social development. A special rates area can be established for the CID. A CID functions as a non-profit organisation, with its own board of directors and liaises across both the public and private sectors, working together with each to manage the area in an integrated manner. It should be a requirement that all new land owners and owners associations must become members of the CID.

- The following areas of co-operation can be addressed by means of the CID (amongst others) :
 - o Landscaping of public roads
 - o Cleaning and maintenance of public spaces
 - o Safety and security
 - o Stormwater management
 - o River corridor management and coordination
 - o Public transport services
- The Municipality, landowners, and other stakeholders will enter into the creation of formal agreements from time to time to further inform the manner in which the overall development intent for the Koelenhof Overlay Area is to be achieved and to affirm the varied commitments and responsibilities of landowners and stakeholders. These agreements may include inter alia:
 - o Shared responsibility for the formation and operation of institutional arrangements established in support of the Koelenhof Overlay Area and support for the Municipality in exercising its responsibility in managing the uptake and implementation of development parameters envisaged in the Koelenhof Local Spatial Development Framework.
 - o Landowner and shared responsibility related to the provision of inclusionary housing.
 - o Shared responsibility related to undertaking environmental remediation work.
 - o Shared responsibility related to the provision and operation of public facilities.
- The Institutional mechanisms referred to above will be established within three (3) months after the proclamation of the Koelenhof Overlay Zone and according to a structure with Terms of Reference as approved by Council.
- The purpose, composition and functioning of the Institutional Mechanisms will be described in the Terms of Reference as approved by Council and as may be amended from time to time.
- Public participation related to the Koelenhof Overlay Area as contemplated in the Stellenbosch Municipality Land Use Planning Bylaw, 2023 shall occur:
 - o Prior to the adoption of the Koelenhof Local Spatial Development Framework and establishment of Koelenhof Local Area Overlay zone.
 - o At the review of the Koelenhof Local Spatial Development Framework (and resultant- if demanded through the review- amendment of the Overlay zone).
 - o When a departure from the provisions of the Koelenhof Local Area Overlay zone is applied for.
- As part of the dedicated institutional arrangements contemplated above, detailed arrangements will be agreed to related to addressing possible disputes between landowners, their agents, and proponents of individual development projects in the Koelenhof Overlay Area.
- No application for building plan approval in terms of the National Building Act for a lead project shall be granted by the Municipality unless a Site Development Plan has first been approved.
- As it is expected that development of the Koelenhof Overlay Area will take place over a lengthy period, the Municipality may consider interim uses for parts of the area, ensuring fruitful use of existing land and building resources, meeting community needs, and assisting in project learning.
- In considering interim uses other than that permitted in terms of the base zoning of the Koelenhof Overlay Area, the Municipality may require submission of a Site Development Plan for approval.
- To address issues of nuisance and safety the following restrictions apply to the Koelenhof Overlay Area:
 - o No building shall be used for the manufacture, storage, distribution, or sale of any product or item which increases the fire hazard to any other improvement or property in the environment.
 - o No business shall be permitted which constitutes a nuisance by the emission of smoke, gases, and effluvia, which could reasonably be expected to be injurious to products or persons in the Koelenhof Overlay Area.
 - o The storage of material or the use of equipment or research processes, which may cause vibrations beyond the boundaries of the land unit upon which such equipment or processes occur, shall not be permitted.
 - o The storage of explosives shall not be permitted in the Koelenhof Overlay Area.